



OFFICE SPACE AVAILABLE FOR LEASE

550 & 558 HEMPHILL STREET

10,000 SF | FORT WORTH, TEXAS 76104

PROPERTY INFORMATION

- Approximately 10,000 SF – Can be subdivided to 4,000 SF
- Excellent location at the corner of Hemphill and Pennsylvania in the Fort Worth Medical District
- High growth redevelopment area
- Great for office, medical office or retail
- Owner will build to suit-entire interior can be gutted back to a white box
- Owner will to put on a new exterior for the right deal
- Huge parking capability: 10/1000 available and owner can pave the additional lot in the back
- Signage available
- New roof and HVAC

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2014 Population	7,618	83,686	265,746
2014 Households	3,555	30,525	89,336
2014 Average HH Income	\$67,187	\$70,924	\$60,465
% Pop. Growth 2014-2019	11.46%	7.60%	5.86%

LEASE RATE

Negotiable - depending on the finish out required




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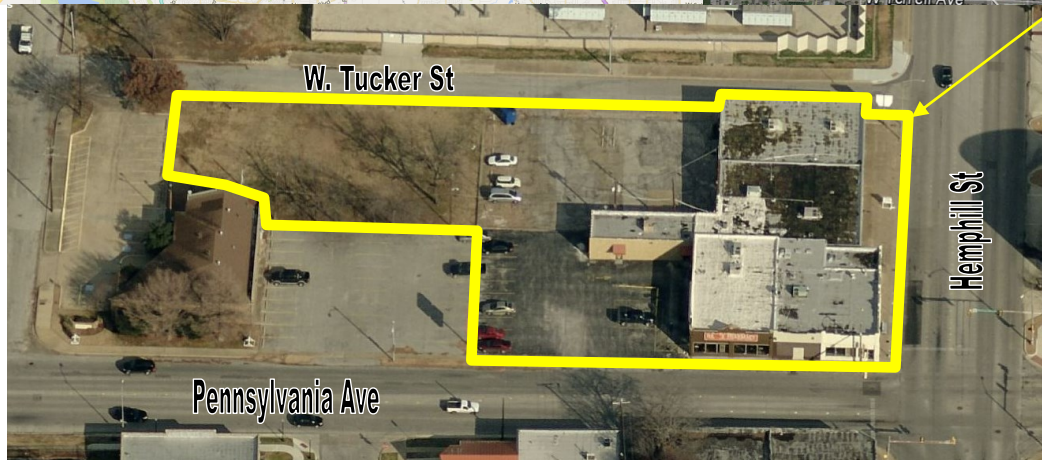
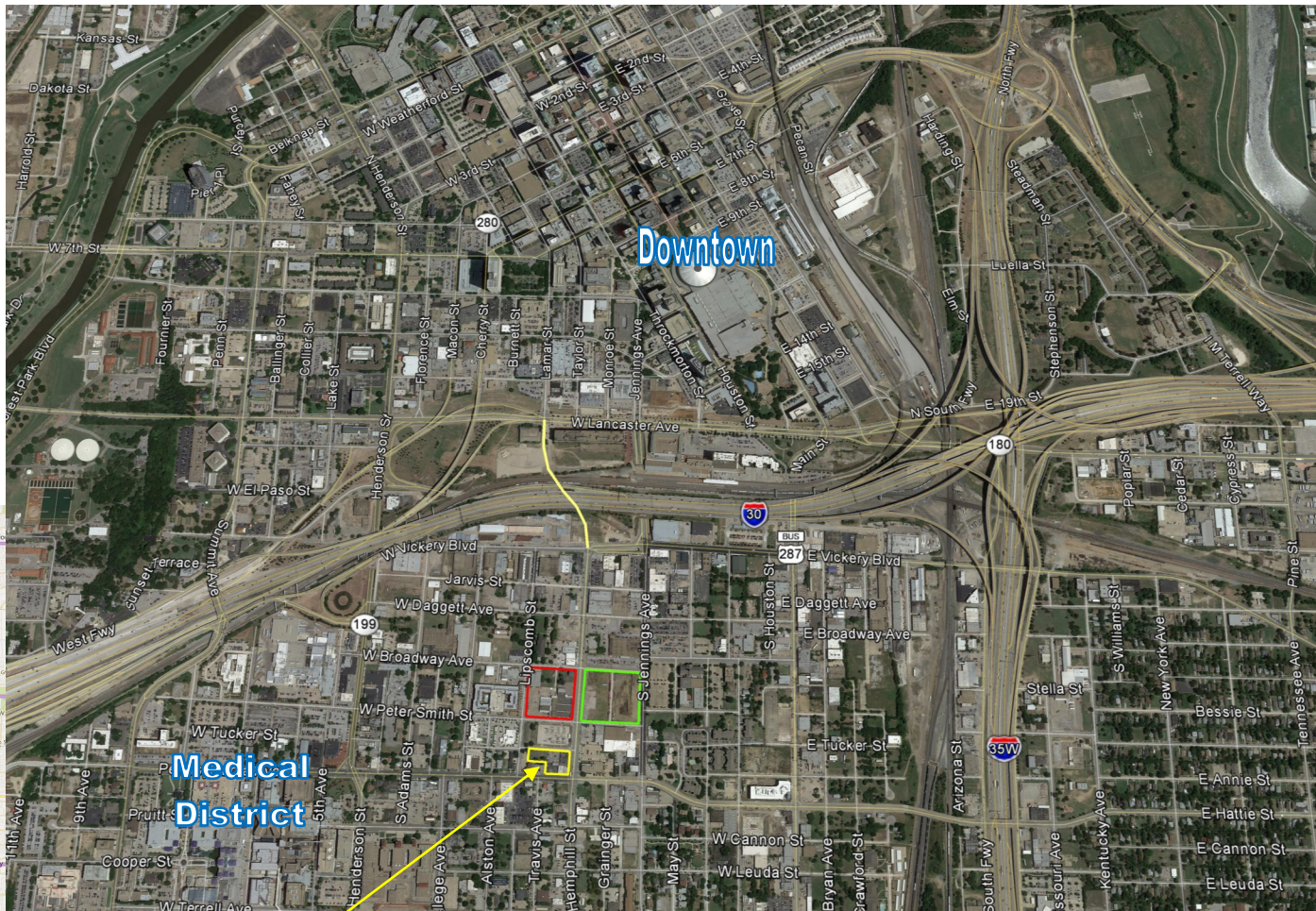
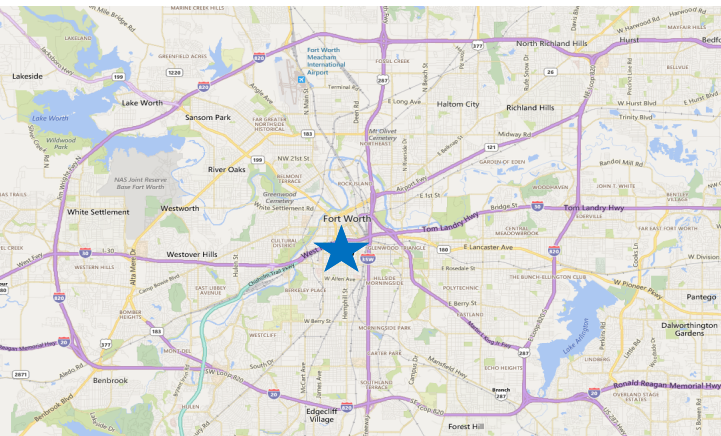
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 New retail project

 New apartment project

 Proposed Hemphill-Lamar connector



BROKER CONTACT

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