

FOR LEASE

Medical/Office Space



Heritage Trace Village | Medical/Office Space For Lease

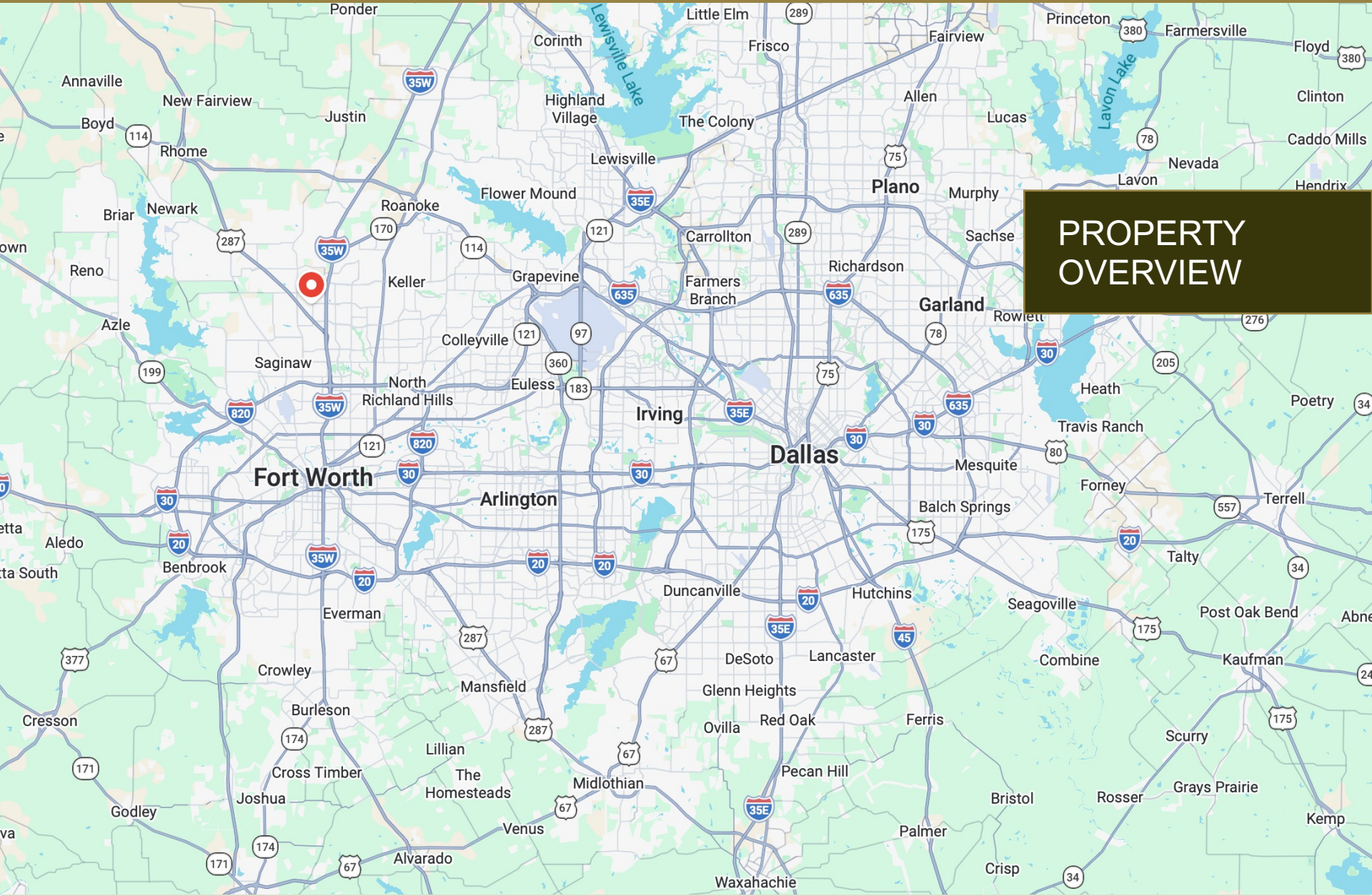
PROPERTY HIGHLIGHTS

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- SF Available For Lease – 1,015 SF to 13,380 SF
 - Class “A” High-Quality Professional Medical Office Buildings
 - Centrally Located Professional Office Building in Heart of the Alliance Corridor
 - Healthy Finish Out Allowance to Build out the Way that works Best for Your Business
 - Ideal for a Mix of Medical and Professional Tenants
 - Building & Monument Signage Available
 - Highly Desirable Location with Excellent Residential Demographics
 - Minutes from Restaurants, Retail and Alliance Town Center



PROPERTY HIGHLIGHTS

Address	1913 & 1915 Heritage Trace Pky. Fort Worth, 76177
Year Built	2024
Stories	1
Building Class	Class “A” Medical/Office Buildings
Building Sizes	Building 2 – Medical/Office: 1,015 - 10,135 SF For Lease Building 3 – Medical/Office: 1,055 - 13,380 SF For Lease
Rent Rate	\$24/SF to \$26/SF + NNN
Highlight	Outdoor Courtyard Area for Medical / Office Buildings to Enjoy
Zoning	Medical/Office Zoning
Excellent Demographics	Primed to serve the Alliance Corridor, rapidly growing community with households boasting an average income of \$123,931/year in 3-mile radius
Parking	Plenty of Surface Parking Space
Great Location	Minutes Away from Alliance Town Center, Presidio Towne Crossing and Many More Major Retail, Office, Industrial, and Residential Developments



PROPERTY
OVERVIEW

PROPERTY OVERVIEW



FOR LEASE
BUILDING 2

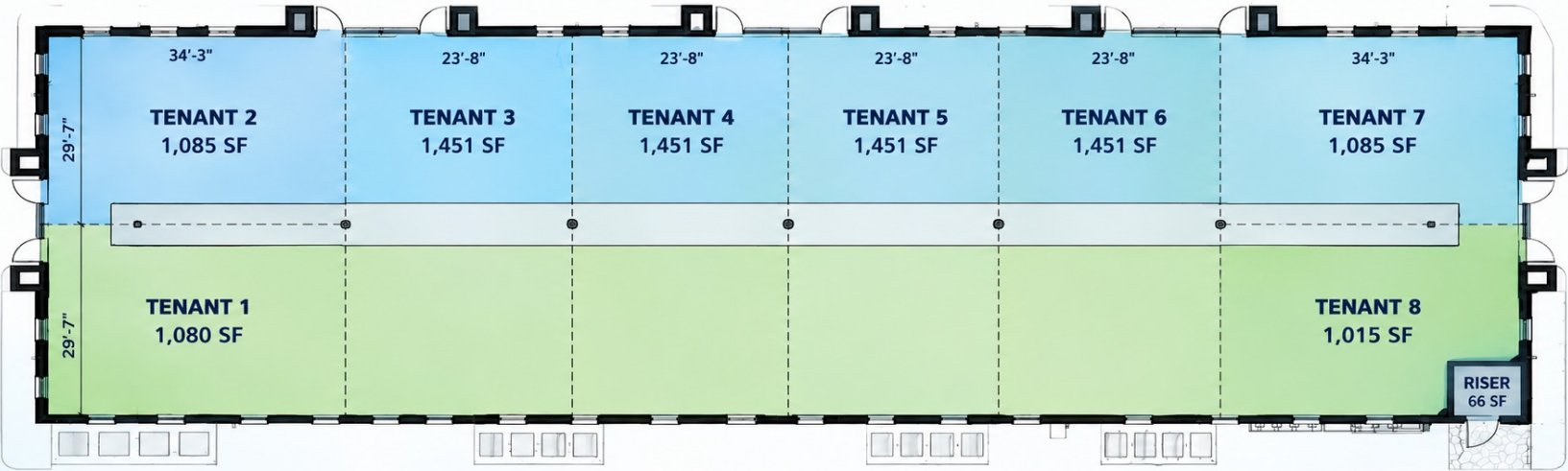
FOR LEASE
BUILDING 3



SPACE
PLANS

Building 2 | (Medical/Office)
1,015 - 10,135 SF

FOR LEASE



HIGH VISIBILITY
& EASY ACCESS



IDEAL FOR
MEDICAL / OFFICE USE



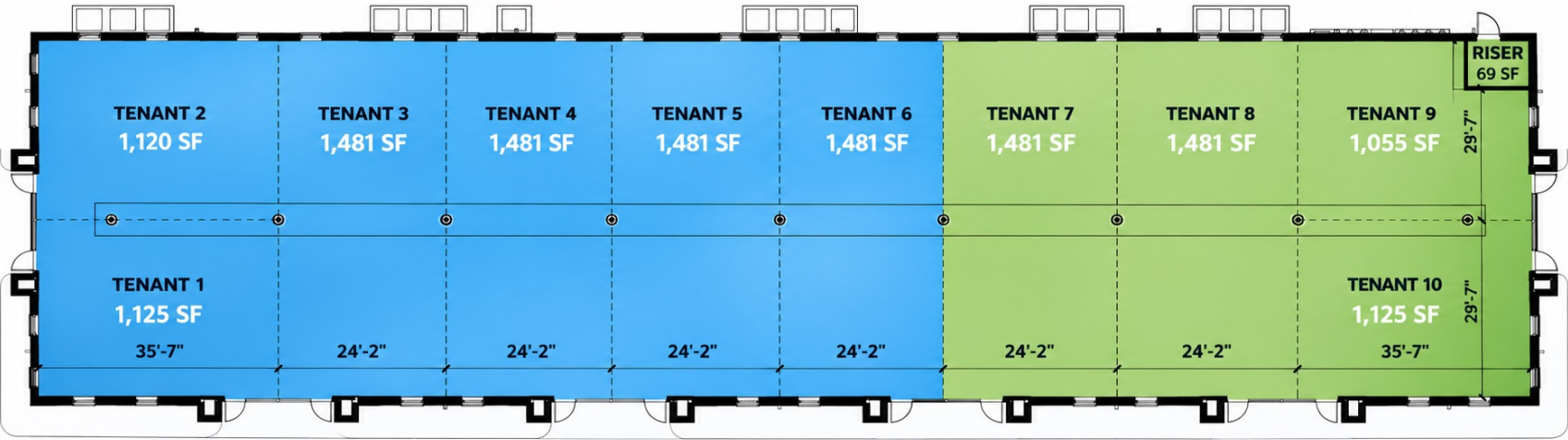
FLEXIBLE SPACE.
CONFIGURATIONS



PREMIUM LOCATION
IN A GROWING AREA

Building 3 | (Medical/Office)
1,055 - 13,380 SF

FOR LEASE



HIGH VISIBILITY
& EASY ACCESS



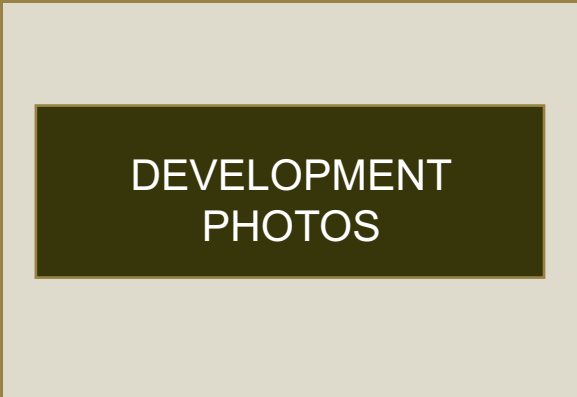
IDEAL FOR
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FLEXIBLE SPACE
CONFIGURATIONS



PREMIUM LOCATION
IN A GROWING AREA



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