

ROSEDALE MEDICAL

1650 W Rosedale St
Fort Worth, TX 76104

Healthpeak® | DOC
LISTED
NYSE



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

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Outpatient Medical For Lease



Property Overview

Rosedale Medical is a Class B, outpatient medical building with institutional ownership located on the campus of Medical City Fort Worth. The building is conveniently located on the NEC of Rosedale Street and 9th Avenue. The building has move in ready spec suites, and recently completed a full building renovation, upgrading mechanical systems, exterior updates, and updated common areas.

Property Highlights

- Move-in ready spec suites
- Recently completed a full building renovation
- Upgraded mechanical systems
- Exterior updates, and updated common areas.

Availabilities

SF

Suite 101

4,371 SF

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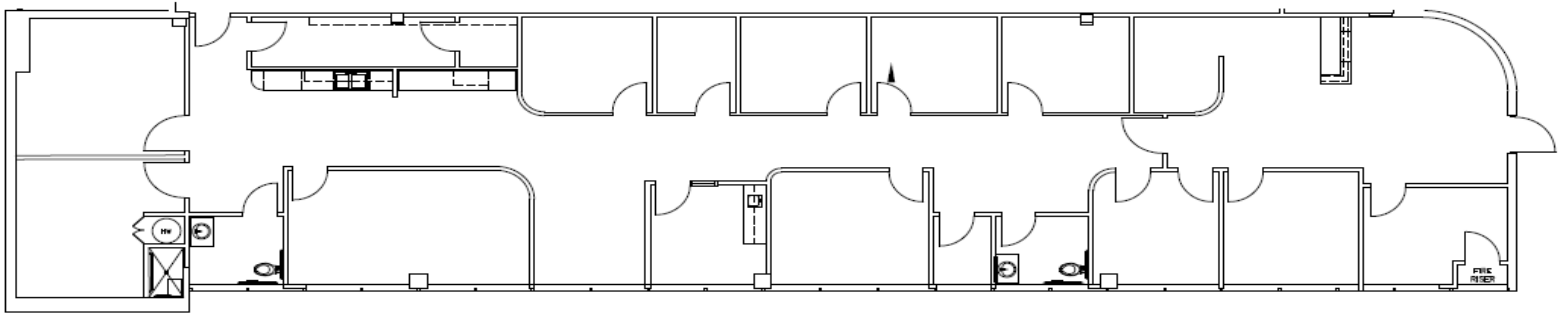
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Suite 101

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Suite	Size
Suite 101	4,371 SF

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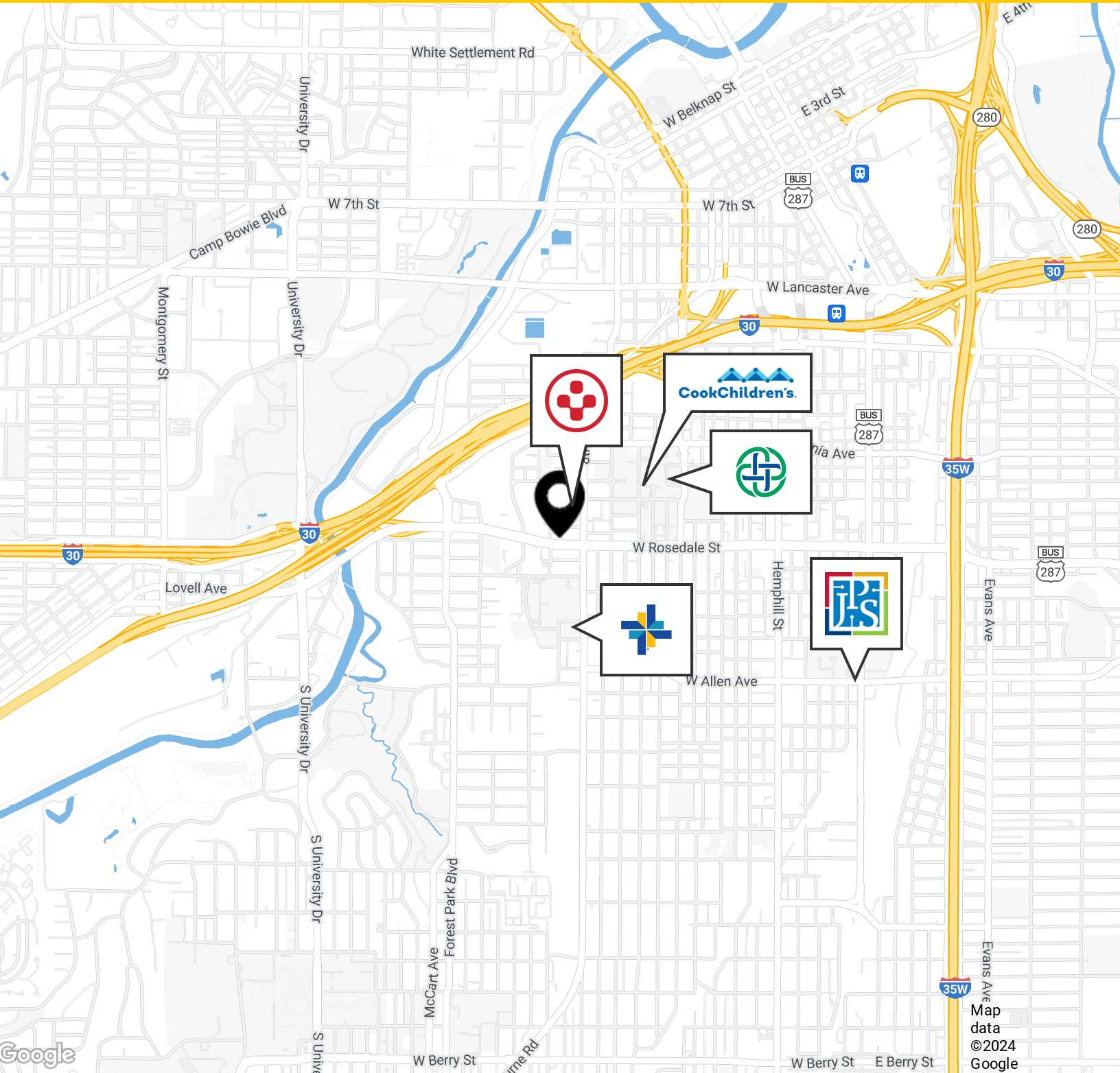
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Location Map

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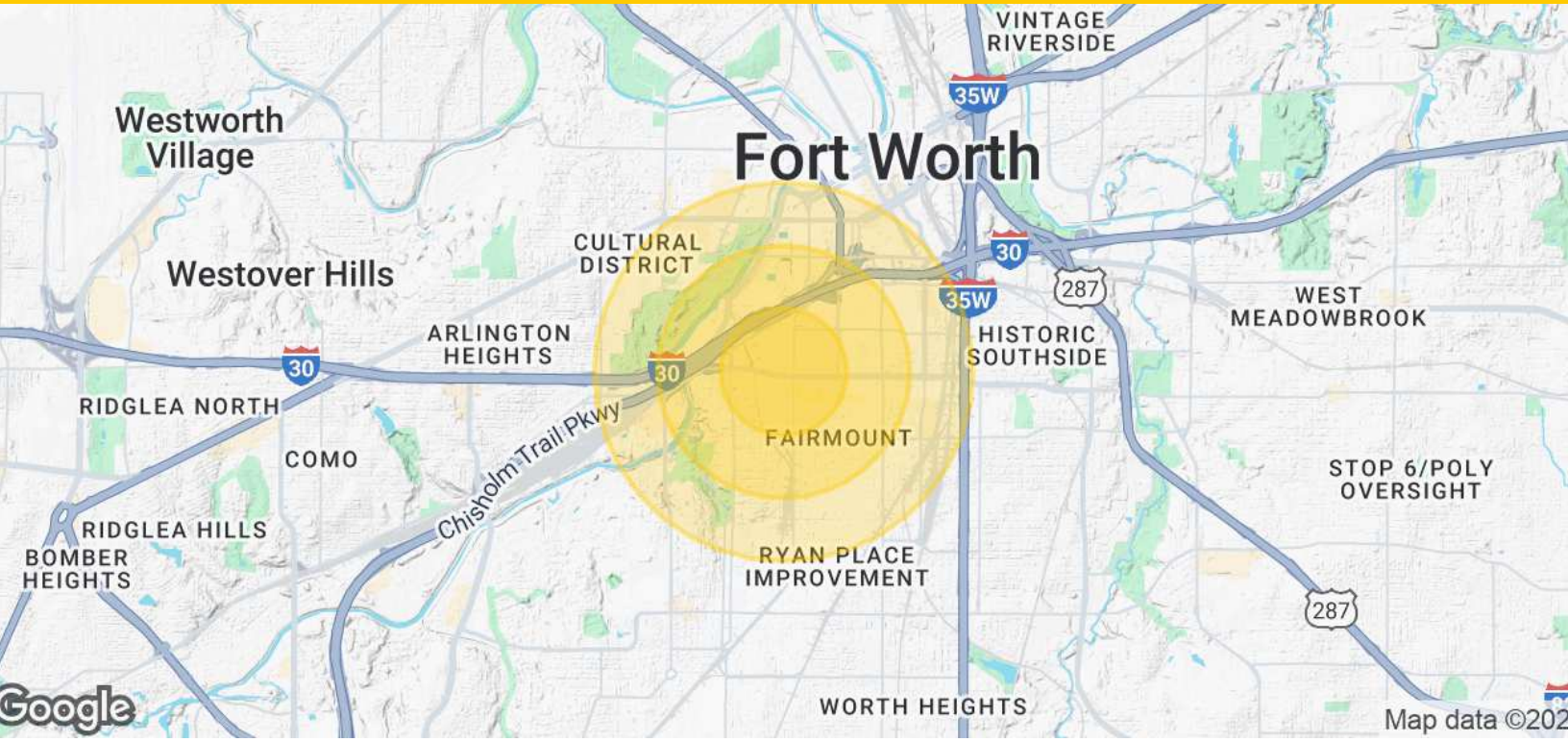
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Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	1,754	9,109	23,521
Average Age	44.0	39.5	36.1
Average Age (Male)	46.4	41.1	37.6
Average Age (Female)	41.6	37.7	34.4
Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	938	5,004	11,599
# of Persons per HH	1.9	1.8	2.0
Average HH Income	\$102,608	\$93,817	\$96,398
Average House Value	\$305,863	\$318,680	\$333,222

2020 American Community Survey (ACS)

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