



# Alliance Medical Office



Forward thinking  
commercial real estate.

[streetrealty.com](http://streetrealty.com)

OFFERED BY

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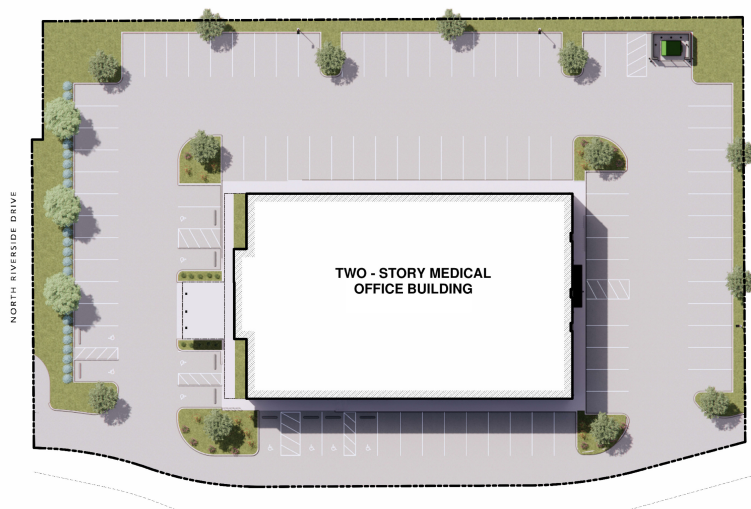
**Street Realty, LLC**  
3909 Hulen St.  
Fort Worth, TX 76107





# MEDICAL OFFICE FOR LEASE

10620 North Riverside Drive, Fort Worth, TX 76244



## PROJECT OVERVIEW

Street Realty is excited to present a premier Class A medical office development, offering prime lease opportunities in the thriving heart of Fort Worth's Alliance Medical Corridor.

## LOCATION DESCRIPTION

Ideally situated in the heart of Medical Alliance, this property boasts unmatched visibility at the bustling intersection of North Riverside Drive and Golden Triangle Boulevard. Directly across from Texas Health Harris Methodist Hospital Alliance, it offers a premier location surrounded by thriving healthcare facilities and a rapidly growing community.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,196	30,231	75,286
Total Population	9,557	86,287	217,202
Average HH Income	\$96,053	\$118,246	\$113,414

## CUSTOM HEADER

- Available Space: 11,272 RSF - First Floor
- Divisible to 1,687 RSF
- Estimated Delivery Date: Q1 2027
- Class AA Finishes Throughout
- Ample Parking to Accommodate a Variety of Medical Uses

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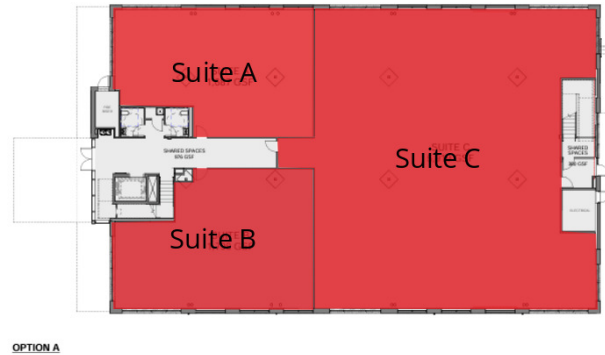
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### OPTION A

SUITE	SIZE	TYPE	RATE	DESCRIPTION
A	1,687 - 11,276 SF	NNN	Negotiable	1st floor shell medical office space
B	1,798 - 11,276 SF	NNN	Negotiable	1st floor shell medical office space
C	5,919 - 11,276 SF	NNN	Negotiable	1st floor shell medical office space

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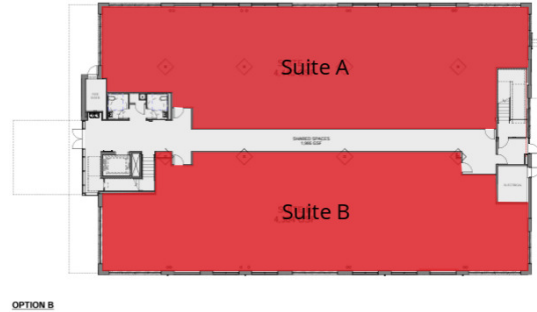
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### OPTION B

SUITE	SIZE	TYPE	RATE	DESCRIPTION
A	4,440 - 11,276 SF	NNN	Negotiable	1st floor shell medical office space
B	4,304 - 11,276 SF	NNN	Negotiable	1st floor shell medical office space

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### 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.

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Licensed Broker / Broker Firm Name	License Number	Email	Phone
Alex S. Bryant	568528	alex@streetrealty.com	713.992.2548
Designated Broker of Firm	License Number	Email	Phone

Buyer / Tenant / Seller / Landlord Initials

Date



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