

FOR LEASE OFFICE BUILDING



1200 W MAGNOLIA AVE, FORT WORTH, TX 76104



PROPERTY HIGHLIGHTS

- ±1,507 SF
- Professional Office Space
- 2nd Generation Space
- Move In-Ready
- A Historic Max Mehl Building is listed on the National Register of Historic Places
- Features bay windows with views from all suites with exposed ceilings
- Walking distance to restaurants and retail with close access to major Fort Worth Hospitals
- Located at W Magnolia & S Henderson St

LEASE RATE CALL FOR PRICING | NNN

CONTACT INFORMATION

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Champions DFW Commercial Realty

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

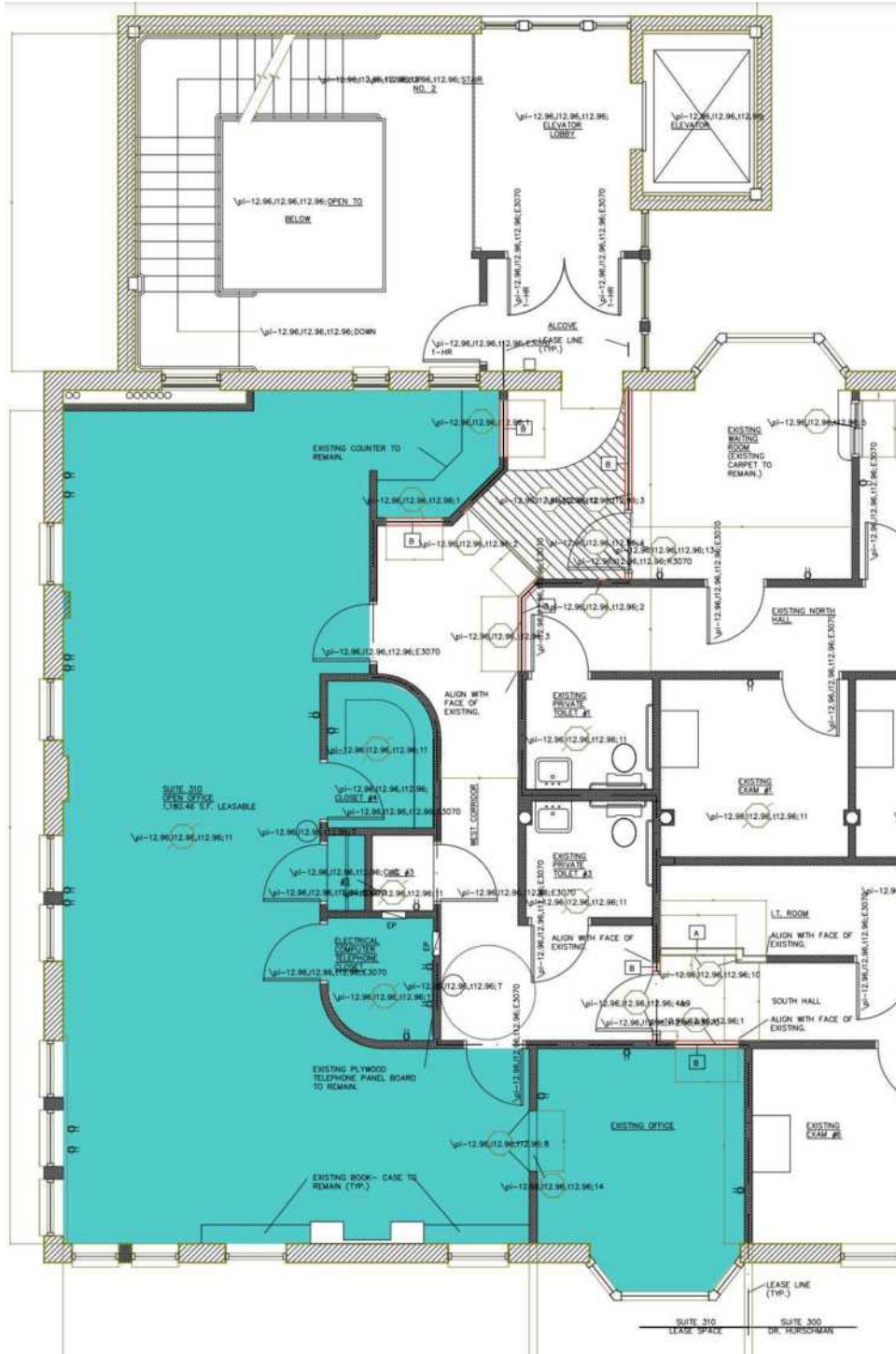
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1200 W MAGNOLIA AVE, FORT WORTH, TX 76104

FLOOR PLAN - SUITE 310



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PROPERTY DESCRIPTION



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Step into the historic Max Mehl Building, a distinguished address listed on the National Register of Historic Places. This move-in-ready $\pm 1,507$ SF professional office space boasts bay windows that offer picturesque views and exposed ceilings that exude character. Situated at W Magnolia & S Henderson St, the 2nd generation space is ideal for businesses seeking a distinctive environment. With close access to major Fort Worth hospitals, this remarkable property combines historic charm with modern functionality, delivering a unique leasing opportunity for discerning tenants.

LOCATION DESCRIPTION

Located at the center of Fort Worth's Medical District, home to Tarrant County's major hospitals.

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PROPERTY DETAILS & HIGHLIGHTS

Building Name	1200 W Magnolia Ave
Property Type	Office
Property Subtype	Office Building
Building Size	16,542 SF
Building Class	C
Year Built	1920
Year Last Renovated	2007
Number of Floors	3
Average Floor Size	5,514 SF
Free Standing	Yes
Number of Buildings	1



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LEASE SPACES

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 to 60 months
Total Space:	1,507 SF	Lease Rate:	Call for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 310	Available	1,507 SF	NNN	Call for Pricing

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,284	92,098	251,657
Average Age	34.1	30.5	31.2
Average Age (Male)	34.5	29.6	30.4
Average Age (Female)	34.0	31.4	32.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,295	31,347	85,433
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$58,955	\$60,228	\$57,381
Average House Value	\$150,500	\$220,153	\$195,828

* Demographic data derived from 2020 ACS - US Census

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INFORMATION ABOUT BROKERAGES SERVICES



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Champions DFW Commercial Realty, LLC	584733	jim@championsdfw.com	(817) 488-4333
_____ Licensed Broker/Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone

Jim Kelley	545842	jim@championsdfw.com	(817) 488-4333
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone

_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/ Associate's Name	_____ License No.	_____ Email	_____ Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Champions DFW Commercial Realty, LLC, 1725 E. Southlake Blvd., Suite 100 Southlake, TX 76092
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BROKER CONTACTS



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