

FOR LEASE OFFICE BUILDING



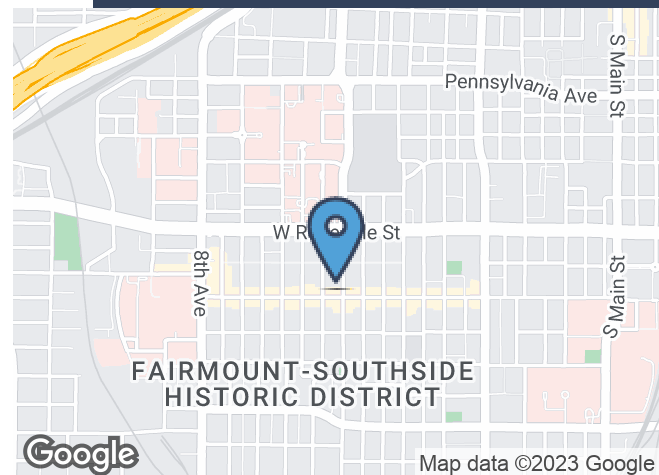
1200 W MAGNOLIA AVE, FORT WORTH, TX 76104



PROPERTY HIGHLIGHTS

- ±1,911 SF
- Professional Office Space for lease
- Move In-Ready
- 2nd Generation space
- Walking distance to restaurants and retail
- Close access to major Fort Worth Hospitals
- Located at W Magnolia & S Henderson St.

LEASE RATE \$20.00 - 22.00 SF/YR | NNN



CONTACT INFORMATION

JIM KELLEY

Office: 817.488.4333
Cell: 817.909.7875
jim@championsdfw.com

SETH MULLINS

Office: 817.488.4333
Cell: 817.994.9080
seth@championsdfw.com

AMY PHAM-WOODWARD

Office: 817.488.4333
Cell: 817.455.7025
amy@championsdfw.com

Champions DFW Commercial Realty

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

©2023 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. 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

FOR LEASE OFFICE BUILDING



1200 W MAGNOLIA AVE, FORT WORTH, TX 76104

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Office space available for lease in the heart of Near Southside -- a vibrant, urban, mixed-use neighborhood.

The Historic Max Mehl Building is listed on the National Register of Historic Places as a contributing building in the Fairmount-Southside Historic District (NR 1990) and is now a modern building that meets all current accessibility codes.

Built in 1916 with historic renovations completed in 2007. The property features bay windows with views on from all suites with exposed ceiling.

LOCATION DESCRIPTION

Located at the center of Fort Worth's Medical District, home to Tarrant County's major hospitals.

Champions DFW Commercial Realty

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

©2023 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. 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.

FOR LEASE OFFICE BUILDING



1200 W MAGNOLIA AVE, FORT WORTH, TX 76104

PROPERTY DETAILS & HIGHLIGHTS

Building Name	1200 W Magnolia Ave
Property Type	Office
Property Subtype	Office Building
Building Size	16,542 SF
Building Class	C
Year Built	1920
Year Last Renovated	2007
Number of Floors	3
Average Floor Size	5,514 SF
Free Standing	Yes
Number of Buildings	1



Champions DFW Commercial Realty

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

©2023 Champions DFW Commercial Realty LLC.

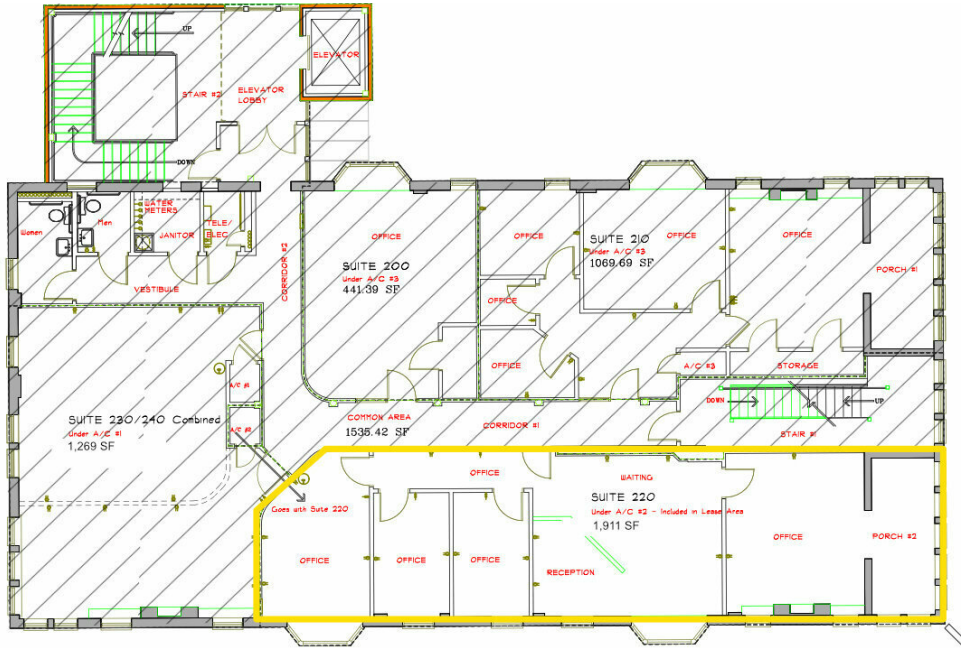
All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

FOR LEASE OFFICE BUILDING



1200 W MAGNOLIA AVE, FORT WORTH, TX 76104

LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 to 60 months
Total Space:	1,911 SF	Lease Rate:	\$20.00 - \$23.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 220	Available	1,911 SF	NNN	\$20.00 - \$23.00 SF/yr

Champions DFW Commercial Realty

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

©2023 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. 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

FOR LEASE OFFICE BUILDING



1200 W MAGNOLIA AVE, FORT WORTH, TX 76104

INTERIOR PHOTOS



Champions DFW Commercial Realty

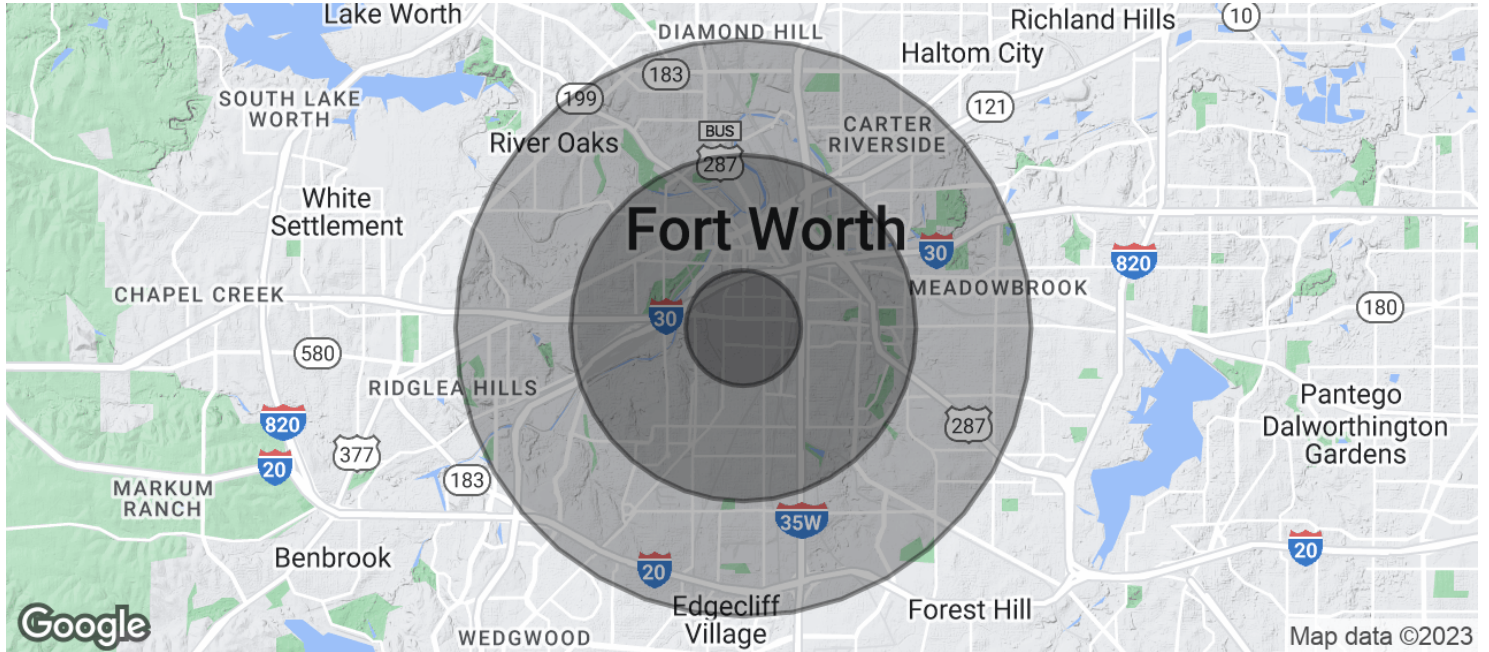
1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

©2023 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. 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

1200 W MAGNOLIA AVE, FORT WORTH, TX 76104

DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,284	92,098	251,657
Average Age	34.1	30.5	31.2
Average Age (Male)	34.5	29.6	30.4
Average Age (Female)	34.0	31.4	32.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,295	31,347	85,433
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$58,955	\$60,228	\$57,381
Average House Value	\$150,500	\$220,153	\$195,828

** Demographic data derived from 2020 ACS - US Census*

FOR LEASE OFFICE BUILDING



1200 W MAGNOLIA AVE, FORT WORTH, TX 76104

BROKER CONTACTS



JIM KELLEY

Principal/Broker

D: 817.488.4333 | C: 817.909.7875
jim@championsdfw.com



SETH MULLINS

Senior Associate

D: 817.488.4333 | C: 817.994.9080
seth@championsdfw.com



AMY PHAM-WOODWARD

Sales Associate

D: 817.488.4333 | C: 817.455.7025
amy@championsdfw.com

Champions DFW Commercial Realty

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

©2023 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. 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.



CHAMPIONS[™]
DFW COMMERCIAL REALTY

Champions DFW Commercial Realty

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

©2023 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. 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