

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

Banks Newton
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Peter Shaw
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Lincoln

Lincoln Property Company
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Medical For Lease

2,343 - 7,245 SF



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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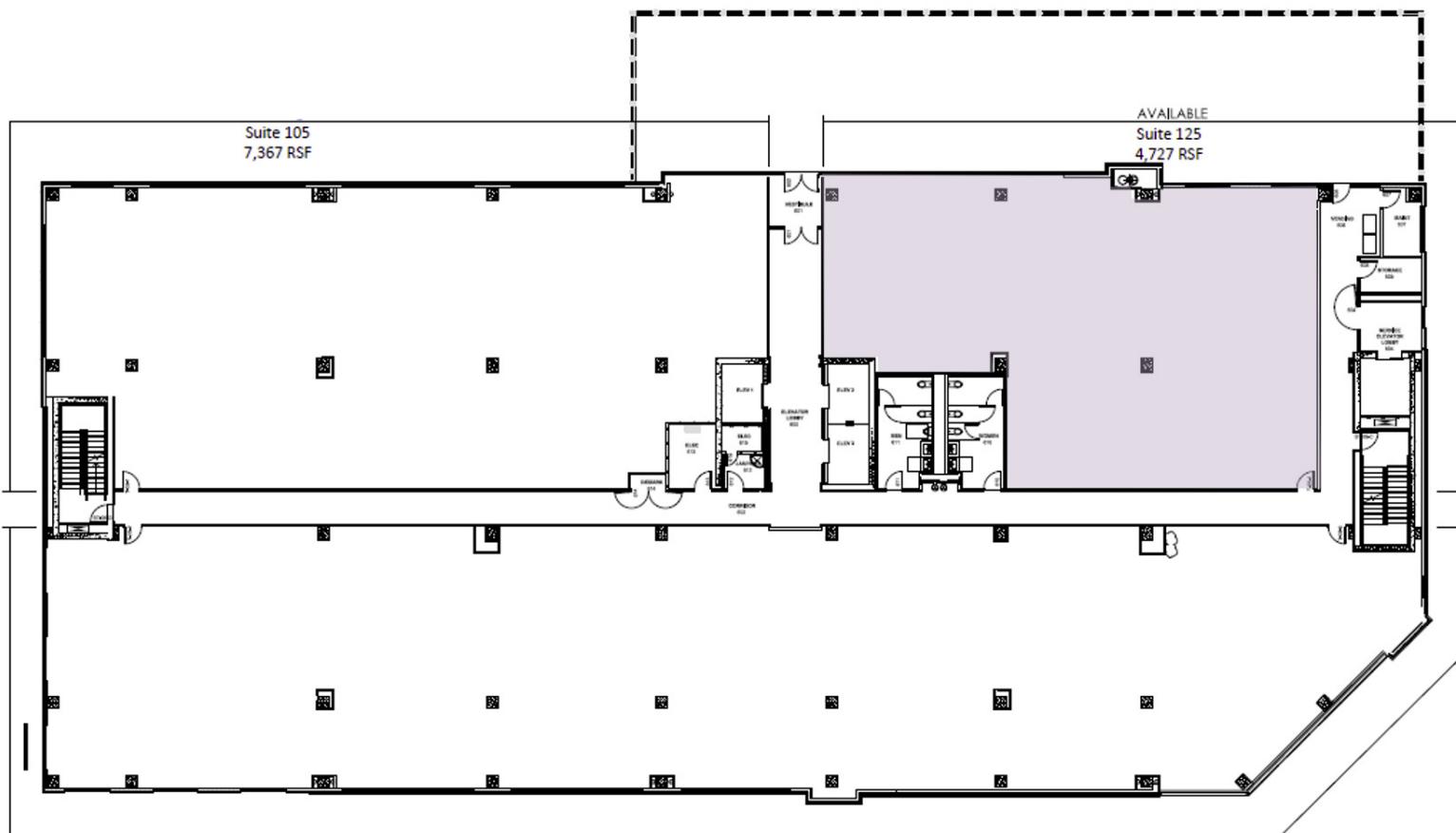
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1280 8th Ave | Fort Worth, TX 76104

1st Floor

5,727 SF



Suite

Size

Suite 125

5,727 SF

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BAYLOR ALL SAINTS POB II

1280 8th Ave | Fort Worth, TX 76104

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

1280 8th Ave | Fort Worth, TX 76104

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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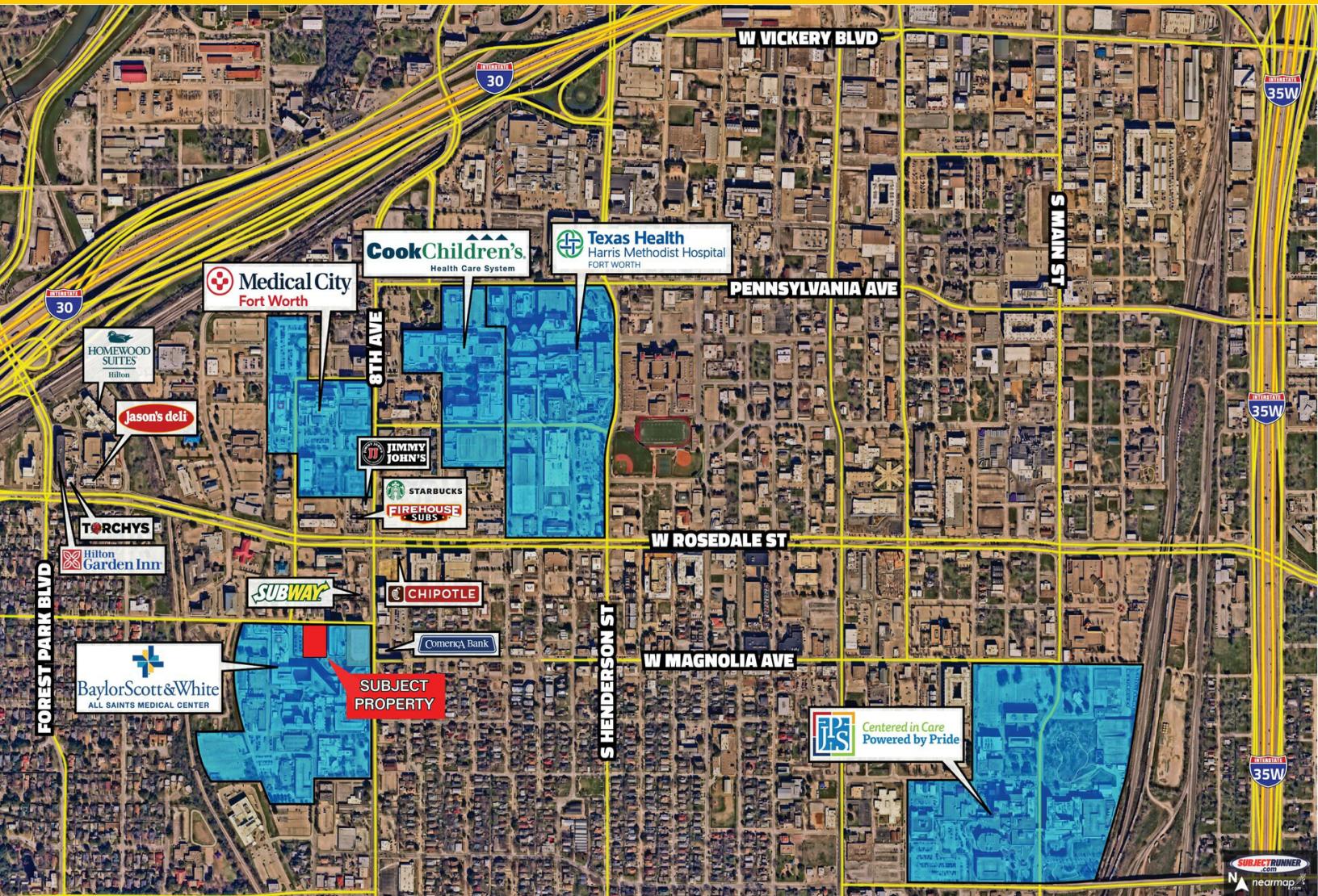
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Nearby Amenities



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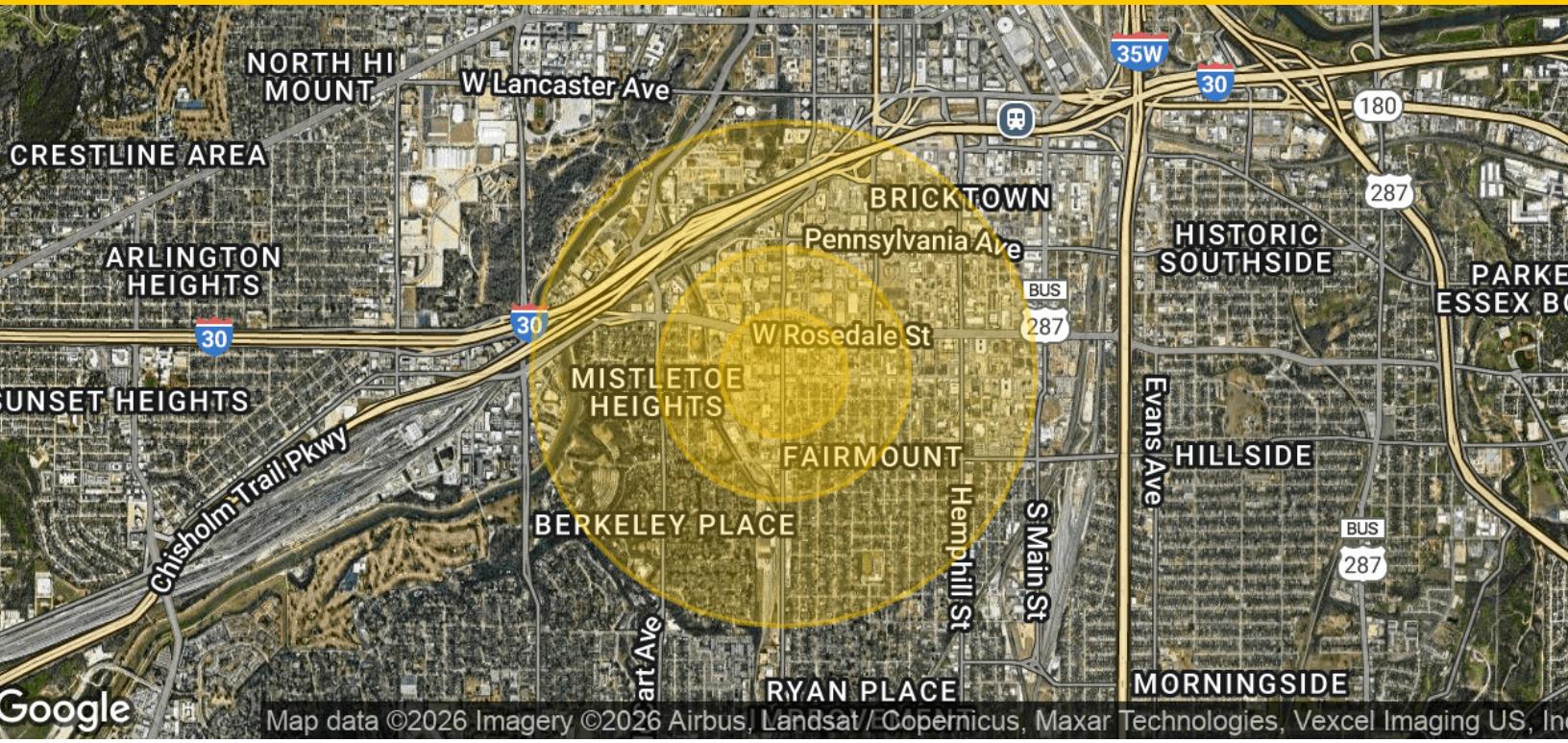
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Demographics Map & Report



| 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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