

# HENDERSON MEDICAL TOWER

500 S Henderson Street Fort Worth, TX 76104

## Medical For Lease



Leasing Information:  
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# Lincoln

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

[www.lpc.com](http://www.lpc.com)



# HENDERSON MEDICAL TOWER

Medical For Lease

500 S Henderson Street | Fort Worth, TX 76104



## Property Overview

The Henderson Medical Tower is a class-A four-story institutionally owned medical office 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 Medical Office Space
- Ample Tenant Improvement Allowance Available
- On-Site Patient Garage Parking and Covered Valet Services

| Availabilities | SF       |
|----------------|----------|
| 440            | 884 SF   |
| 445            | 9,400 SF |

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Additional Photos

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# HENDERSON MEDICAL TOWER

Suite 440

500 S Henderson Street | Fort Worth, TX 76104



**Suite**

**Size**

440

884 SF

**Douglas Maclay**

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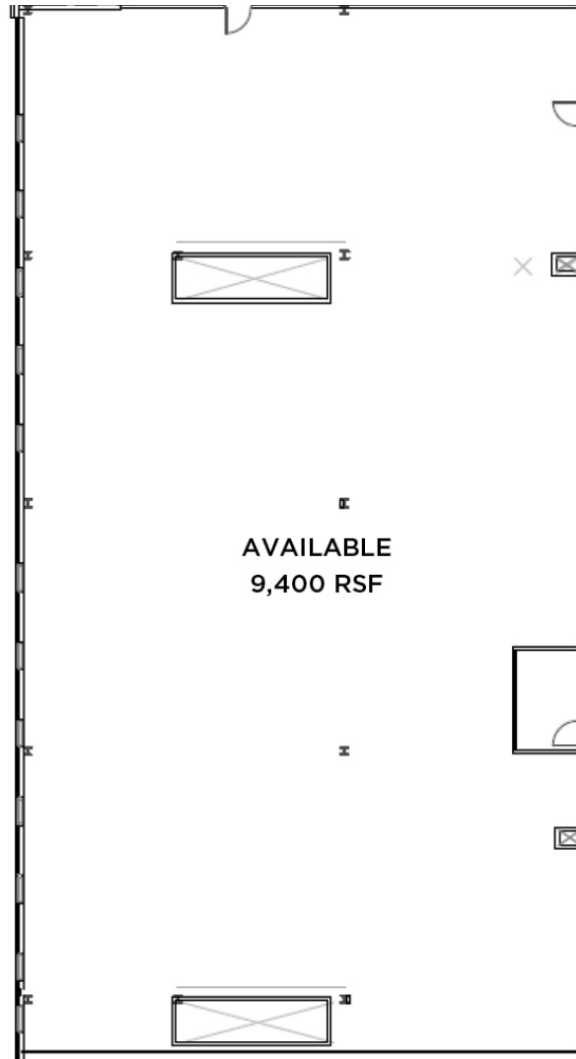
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# HENDERSON MEDICAL TOWER

Suite 445

500 S Henderson Street | Fort Worth, TX 76104



| Suite | Size     |
|-------|----------|
| 445   | 9,400 SF |

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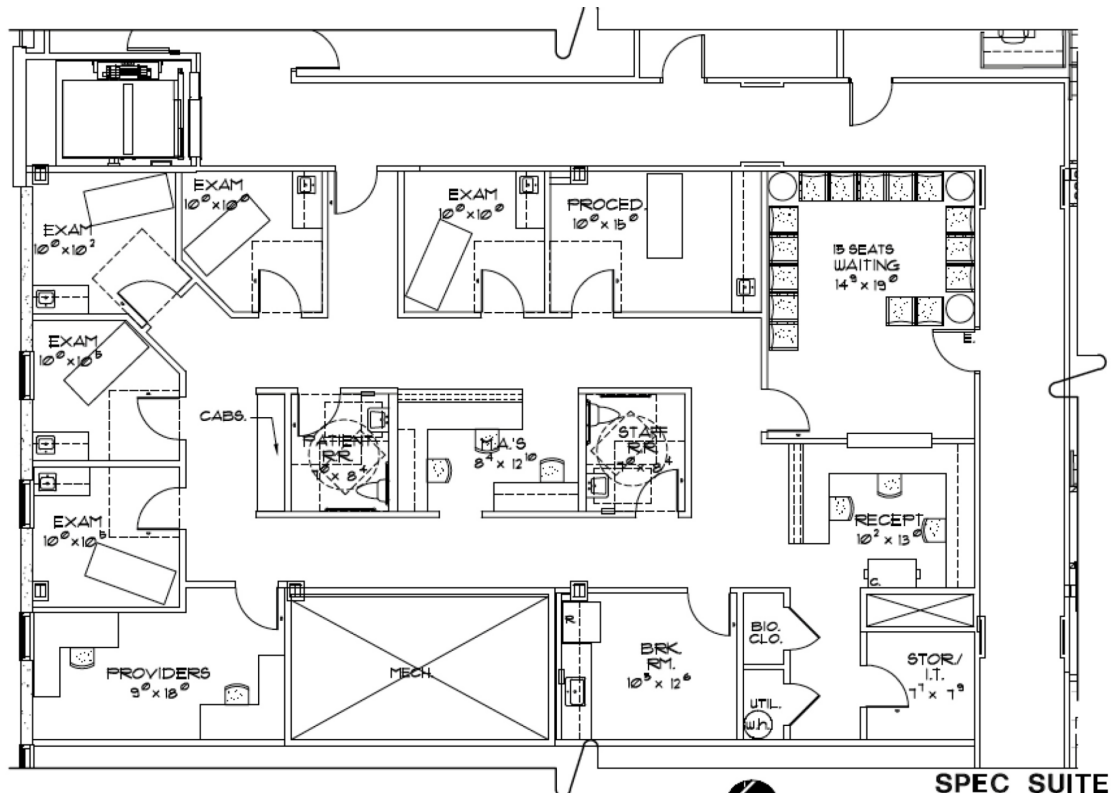
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# HENDERSON MEDICAL TOWER

Spec Suite

500 S Henderson Street | Fort Worth, TX 76104



## Suite

Spec Suite

## Size

2,494 SF

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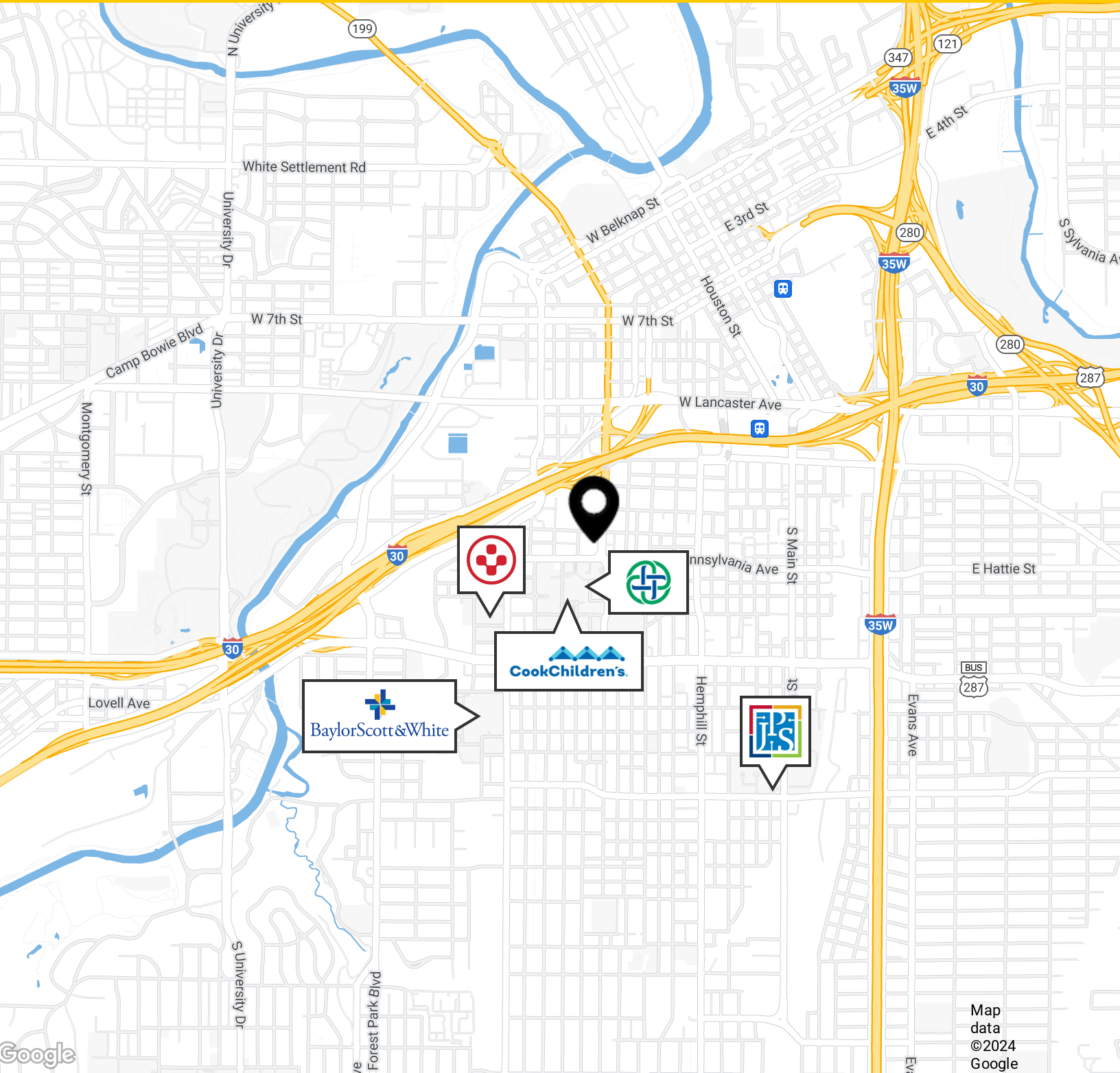
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# HENDERSON MEDICAL TOWER

## Location Map

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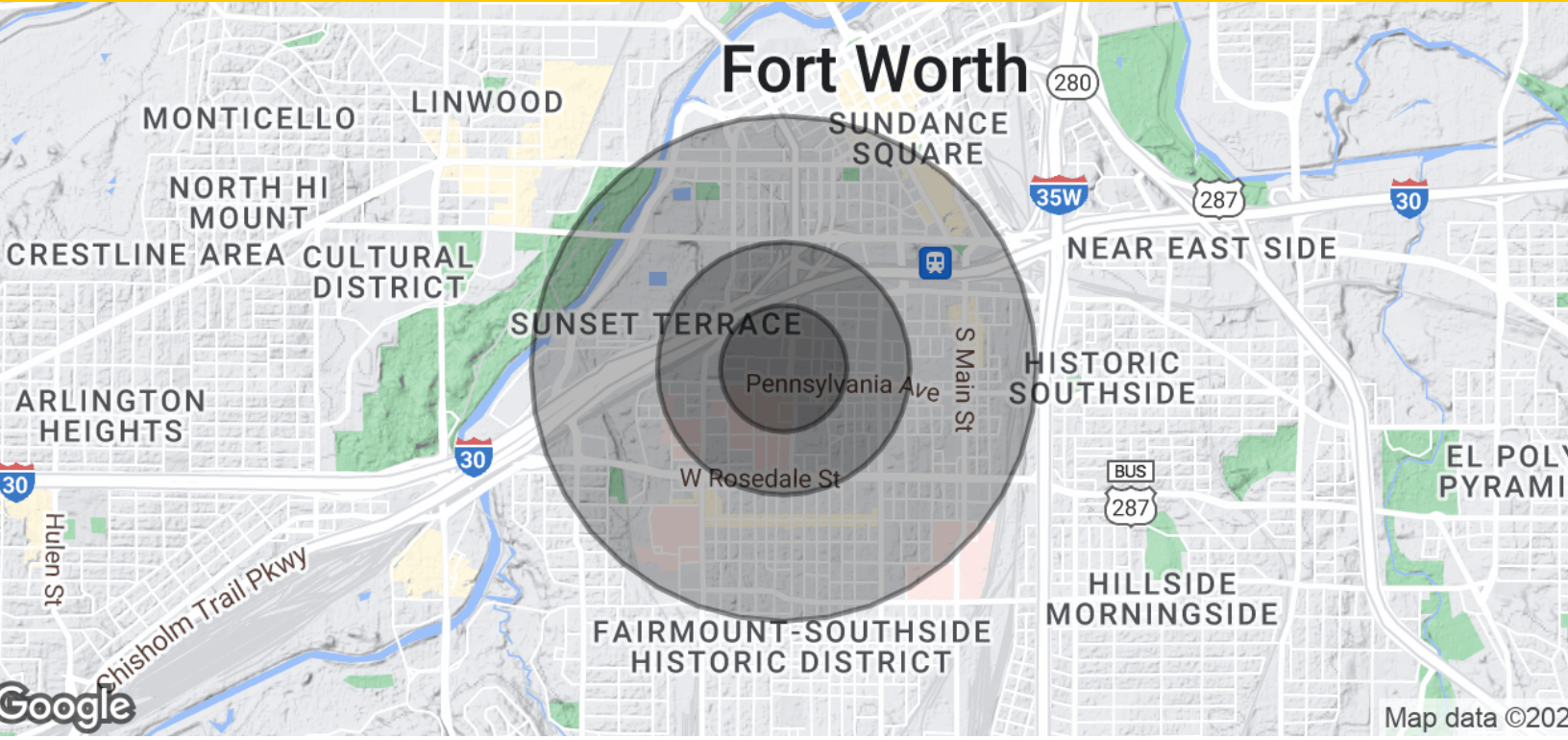
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# HENDERSON MEDICAL TOWER

## Demographics Map & Report

500 S Henderson Street | Fort Worth, TX 76104



| 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 |

\* Demographic data derived from 2020 ACS - US Census

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