

HENDERSON MEDICAL TOWER

500 S Henderson Street Fort Worth, TX 76104

Outpatient Medical For Lease

1,016 - 10,810 SF



Leasing Information:
214.461.2371

Douglas Maclay
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Nat Klein
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Elizabeth Madden
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Lincoln

Lincoln Property Company
8140 Walnut Hill Lane Suite 700
Dallas, TX 75231

www.lpc.com

HENDERSON MEDICAL TOWER

500 S Henderson Street | Fort Worth, TX 76104

Outpatient Medical For Lease

1,016 - 7,942 SF



Property Overview

The Henderson Medical Tower is a class-A four-story institutionally owned outpatient medical building consisting of 98,497 square feet in Fort Worth, TX with easy access to Interstate 30, Interstate 35, and Chisholm Trail Parkway. The building is located on S. Henderson Street in the Fort Worth Medical District, just north of Texas Health Harris Methodist Hospital.

Property Highlights

- Class A Outpatient Medical Space
- Ample Tenant Improvement Allowance Available
- On-Site Patient Garage Parking and Covered Valet Services

Availabilities

Suite 440	1,016 SF
Suite 445	2,868 SF
Suite 450	7,942 SF

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Property Amenities



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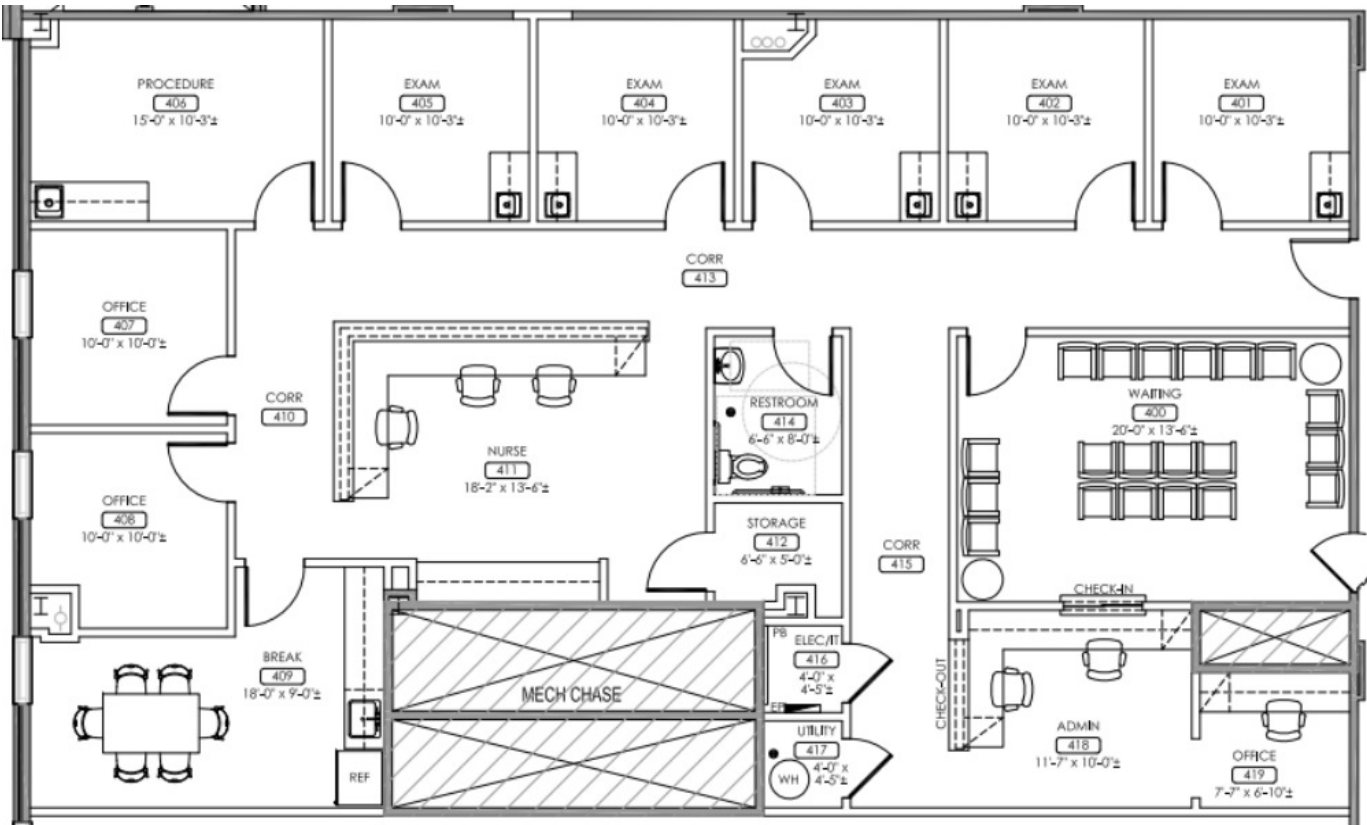
Suite 440
1,016 SF



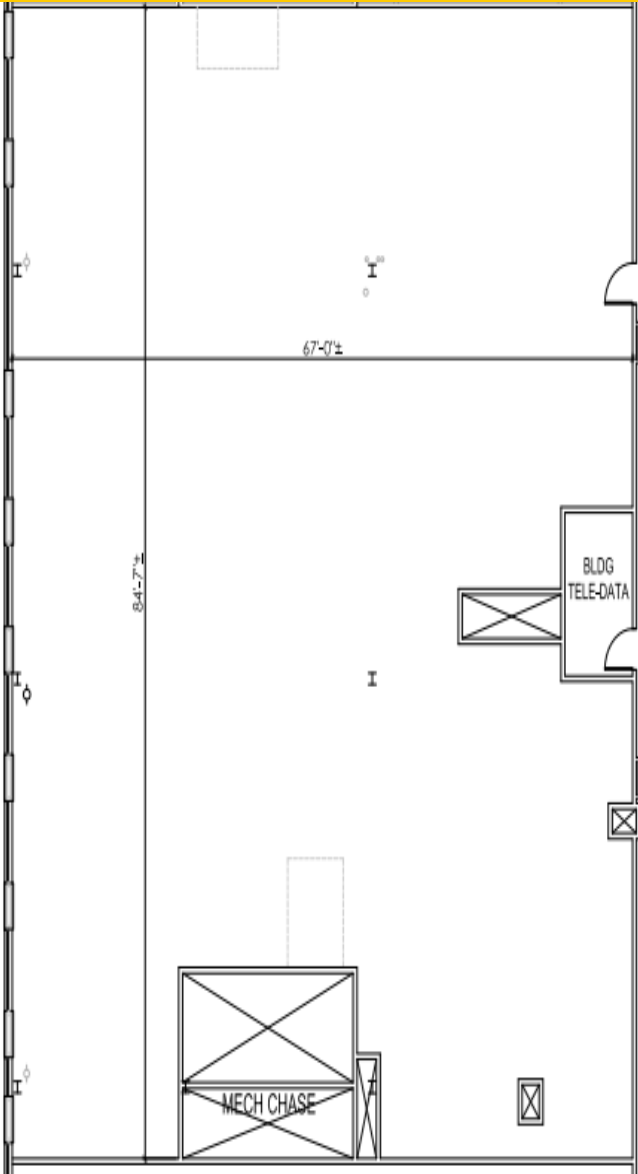
Suite	Size
Suite 440	1,016 SF

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Suite	Size	Description	Video URL
Suite 445	2,868 SF	Spec Suite	View Here



Suite	Size	Description
Suite 450	7,942 SF	Shell Space

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Nearby Amenities



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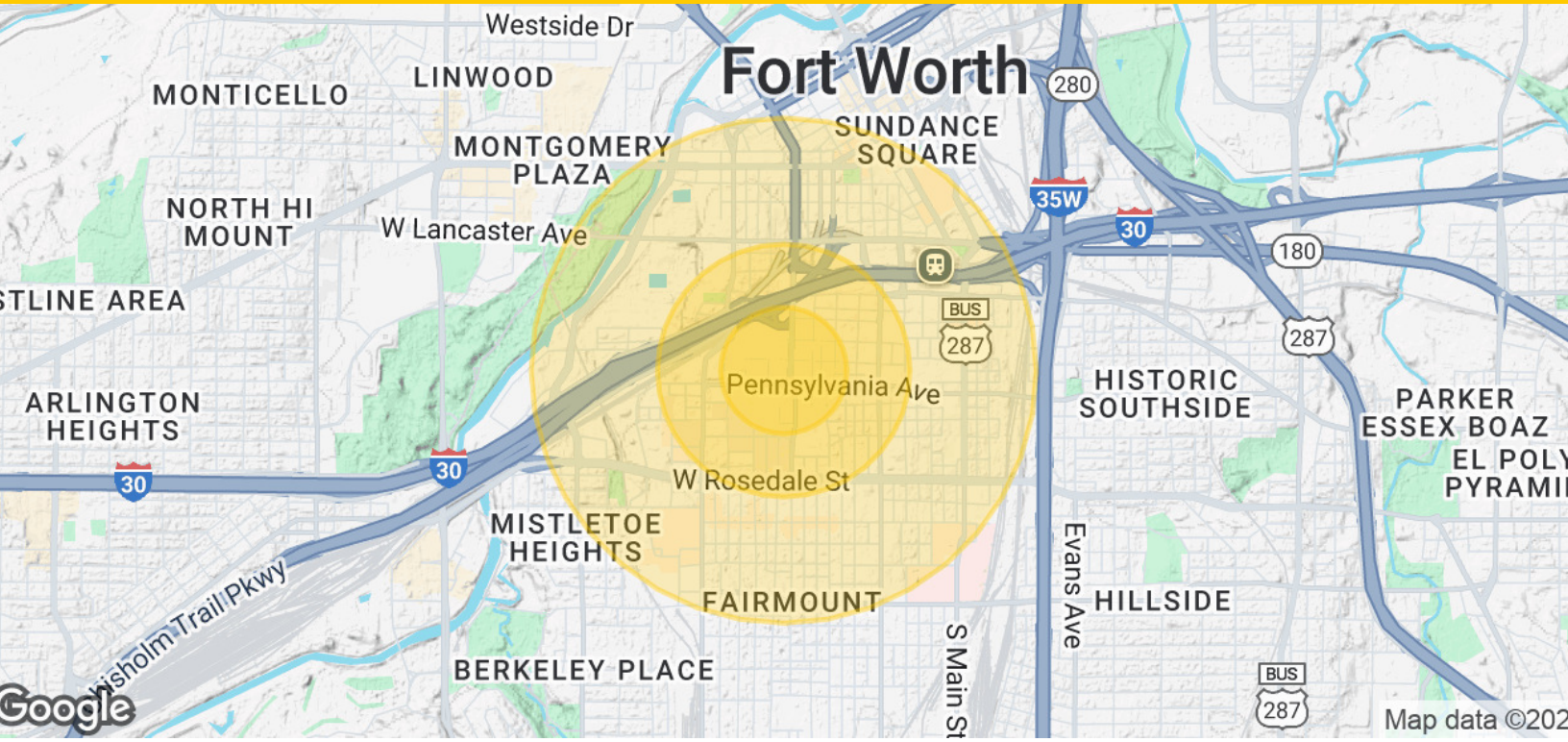
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Demographics Map & Report



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	442	1,761	10,728
Average Age	36.9	37.3	36.3
Average Age (Male)	38.6	38.7	37.0
Average Age (Female)	35.6	35.9	35.4
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	257	1,098	5,212
# of Persons per HH	1.7	1.6	2.1
Average HH Income	\$49,538	\$54,874	\$83,962
Average House Value	\$2,006	\$77,867	\$220,771

2020 American Community Survey (ACS)

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