

BAYLOR ALL SAINTS POB II

1280 8th Avenue
Fort Worth, TX 76104

Medical For Lease

2,343 - 7,245 SF



Leasing Information:
214.461.2388

Lincoln

Banks Newton
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Peter Shaw
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Elizabeth Madden
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Lincoln Property Company
8140 Walnut Hill Lane Suite 700
Dallas, TX 75231

www.lpc.com

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Property Highlights

- Adjacent to Baylor Scott & White All Saints Medical Center in the Heart of the Fort Worth Medical District
- Generous tenant improvement allowances available for customizable space layouts.
- The new MOB will sit on top of a new 5-story garage and will connect to the existing 10-story garage.

Property Overview

Baylor All Saints Professional Building II will be a 100,000 RSF, Class A, Medical Office Building with Institutional Ownership located on the campus of Baylor Scott & White All Saints Medical Center. The building is conveniently located near the intersection of Mistletoe Blvd. and All Saints Ave. with excellent interstate access and ample parking. The building has efficient floorplates where we can offer generous tenant improvement packages.

Availabilities

Suite 125	5,727 SF
Suite 200	5,997 SF
Suite 205	6,334 SF
Suite 230	2,343 SF
Suite 420	2,500 - 5,918 SF
Suite 425	2,500 - 7,245 SF

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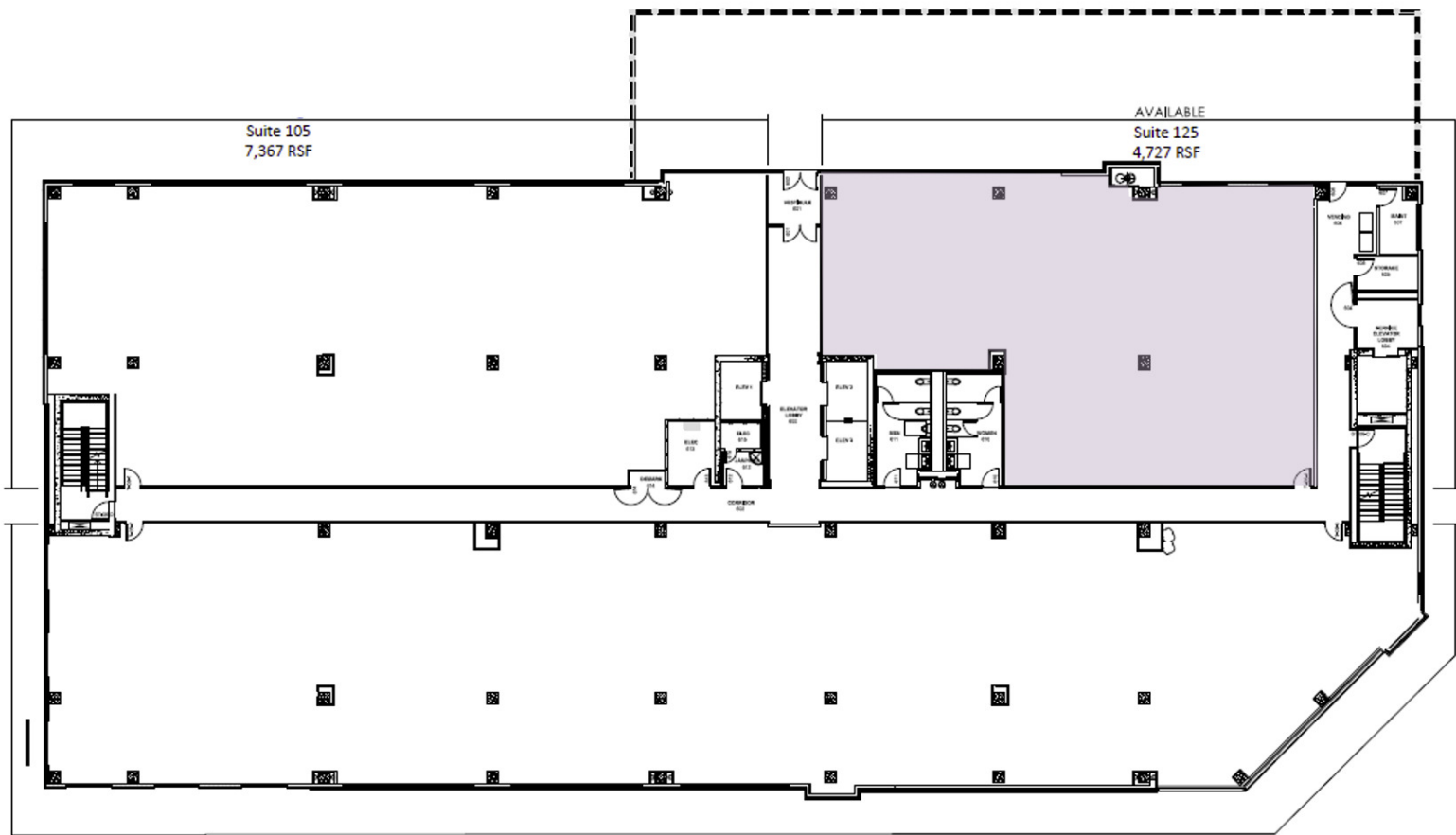
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BAYLOR ALL SAINTS POB II

1280 8th Ave | Fort Worth, TX 76104

1st Floor
5,727 SF



Suite	Size
■ Suite 125	5,727 SF

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2nd Floor
6,334 SF



Suite	Size
■ Suite 205	6,334 SF
■ Suite 230	2,343 SF

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BAYLOR ALL SAINTS POB II

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4th Floor

2,500 - 5,918 SF



Suite	Size
■ Suite 420	2,500 - 5,918 SF
■ Suite 425	2,500 - 7,245 SF

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Nearby Amenities



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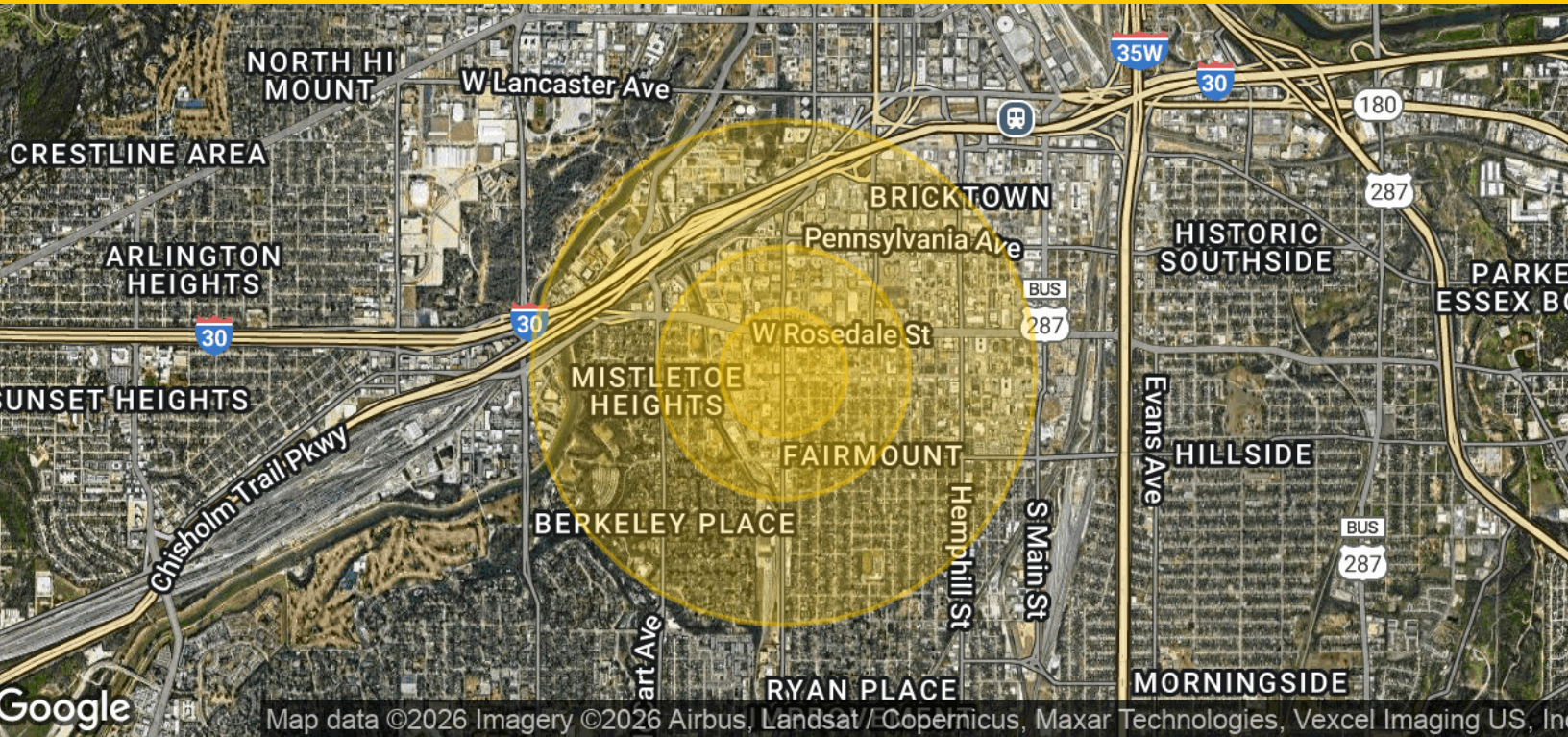
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	538	2,323	10,483
Average Age	38.3	40.2	38.9
Average Age (Male)	41.5	42.4	40.7
Average Age (Female)	35.7	38.1	36.8
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	336	1,269	5,376
# of Persons per HH	1.6	1.8	1.9
Average HH Income	\$94,269	\$99,570	\$93,839
Average House Value	\$342,284	\$329,893	\$313,241

2020 American Community Survey (ACS)

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