


# FOR LEASE

Office Space  
\$28.50/sf + NNN  
11,584 SF Available

[Schedule a Tour](#)

 **RADIOLOGY  
ASSOCIATES**

## 816 W CANNON ST.

OFFICE / MEDICAL SPACE IN NEAR SOUTHSIDE

Jim Nowell | 817.813.5635 | [jnowell@dominuscommercial.com](mailto:jnowell@dominuscommercial.com)

Jim Eagle | 817.271.2775 | [jim.eagle@jll.com](mailto:jim.eagle@jll.com)

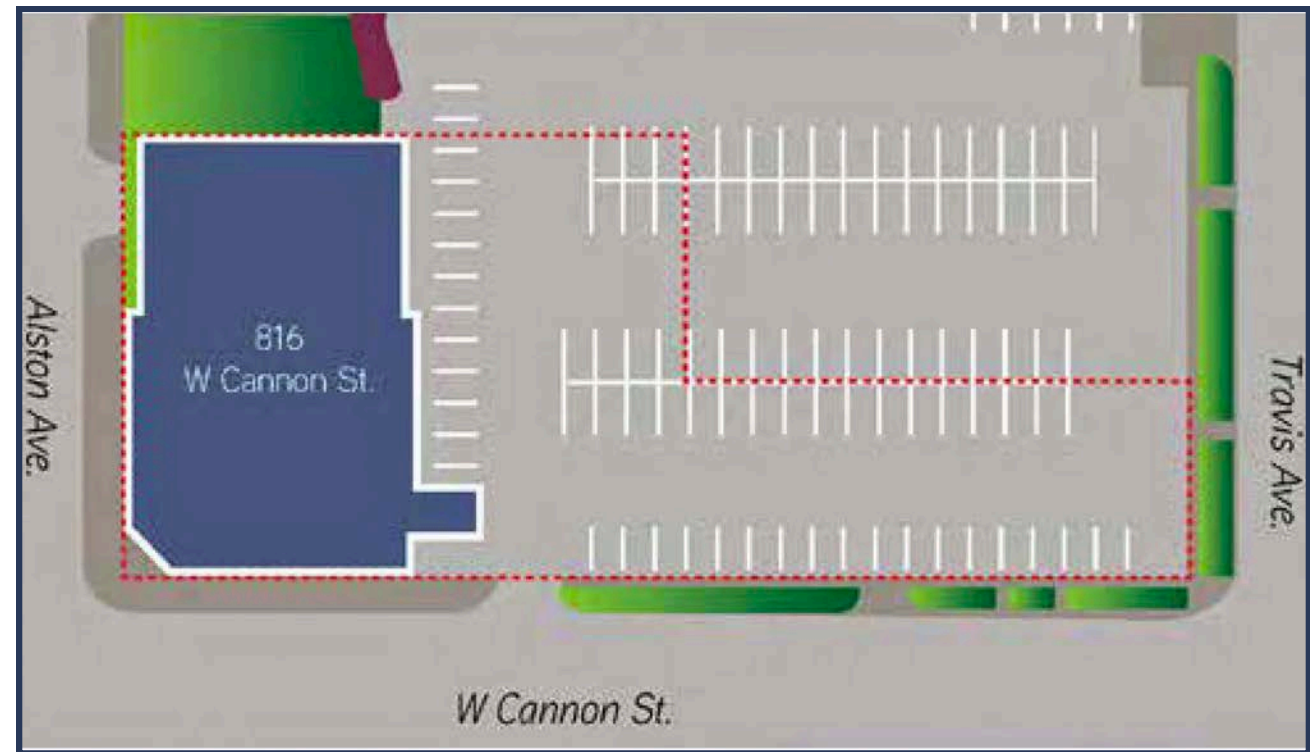


# PROPERTY OVERVIEW:

Located on W Cannon St and spanning the block from Alston Ave to Travis Ave in Fort Worth, 816 W Cannon St offers the ideal environment for an owner/user looking for space near Fort Worth's medical district. This 11,584 SF building is the perfect blend of convenience, accessibility, and community right at your doorstep. Prime office space promises the ideal environment to elevate your business in desirable Near Southside, minutes from downtown Fort Worth and blocks from the medical district.

## PROPERTY HIGHLIGHTS:

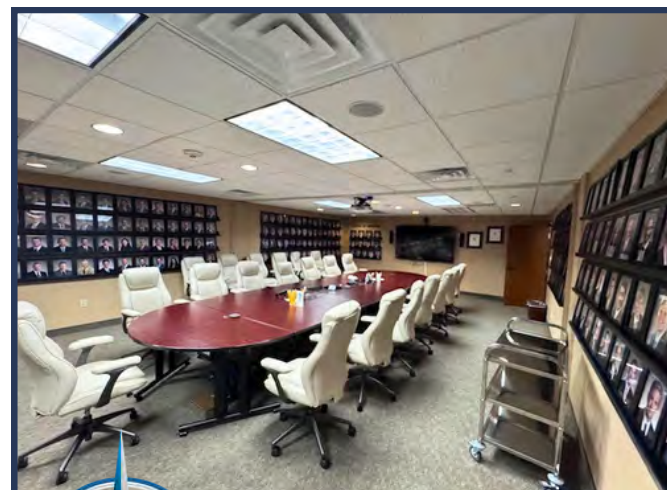
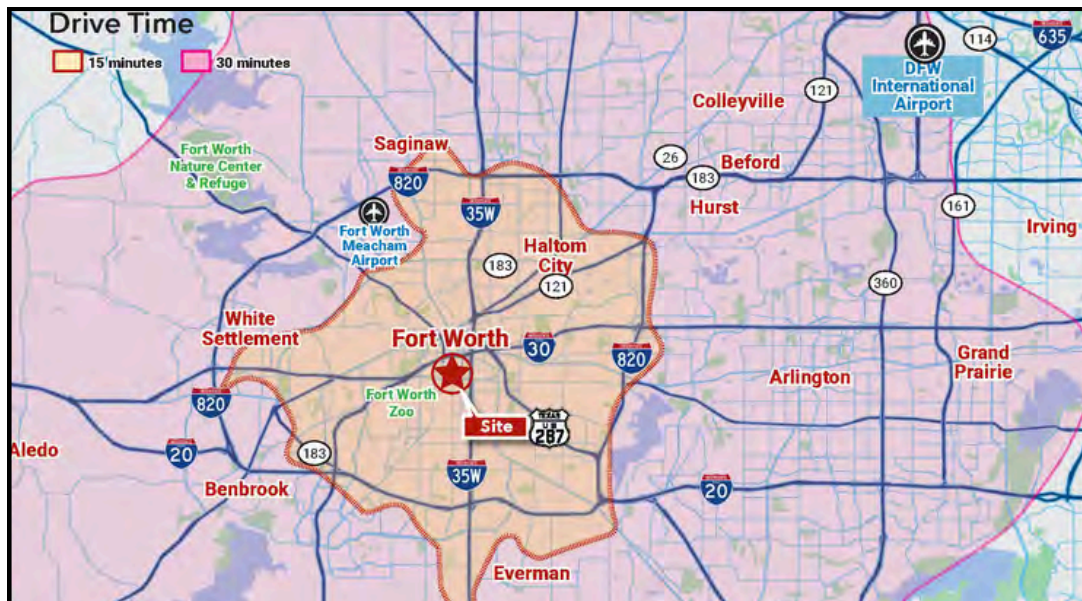
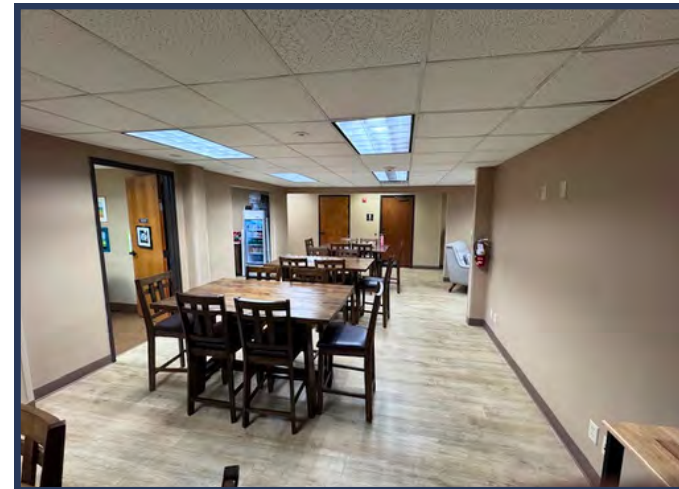
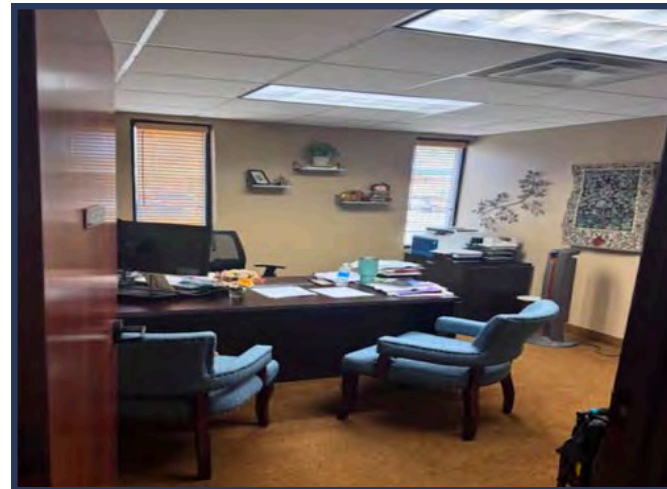
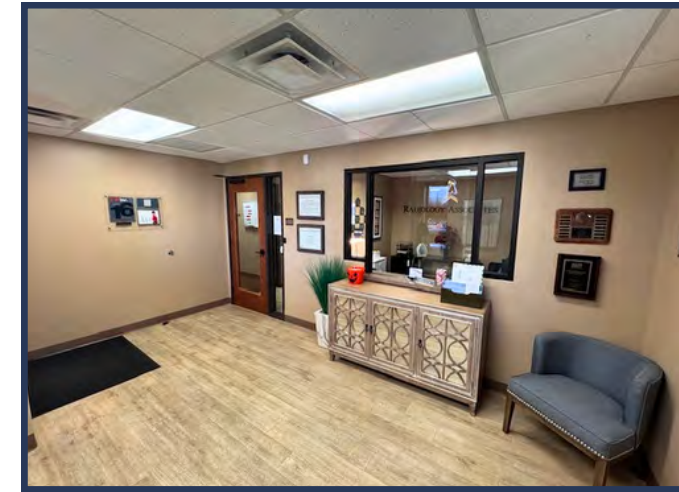
- Total Available:** 11,584 SF
- Stories:** 2
- Year Built:** 1986
- Parking:** Gated Lot with 58 spaces  
5:1,000 SF parked ratio
- Renovations:** Interior recently renovated.  
Space is **NOW DIVISIBLE**
- Highway Access:** I-30, I-35W, Hwy 287, Hwy 121

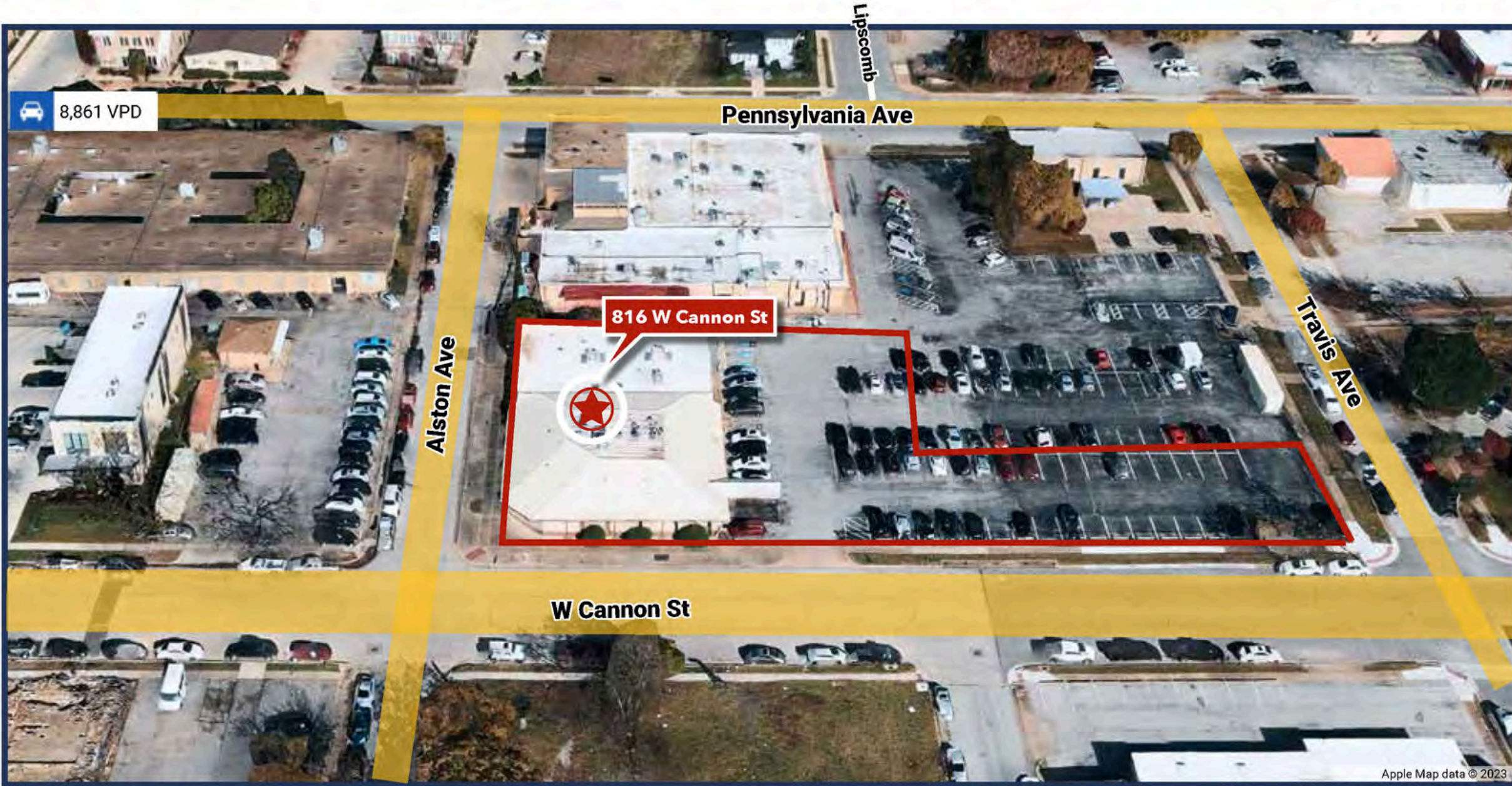


## 11,584 SF AVAILABLE

**RATE:** \$28.50 / SF + NNN

- Downstairs: Two conference rooms, multiple offices in a variety of sizes, IT/equipment rooms, restrooms
- Upstairs: 5 offices & restroom
- Central Location: Strategically situated in the medical district of downtown Fort Worth, w/ access to major highways, public transport local amenities & restaurants
- Parking: Gated parking options and excellent accessibility ensure that your employees and clients can conveniently reach your office











Apple Map data © 2023

\*Property Lines are approximated.

## Traffic Counts (VPD) vehicles per day

21,321 VPD	@ S Henderson St & Tucker St
15,404 VPD	@ W Rosedale St & Alston Ave
8,861 VPD	@ Pennsylvania & College Ave
3,423 VPD	@ Hemphill St & Broadway Ave

## Demographics

 <b>Population</b>	113,044 (3 mi)	 <b>Daytime Workers</b>	133,091 (3 mi)	 <b>Businesses</b>	12,159 (3 mi)
	310,123 (5 mi)		193,182 (5 mi)		19,700 (5 mi)
 <b>Households</b>	43,595 (3 mi)	 <b>HH Income</b>	\$82,162 (3 mi)	 <b>Travel To Work</b>	35,930 <30 min
	107,759 (5 mi)		\$77,045 (5 mi)		11,044 30-60 min

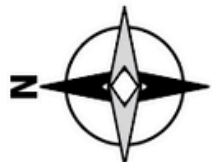
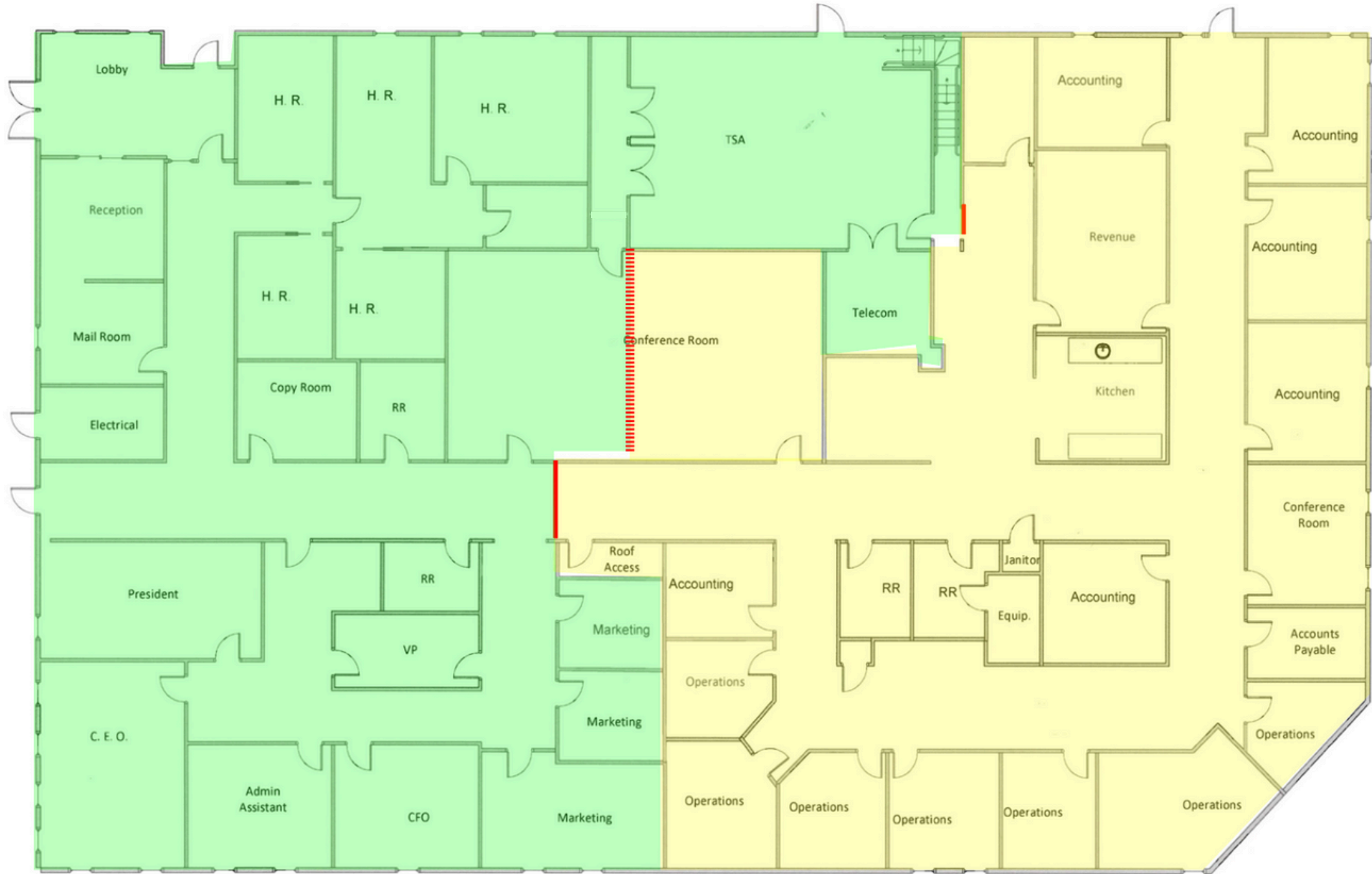
# PROPOSED FLOOR PLAN

816 W Cannon St. | Fort Worth 76104

816 Cannon - Proposed split of building into 2 spaces.

Red lines indicate proposed wall additions and split of conference room

PREVIOUS FLOOR PLANS



 Space includes upstairs.  
\* Roof access upstairs

 \* Roof access ground floor

# ACCOLADES:

## Accolades

Dallas-Fort Worth is one of the top regions in the nation for business, thanks to a low cost of living, business-friendly environment, strong base of well-educated and skilled employees, and robust access to both U.S. and international markets through its transportation network.

Year after year, the region's selling points are lauded by business experts at respected publications, including Bloomberg Businessweek, Forbes, Fortune, and Site Selection Magazine.

Key metrics tracked by the Federal Reserve Bank of Dallas, which covers an area that includes Texas, northern Louisiana, and southern New Mexico, show the region to be among the strongest in the country.

Additionally, the communities comprising the Dallas-Fort Worth region are consistently ranked among the top places to work, the best places to live, and the best places for investment.



In 2024, Texas ranked as the state with the Best Business Climate



Texas ranked as a leading Growth State in America for 2024

- #1 in the country for **5-year job growth** (593,700 jobs)
- #1 among largest U.S. metros for year-over-year **job growth** (3.3%)  
*BLS, Dec. 2023*



Dallas-Fort Worth was first among large metros to recover pandemic job losses, adding more jobs in the past 5 years than the next two metros combined.



- 8 **Global 500 Companies**  
*Fortune, 2023*
- 8 **World's Most Admired Companies**  
*Fortune, 2022*
- 24 **Fortune 500 Companies**  
*Fortune, 2023*

"Dallas is just such a **great place** for travel, for the resources in the community, **the talent you can draw on**...[prior to relocating we] offered every single person in our company a weekend trip, and we flew them [to Dallas] with their families...That was probably part of our success."

**MCKESSON**  
**Brian S. Tyler**  
Chief Executive Officer



Texas named the nation's 'Best State for Business' for the 20th consecutive year



**WalletHub**  
Texas ranked as one of the most diverse states in the U.S.

- 2 **FORTUNE 10 COMPANIES** Tied with San Jose. NYC, L.A., and Chicago have none.
- 2 **GLOBAL 50 COMPANIES** Only Beijing and Seattle are home to more.

"IN TEXAS, WE WANT BUSINESSES TO SUCCEED. WHEN BUSINESSES SUCCEED, TEXANS SUCCEED."  
- GOVERNOR GREG ABBOTT

"In addition to the **logistical advantages** Dallas offers...this relocation is beneficial from a number of standpoints, including a **lower cost of living** and access to a **highly educated workforce**..."

John Ho, CEO

#22 of 500 Most Innovative Cities in the World



2023 2thinknow

Best Performing Cities—Dallas

#6



2023 Milken Institute

Airport Satisfaction



#4 Mega Airport



#4 Large Airport

J.D. Power, 2023



#11

Best cities in North America for startups

StartupBlink, Global Startup Ecosystem Index, 2023

Top 100

List of the largest green power users within EPA's Green Power Partnership

Participant Rank

- 5. AT&T (Dallas)
- 14. Kimberly-Clark (Irving)
- 29. 7-Eleven (Irving)
- 33. City of Dallas (#2 city)
- 42. DFW International Airport (#1 airport)
- 74. Aligned Data Centers (Plano)
- 75. DataBank (Dallas)
- 83. American Airlines Group (Fort Worth)



The Dallas Region added **467 New Residents** each day

25% Natural Increase | 75% Net Migration

U.S. Census, 2021-2022

#1

Best cities for conducting sports business

Sports Business Journal, 2023

Three **R1: Doctoral Universities**



Carnegie Classification of Institutions of Higher Education: Very High Research Activity

"We believe it's in the **best strategic interest** of the company to make this move [to DFW], which supports Caterpillar's strategy for **profitable growth** as we help our customers build a **better, more sustainable world**."



**Jim Umpleby**  
Chairman and CEO  
Caterpillar



816 W Cannon St. Fort Worth, TX 76104

For Lease: \$28.50 / SF + NNN



**LEASING TEAM**

**Jim Nowell, 214.253.0797**  
jnowell@dominuscommercial.com

**Jim Eagle, 817.271.2775**  
jim.eagle@jll.com

Property lines are approximated\*



**Dominus Commercial | Fort Worth**  
+1 817.242.2361  
909 W Magnolia Ave, Suite 2

**JLL | Fort Worth**  
+1 817.271.2775  
201 Main St, Suite 500



*My Information About Brokerage Services*

This document has been prepared by Dominus Commercial, Inc for advertising and general information only. Dominus Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Dominus Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. © 2025 Dominus Commercial, Inc. All rights reserved.