

Office ★ LEASE

LanCarte.com

12652 TIMBERLAND BLVD FORT WORTH, TX 76244



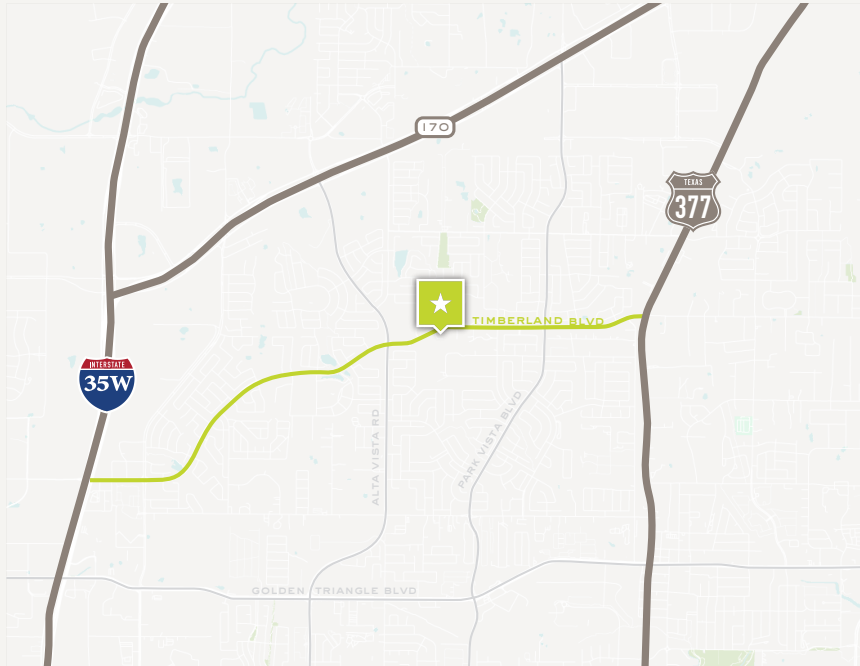
Henry Tyng
210-882-7191
htyng@lancarte.com

Brittany Doyle CCIM
806-206-0290
bdoyle@lancarte.com

Office ★ LEASE

12652 TIMBERLAND BLVD

LanCarte.com



PROPERTY FEATURES

- Class A 13,015 SF Office
- Brand New Construction - Built in 2024
- Monument Signage and Exterior Building Signage
- Tenant Improvement Allowance
- Shell Condition
- Custom Design Your Finish Out
- Easy Ingress/ Egress to Major Roads
- Plenty Surface Parking Spots
- Zoning: Commercial Medical/ Office

LOCATION OVERVIEW

This office space benefits from an affluent, family-friendly community with an average household income of approximately \$239,833 within a 2-mile radius, well above the national average. Positioned just minutes from I-35W, US-377, and I-20, it provides convenient access across the DFW region. Surrounded by highly rated schools, scenic parks, and well-appointed residential developments, the property offers both prestige and practicality for businesses looking to serve discerning clientele.

AVAILABLE SPACES

SUITE 1 2,485 SF

LEASING STRUCTURE

\$28.00 /SF NNN
(\$60.00 TI ALLOWANCE)

Office ★ LEASE
12652 TIMBERLAND BLVD

LanCarte.com

EXTERIOR



Office ★ LEASE
12652 TIMBERLAND BLVD

LanCarte.com

DRONE PHOTOS





LANCARTE

COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

Henry Tyng
210-882-7191 | htyng@lancarte.com

Brittany Doyle CCIM
806-206-0290 | bdoyle@lancarte.com

The information provided herein was obtained from sources believed to be reliable. However, LanCarte Commercial makes no guaranties, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright 2026 LanCarte Commercial Real Estate, LLC.