

# Medical Office Building



**7269 Hawkins View Dr.  
Fort Worth, Texas 76132**

**2,200 +/- SF**

**Leasing Package**



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## I - Property Summary

<b>Address</b>	7269 Hawkins View Drive City of Fort Worth, Tarrant County, Texas 76132
<b>Building Size (rentable)</b>	8,401 +/- SF
<b>Access and Visibility</b>	Immediate Access to Chisholm Trail Parkway & Bryant Irvin Road
<b>Parking</b>	4.88 : 1,000
<b>Lease Space &amp; Rate</b>	Suite 7269 2,200 +/- SF CONTACT BROKER FOR NNN LEASE RATE

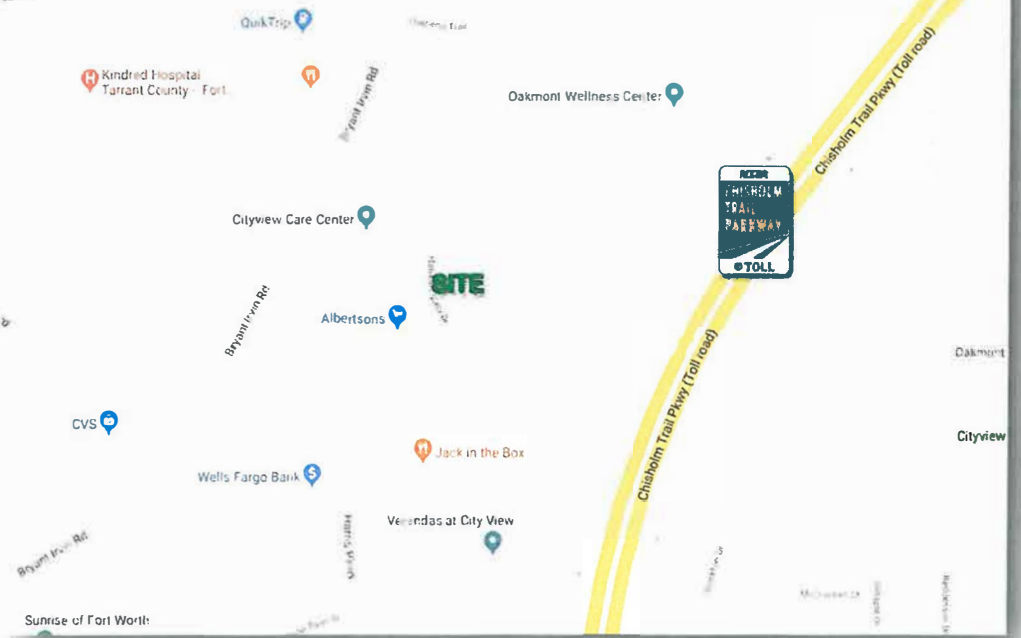
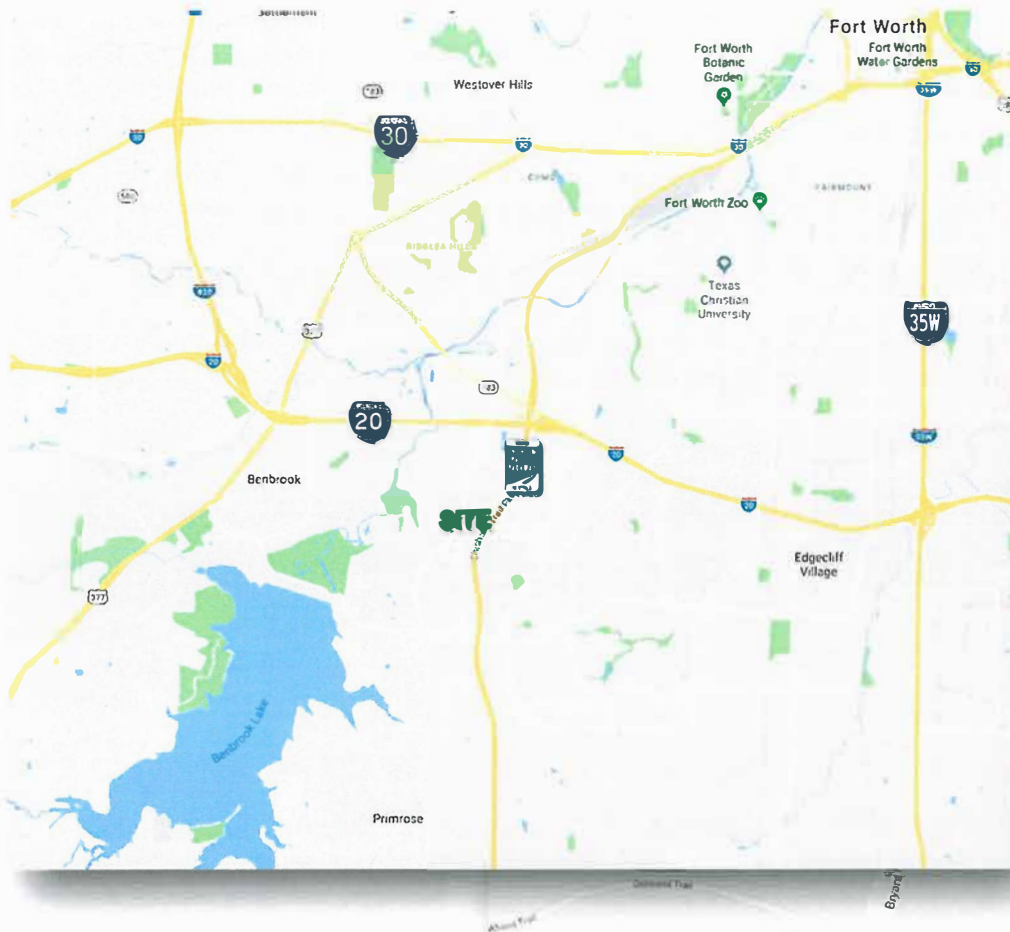
Exceptional medical/office condos located in the heart of Southwest Fort Worth, Texas medical district and only 10 minutes from downtown Fort Worth and major hospitals. This condo/office has 2,200+/- SF available with an additional contiguous 2,183+/- SF available that can be combined for a larger space of 4,383+/- SF. This prime commercial property offers an ideal opportunity for medical practitioners, medical laboratory and business professionals seeking a modern and prestigious workspace. The Hawkins View Business Park consisting of six condo/office buildings is situated in a bustling ever-growing area near Bryant Irvin Road with high visibility from both Oakmont Boulevard and The Chisholm Trail Parkway and is strategically positioned for ease of access. The condo/offices boast a contemporary architectural design, featuring sleek lines and a sophisticated facade that exudes professionalism including modern flooring, granite counters and abundant reception spaces with plumbing for medical use. Call today to schedule your showing of this prestigious property.

*DFW Commercial Realty Group ("DFWCRG") makes no representation as to the accuracy of the information contained herein or attached hereto. In consideration of DFWCRG's delivery of the information to the reader, the reader hereby releases and discharges any and all claims it may have against DFWCRG arising out of the delivery of the information or any inaccuracy of the information. The reader shall rely on the information at its own risk. No statements or other representations set forth in the information shall be considered a representation or warranty of DFWCRG or its agents.*

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## II - Location Maps



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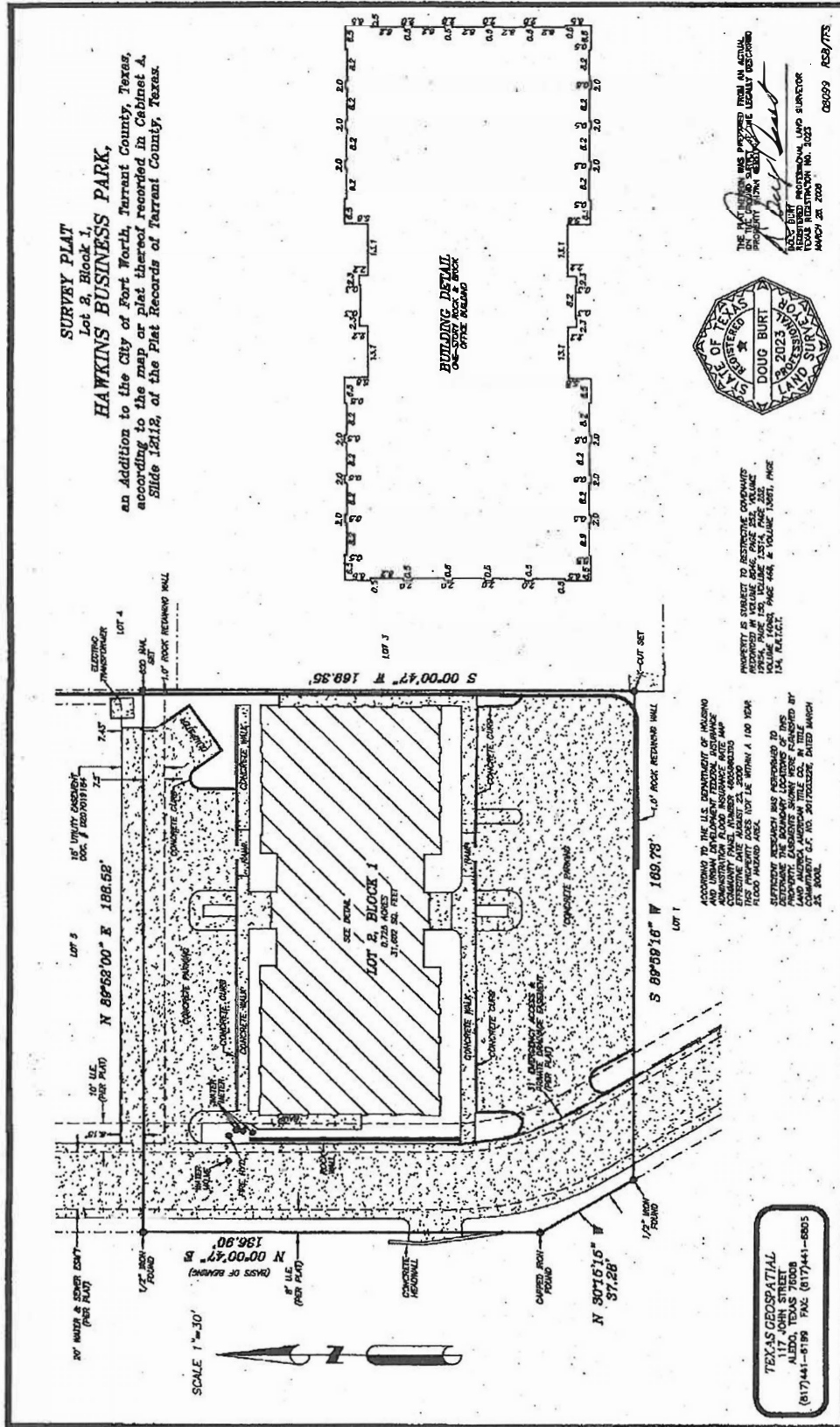
### III - Aerial



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# IV - Survey



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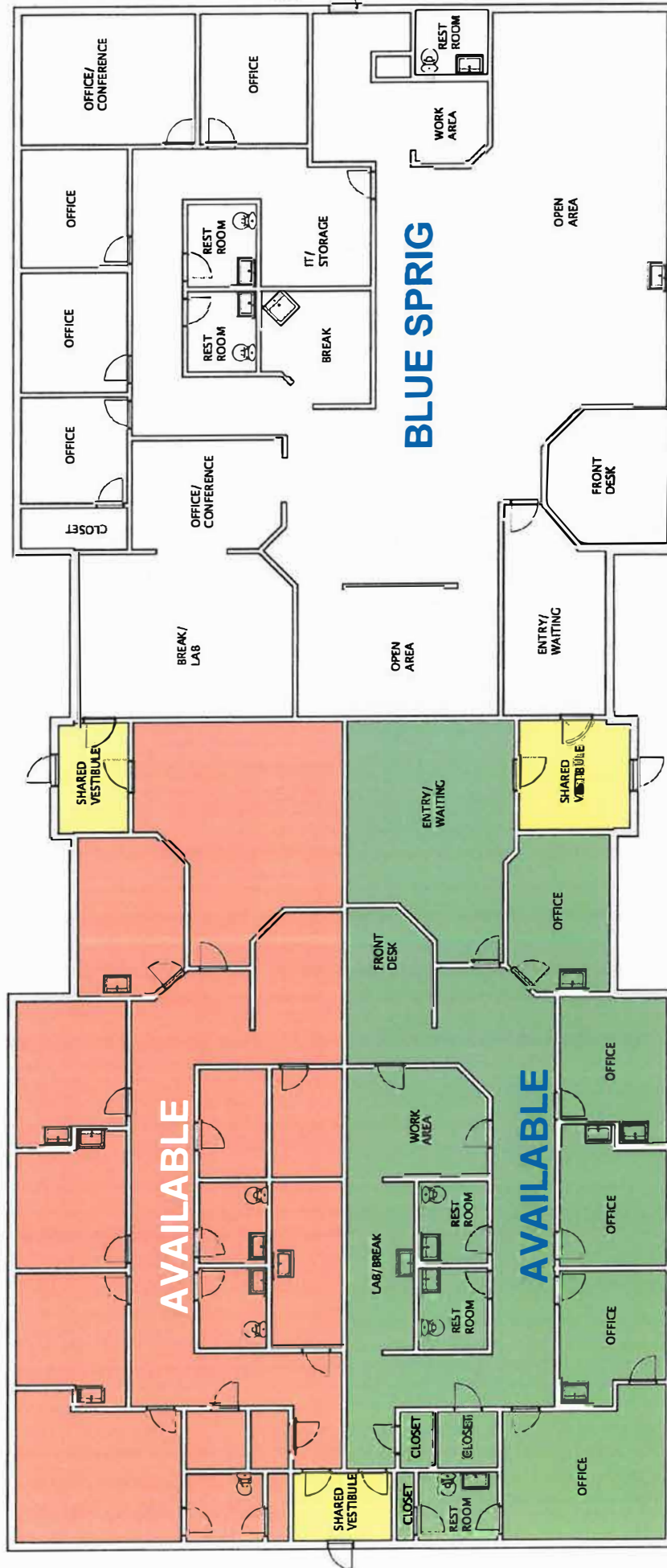
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# V - FLOOR PLAN

#7269 - 2,200 SF

7269 Hawkins View Drive



#7277 - 4,018 SF

#7273 - 2,183 SF

## VI - City of Fort Worth

### Growing Your Business



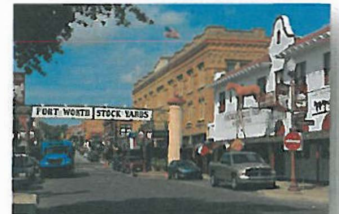
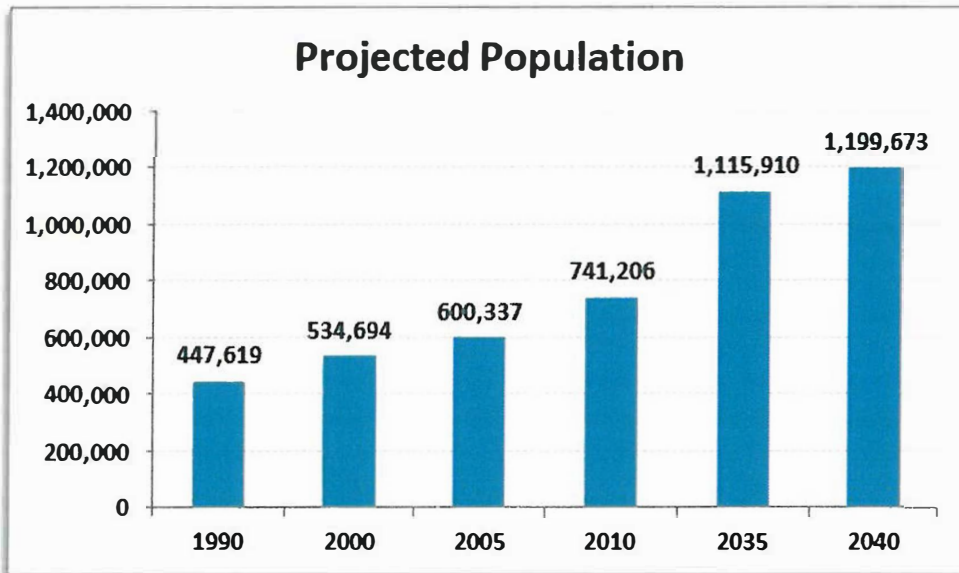
Within the top state and the fastest-growing metro market is the 15<sup>th</sup> largest U.S. city: Fort Worth. Our diverse economy, central location, business-friendly environment and explosive population growth have helped make Fort Worth a gateway city to the world.

With a thriving and diverse business environment, Fort Worth has become a major center for industry, technology, distribution, and transportation. In fact, Fort Worth is consistently ranked among the top places in the nation to work, live and do business by *Money*, *Fortune*, *Site Selection* and *Newsweek* magazines.

### Everything's Bigger In Texas

Within the top state and the fastest-growing metro market is the 13<sup>th</sup> largest city: Fort Worth. Since the 2000 Census, our population has increased by over 267,681 to 895,000 persons in 2019. If Fort Worth continues to grow at this rate, the city's population could easily exceed one million by 2025.

#### Fort Worth Population Forecast



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