

**MEDICAL
OFFICE SPACE
FOR SALE OR
LEASE**



Heritage Trace Center
4140 Heritage Trace Pkwy, Fort Worth, TX 76244

PROPERTY HIGHLIGHTS

- In the heart of a 17,000-acre Alliance, Texas development
- Great Visibility - Just off I-35W on Heritage Trace Parkway and linked to other major thoroughfares such as Beach Street and Highway 377
- Heritage Trace Center is positioned to draw from the cities of North Fort Worth, Keller, North Richland Hills, Southlake and Watauga.
- Phase 1 has approximately 26,000 SF of Medical office already leased including: Family Practice Medicine, OB/GYN, General Dentist, Pediatric Dentist, Orthodontist, Optometrist, Dermatologist, Physical Therapist
- Growth - Over 31,000 lots either developed or platted with in 12 minutes of the site

PROPERTY OVERVIEW	
Address	4140 Heritage Trace Pkwy Fort Worth, TX 76244
Suite For Lease	Suite 312 (5,551 RSF)
Year Built	2005
Zoning	E - Neighborhood Commercial
Building Size	6,541 SF
Great Location	The office building has superb location and an unrivaled presence on Heritage Trace Pkwy.
Rent Rate	\$21.00 per SF plus NNN
Asking Price	\$315 SF \$2,060,415
Excellent Demographics	Primed to serve the North Fort Worth area where households within three-mile radius boasting an average income of \$125,000 a year.
Property Highlights	<ul style="list-style-type: none">• Heavy Foot Traffic• Easy access to I-35• Plenty of Parking• In the Heart of Alliance, TX



PROPERTY
OVERVIEW





CONTACT INFORMATION

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HERITAGE TRACE CENTER

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TYPES OF REAL ESTATE LICENSE HOLDERS:

- New LABS Form**