

# MAGNOLIA MEDICAL TOWER

1307 8th Ave  
Fort Worth, TX 76104

**Medical For Lease**

771 - 3,397 SF



Leasing Information:  
214.461.2388

# Lincoln

<b>Banks Newton</b>	<b>Peter Shaw</b>	<b>Elizabeth Madden</b>
214.461.2388	214.461.2302	214.461.2366
bnewton@lpc.com	PShaw@lpc.com	emadden@lpc.com

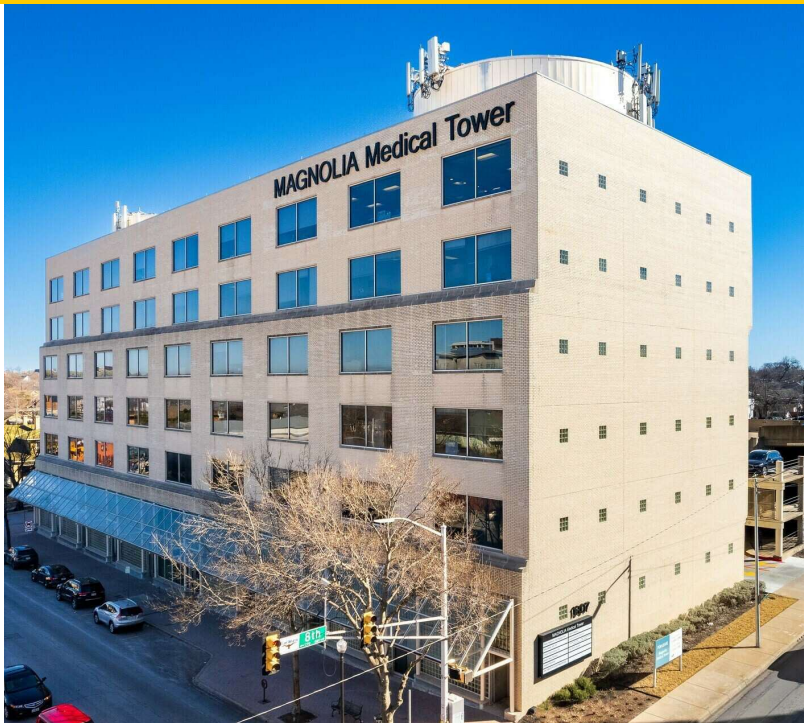
Lincoln Property Company  
8140 Walnut Hill Lane Suite 700  
Dallas, TX 75231

[www.lpc.com](http://www.lpc.com)

# MAGNOLIA MEDICAL TOWER

1307 8th Ave | Fort Worth, TX 76104

Medical For Lease



### Property Overview

Medical office building located on Magnolia Avenue in the Fort Worth Medical District within close proximity to five major hospitals.

### Property Highlights

- Updated common areas
- Vending room
- On-site management
- Controlled access after-hours
- Easy visitor drop-off access to building
- Parking is free for patients and staff, with doctors getting designated spots in covered garage

### Availabilities

Suite 101	3,397 SF
Suite 310	771 SF

**Banks Newton**  
214.461.2388  
bnewton@lpc.com

**Peter Shaw**  
214.461.2302  
PShaw@lpc.com

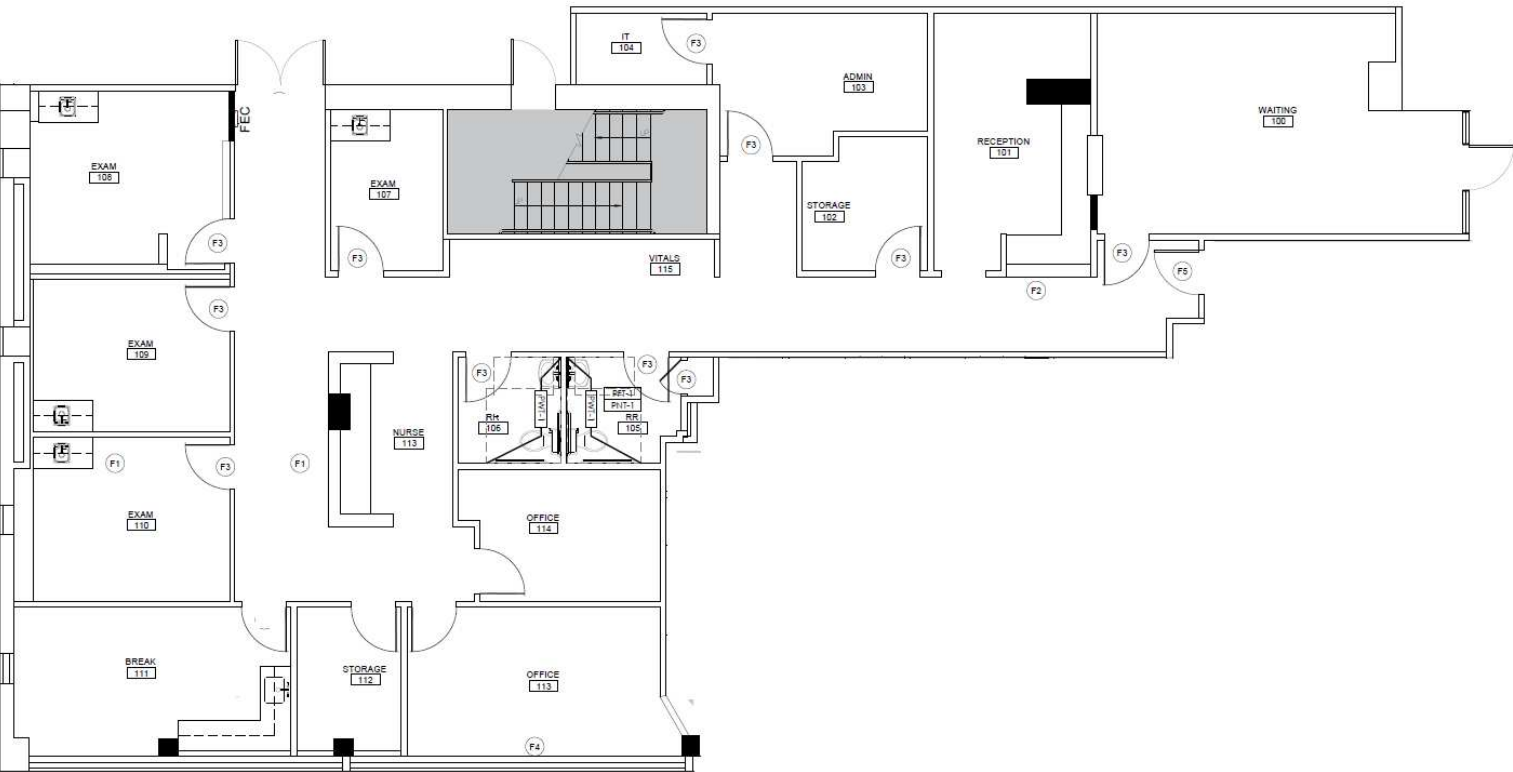
**Elizabeth Madden**  
214.461.2366  
emadden@lpc.com

Lincoln

# MAGNOLIA MEDICAL TOWER

1307 8th Ave | Fort Worth, TX 76104

Suite 101  
3,397 SF



Suite	Size	Video URL
Suite 101	3,397 SF	<a href="#">View Here</a>

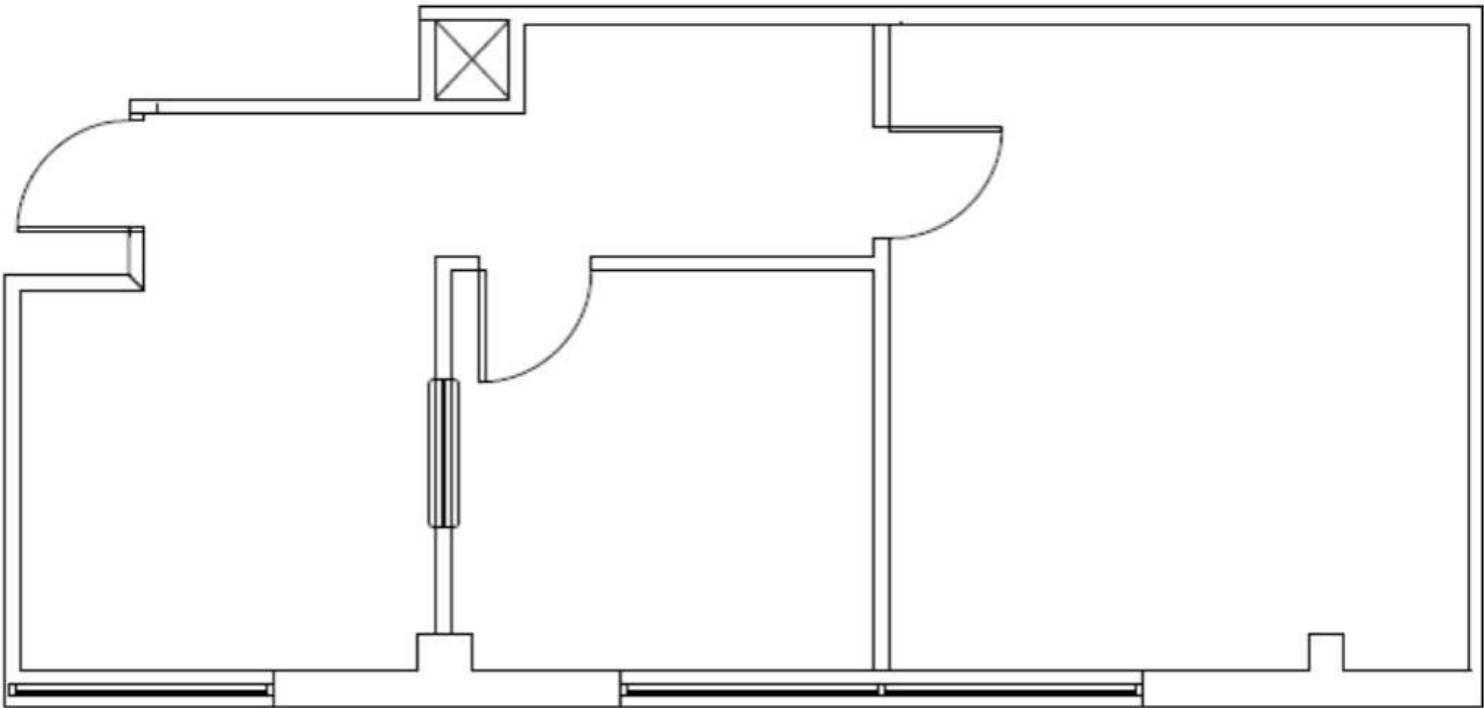
<b>Banks Newton</b> 214.461.2388 bnewton@lpc.com	<b>Peter Shaw</b> 214.461.2302 PShaw@lpc.com	<b>Elizabeth Madden</b> 214.461.2366 emadden@lpc.com
--	--	--

Lincoln

# MAGNOLIA MEDICAL TOWER

1307 8th Ave | Fort Worth, TX 76104

Suite 310  
771 SF



Suite	Size
Suite 310	771 SF

**Banks Newton**  
214.461.2388  
bnewton@lpc.com

**Peter Shaw**  
214.461.2302  
PShaw@lpc.com

**Elizabeth Madden**  
214.461.2366  
emadden@lpc.com

Lincoln



# MAGNOLIA MEDICAL TOWER

1307 8th Ave | Fort Worth, TX 76104

## Nearby Amenities



Banks Newton

214.461.2388

bnewton@lpc.com

Peter Shaw

214.461.2302

PShaw@lpc.com

Elizabeth Madden

214.461.2366

emadden@lpc.com

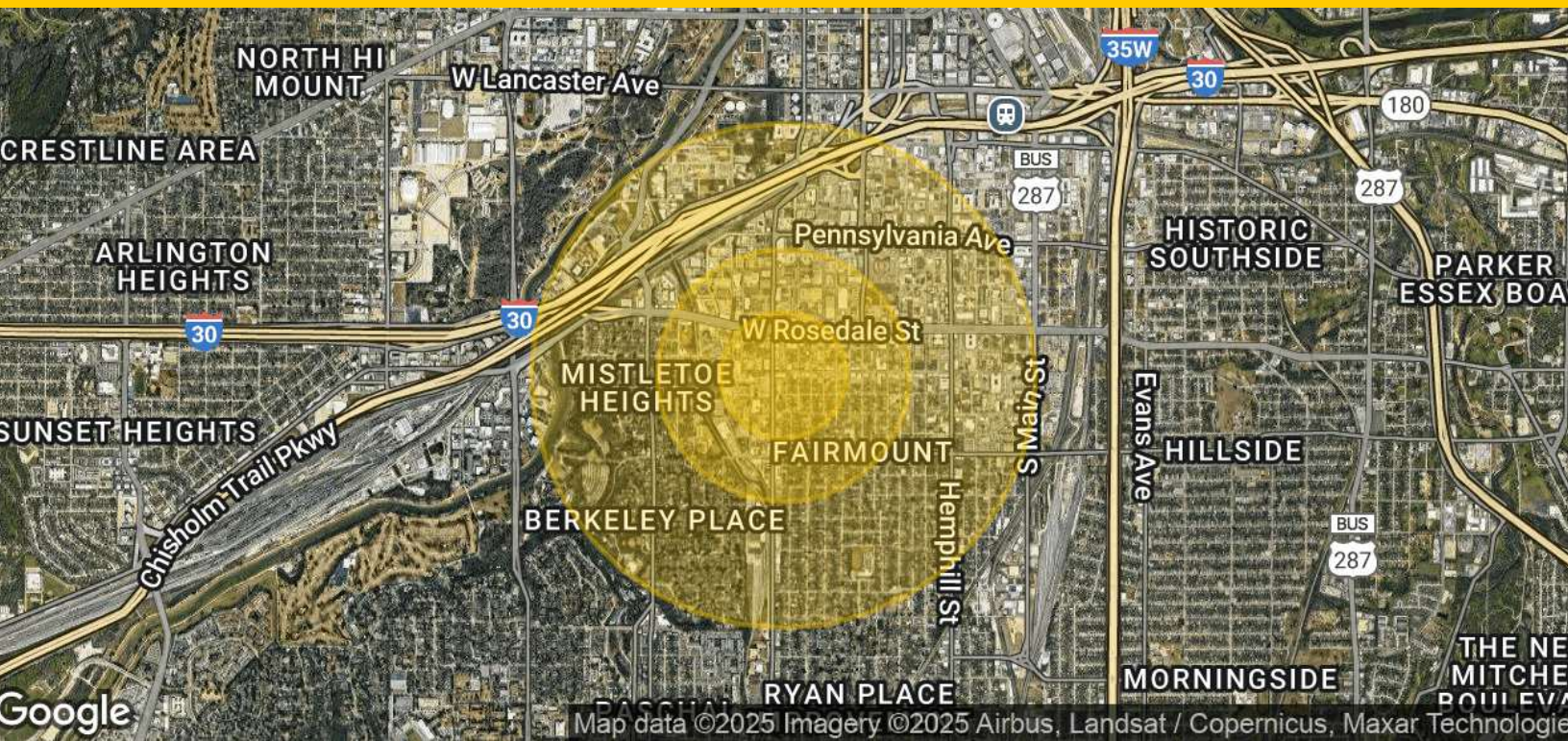
Lincoln



MAGNOLIA MEDICAL TOWER

Demographics Map & Report

1307 8th Ave | Fort Worth, TX 76104



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	611	2,477	10,735
Average Age	36.9	39.2	38.5
Average Age (Male)	40.0	41.3	40.5
Average Age (Female)	34.5	37.3	36.5
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	393	1,360	5,448
# of Persons per HH	1.6	1.8	2.0
Average HH Income	\$91,137	\$97,073	\$92,975
Average House Value	\$337,536	\$328,008	\$308,483

2020 American Community Survey (ACS)

Banks Newton

214.461.2388

bnewton@lpc.com

Peter Shaw

214.461.2302

PShaw@lpc.com

Elizabeth Madden

214.461.2366

emadden@lpc.com

Lincoln





## MAGNOLIA MEDICAL TOWER

1307 8th Ave  
Fort Worth, TX 76104

Leasing Information:  
214.461.2388

**Banks Newton**  
214.461.2388  
bnewton@lpc.com

**Peter Shaw**  
214.461.2302  
PShaw@lpc.com

**Elizabeth Madden**  
214.461.2366  
emadden@lpc.com

# Lincoln

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

[www.lpc.com](http://www.lpc.com)