

Golden Triangle Office Space

MEDICAL/DENTAL &
PROFESSIONAL OFFICE SPACE
FOR LEASE

FOR LEASE

4801 Golden Triangle Blvd
Fort Worth, TX 76244

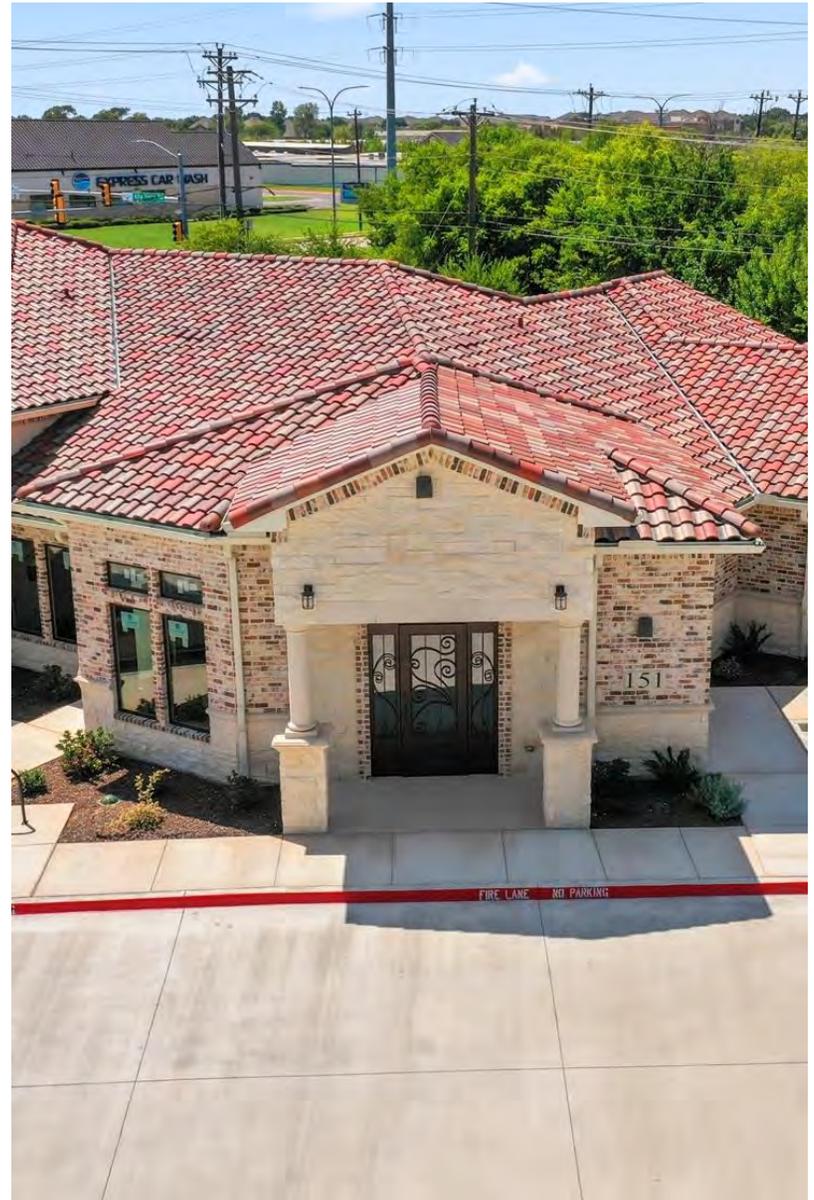


John Torres
Preeminent CRE Group
Managing Broker
(469) 520-1198
john.torres@precregroup.com



PROPERTY DESCRIPTION

- This new construction office building features a modern design and a professional environment that will impress clients and patients. Ample surface parking is available with easy access to all suites. The property's location at the intersection of Golden Triangle Blvd and Alta Vista Rd offers strong signage opportunities and excellent traffic exposure (11,000+ vehicles per day).
- The property is strategically located to serve the dense residential neighborhoods and expanding retail and healthcare developments in North Fort Worth. It offers convenient access to major thoroughfares like I-35W and Highway 377, as well as Alliance Town Center, making it a perfect spot for growth-minded businesses.
- Available Suites
 - Suite 151 (Endcap): This premium space is already prepared for a dental practice buildout. Plumbing is in place for dental chairs, sinks, and other essential equipment, saving you time and money on initial construction. Its prominent endcap location provides maximum exposure and easy access for patients.
 - Suite 141: A versatile suite ready for a medical or professional office buildout. The open shell design allows for a completely customizable floor plan to perfectly suit your practice's needs. This is an ideal location for:
 - Primary Care Physicians
 - Physical Therapists
 - Wellness Clinics
 - Chiropractors
 - Specialty Medical Practices
 - Professional Service Providers



PROPERTY FEATURES

LAND ACRES	1.995
YEAR BUILT	2025
ZONING TYPE	E
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	42

HIGHLIGHTS

- Large suite is plumbed and ready for dental office buildout
- High ceilings, large windows, and ample parking
- Less than 10 min from Texas Health Harris Methodist Alliance and Baylor Scott & White Keller
- Interior suite is suitable for Primary Care, Physical Therapy, Wellness, Chiropractic, and other medical or professional office use
- 1 mile from I-35W; 2 miles from US-377
- 11,000+ vehicles per day



AVAILABLE SPACES

Introductory Rate for First 6 Months

Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
141	Medical/Professional Office Space	1	2,373	\$24.50 *	NNN	Shell space. Plumbed for restrooms and breakroom. TI Allowance available.
151	Dental Office Space	1	3,075	\$24.50 *	NNN	Shell condition. Plumbed for Dental office. 6+ exam rooms. TI Allowance available.

* Call Broker for Standard Rate

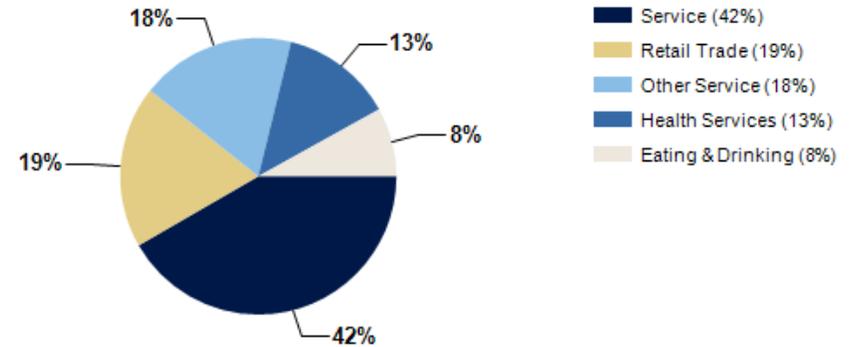


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 312 Northwest Highway #125, Grapevine, TX 76051



Major Industries by Employee Count

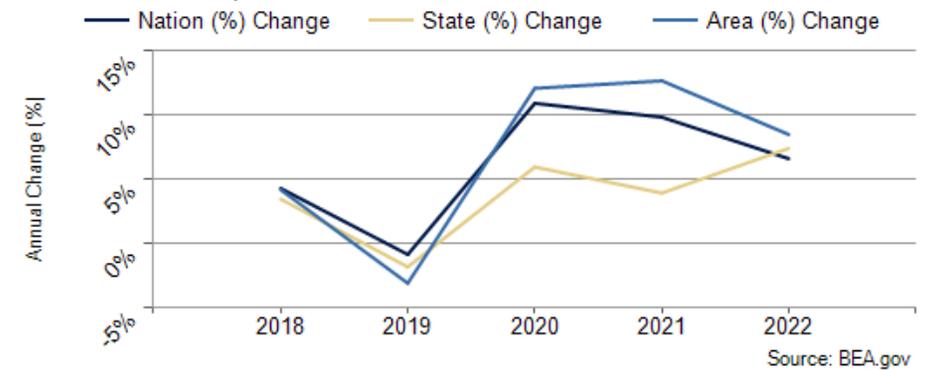


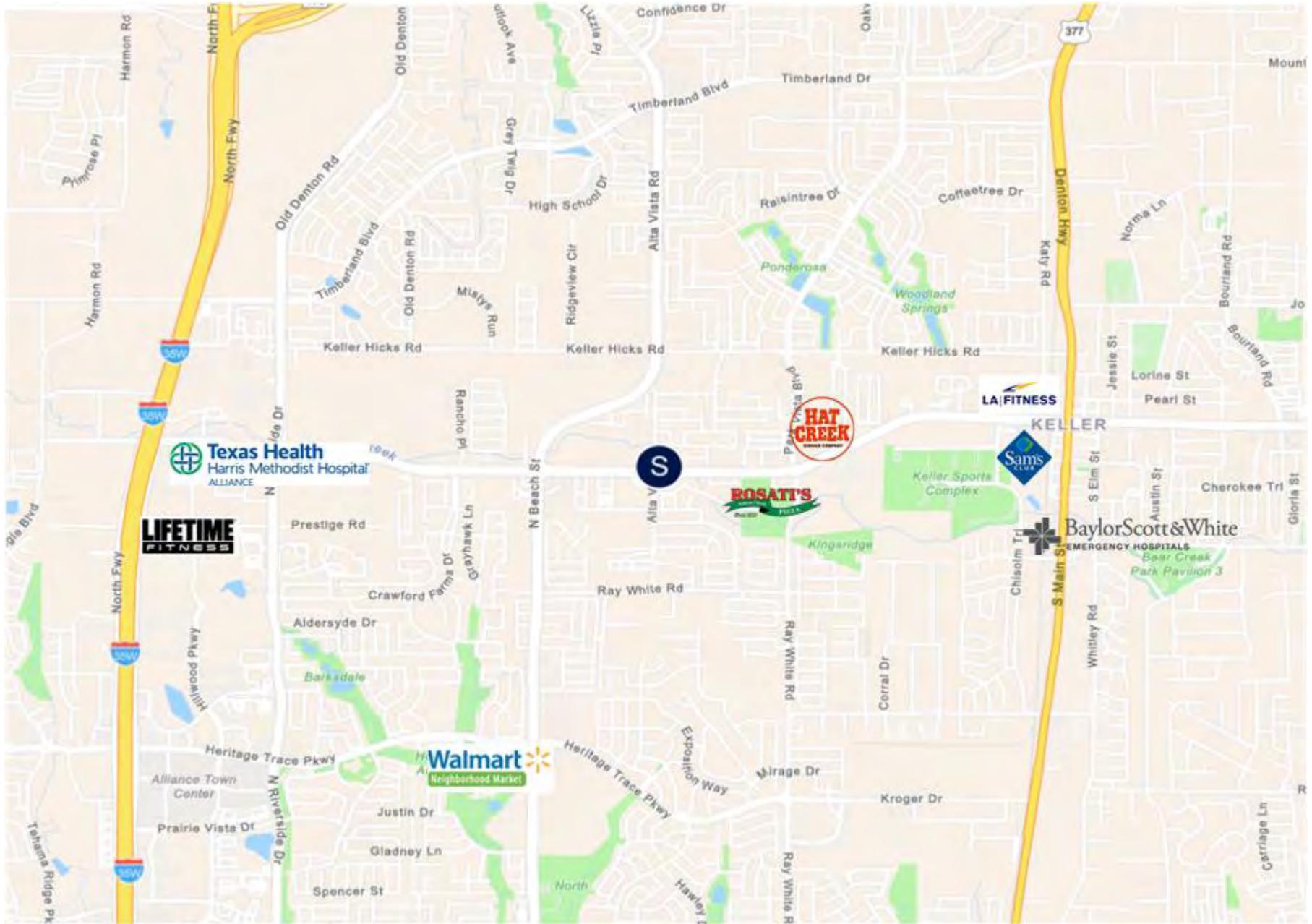
Largest Employers

AMR/American Airlines	22,169
Texas Health Resources	18,866
Lockheed Martin Aeronautics Company	14,988
Fort Worth Independent School District	11,000
Arlington Independent School District	8,126
University of Texas Arlington	6,239
City of Fort Worth	6,195
JPS Health Network	4,872



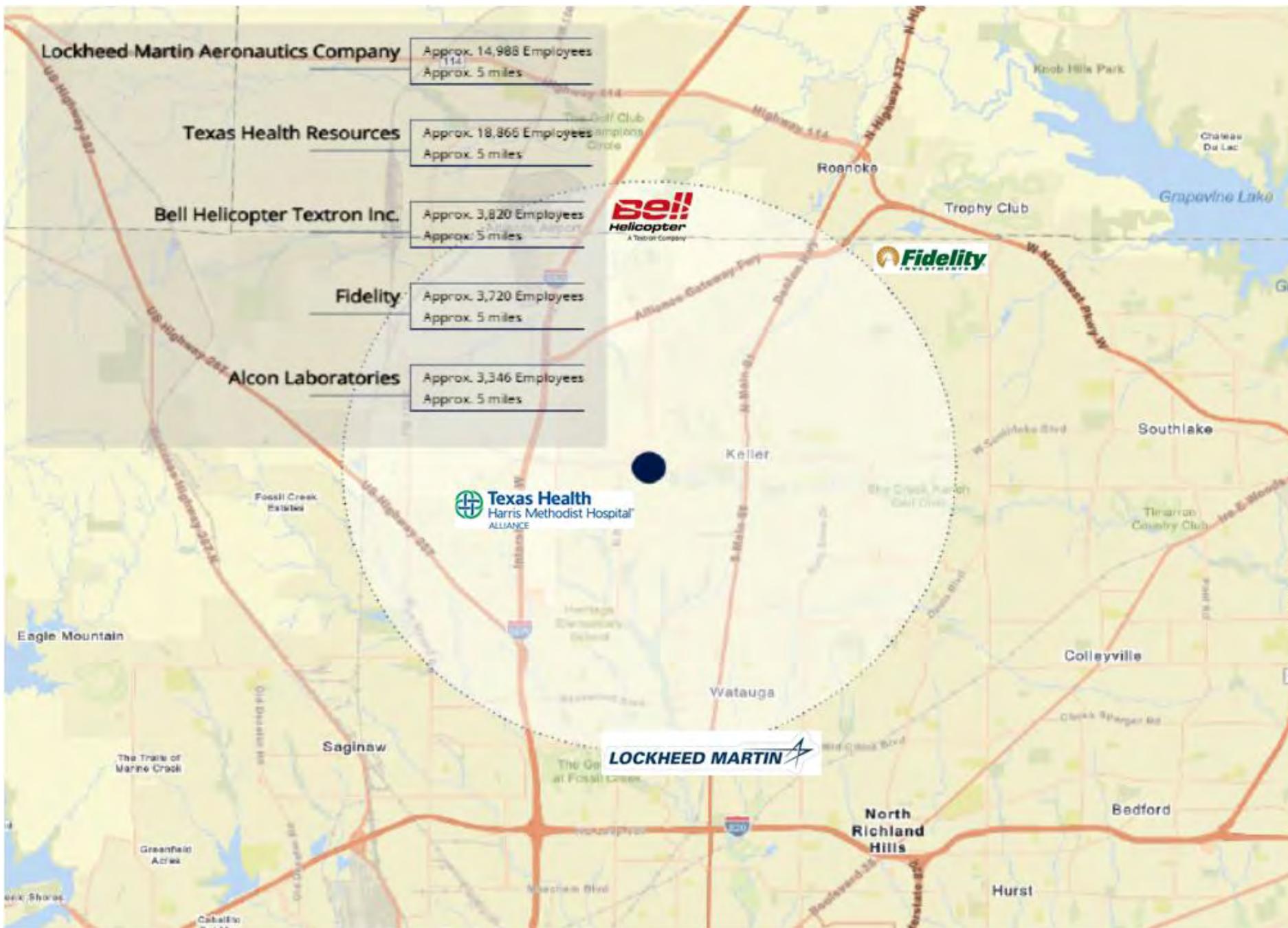
Tarrant County GDP Trend





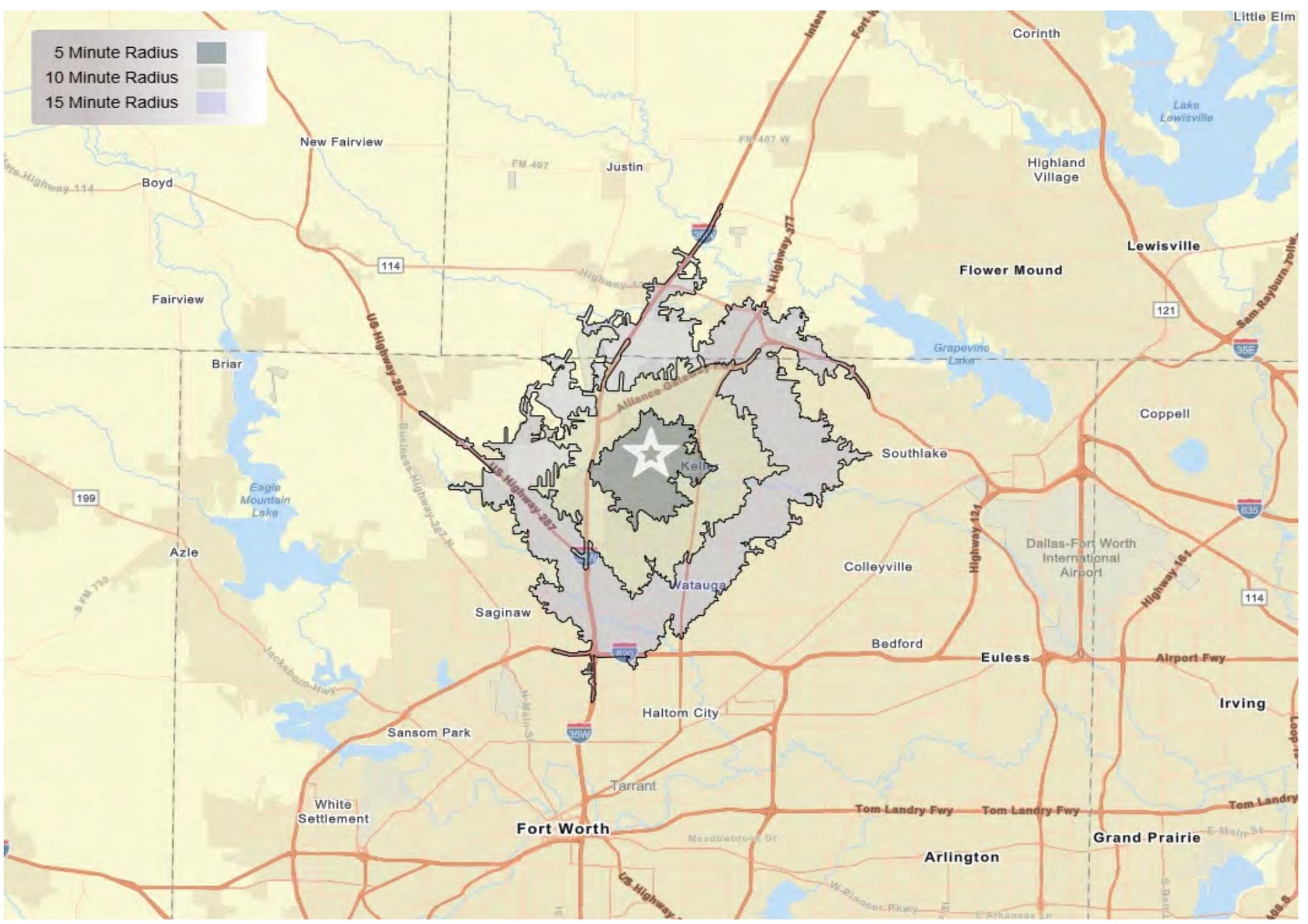
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5 Minute Radius
 10 Minute Radius
 15 Minute Radius



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Preeminent CRE Group LLC	9013075	john.torres@precregroup.com	(469)520-1198
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John Torres	0686924	john.torres@precregroup.com	(469)520-1198
Designated Broker of Firm	License No.	Email	Phone
John Torres	0686924	john.torres@precregroup.com	(469)520-1198
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
John Torres	0686924	john.torres@precregroup.com	(469)520-1198
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

regulated by the Texas Real Estate Commission

information available at www.trec.texas.gov

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DISCLAIMER

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Exclusively Marketed by:

John Torres

Preeminent CRE Group

Broker

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