

BAYLOR ALL SAINTS POB I

1250 8th Ave.
Fort Worth, TX 76104

Medical For Lease

1,739 - 10,205 SF



Leasing Information:
214.461.2388

Lincoln

Banks Newton
214.461.2388
bnewton@lpc.com

Peter Shaw
214.461.2302
PShaw@lpc.com

Elizabeth Madden
214.461.2366
emadden@lpc.com

Lincoln Property Company
8140 Walnut Hill Lane Suite 700
Dallas, TX 75231

www.lpc.com

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1,739 - 10,205 SF



Property Highlights

- Generous Tenant Improvement allowances available for customizable space layouts
- Highly visible signage opportunity available
- Complimentary Valet
- Garage Patient Parking
- Close Retail Amenities
- Easy Patient Access

Property Overview

The Baylor All Saints Professional Building is a 6-story medical office building, with institutional ownership, located on the campus of the Baylor All Saints Medical Center in Fort Worth, TX.

Location Overview

This 154,700 RSF MOB is located in the heart of the rapidly growing Fort Worth Medical District.

Availabilities

Suite 200	5,121 SF
Suite 205	1,909 SF
Suite 225	3,175 SF
Suite 200, 205, 225	10,205 SF
Suite 630	1,739 SF

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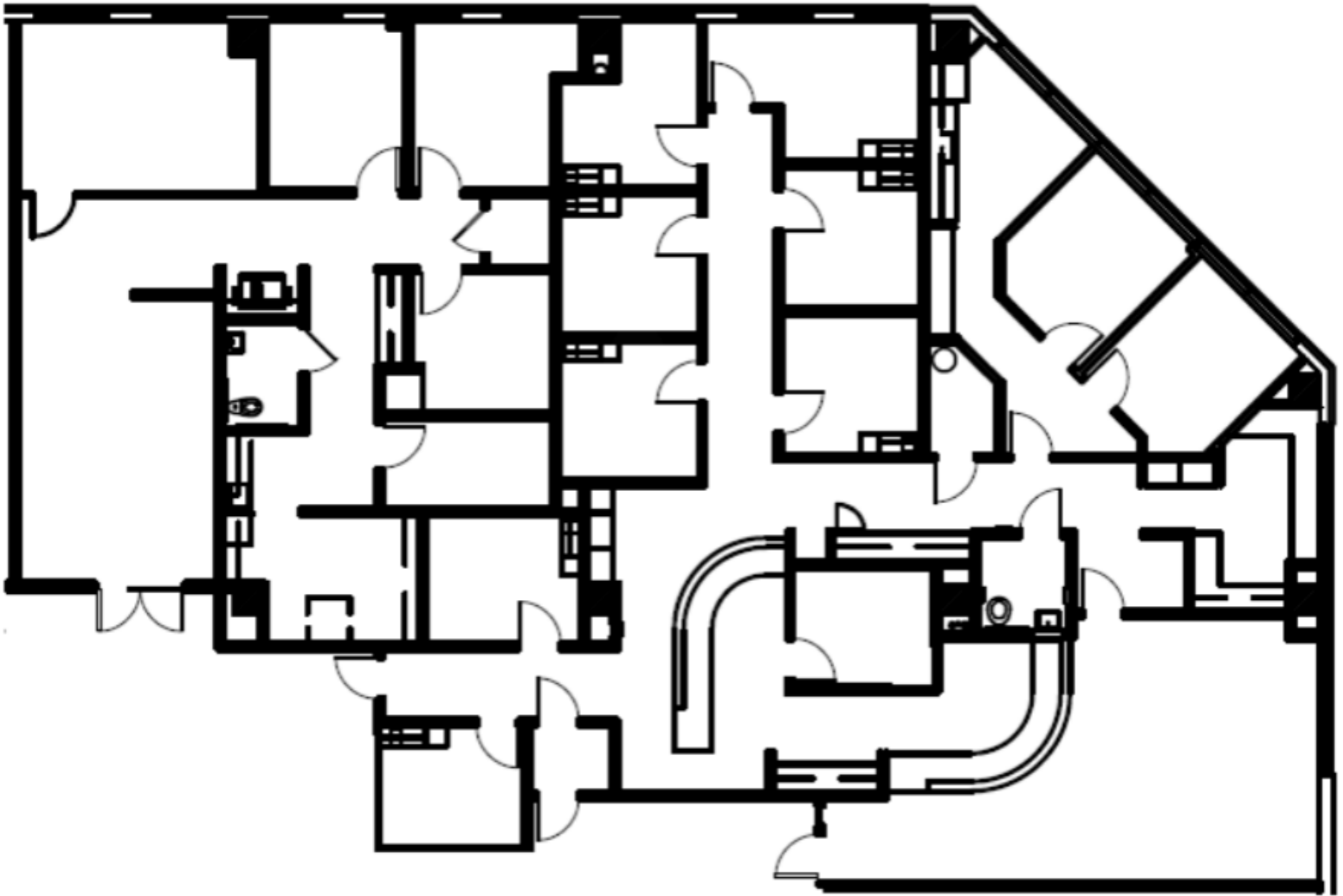
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Suite 200
5,121 SF



Suite	Size
Suite 200	5,121 SF

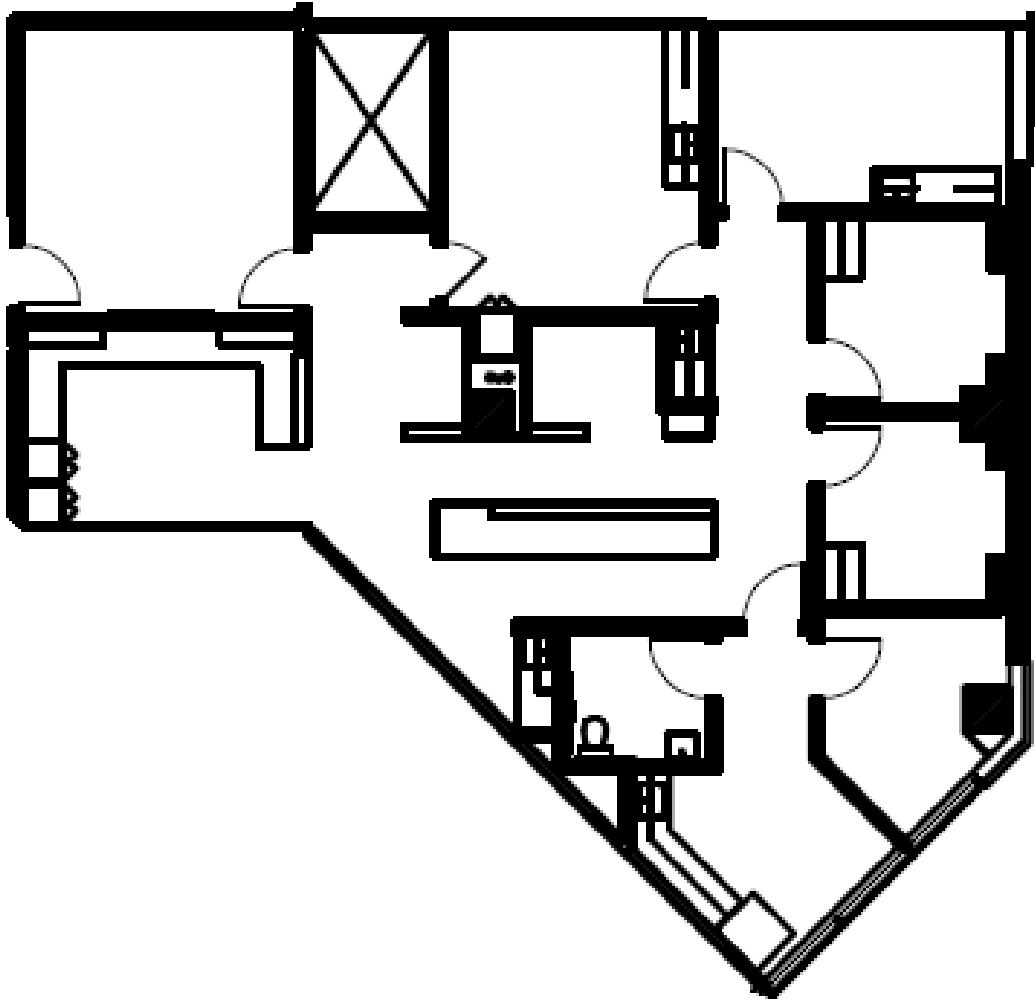
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Suite 205
1,909 SF



Suite	Size
Suite 205	1,909 SF

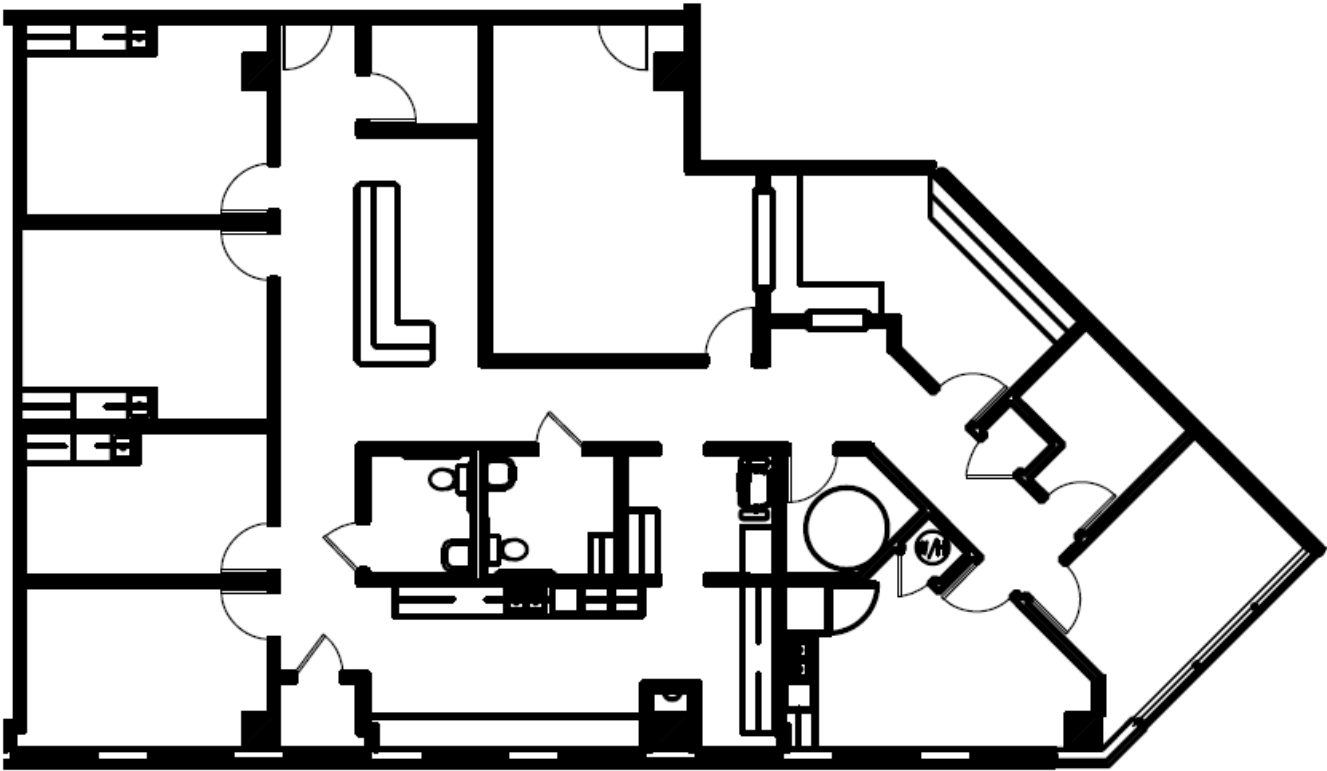
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Suite 225
3,175 SF



Suite	Size
Suite 225	3,175 SF

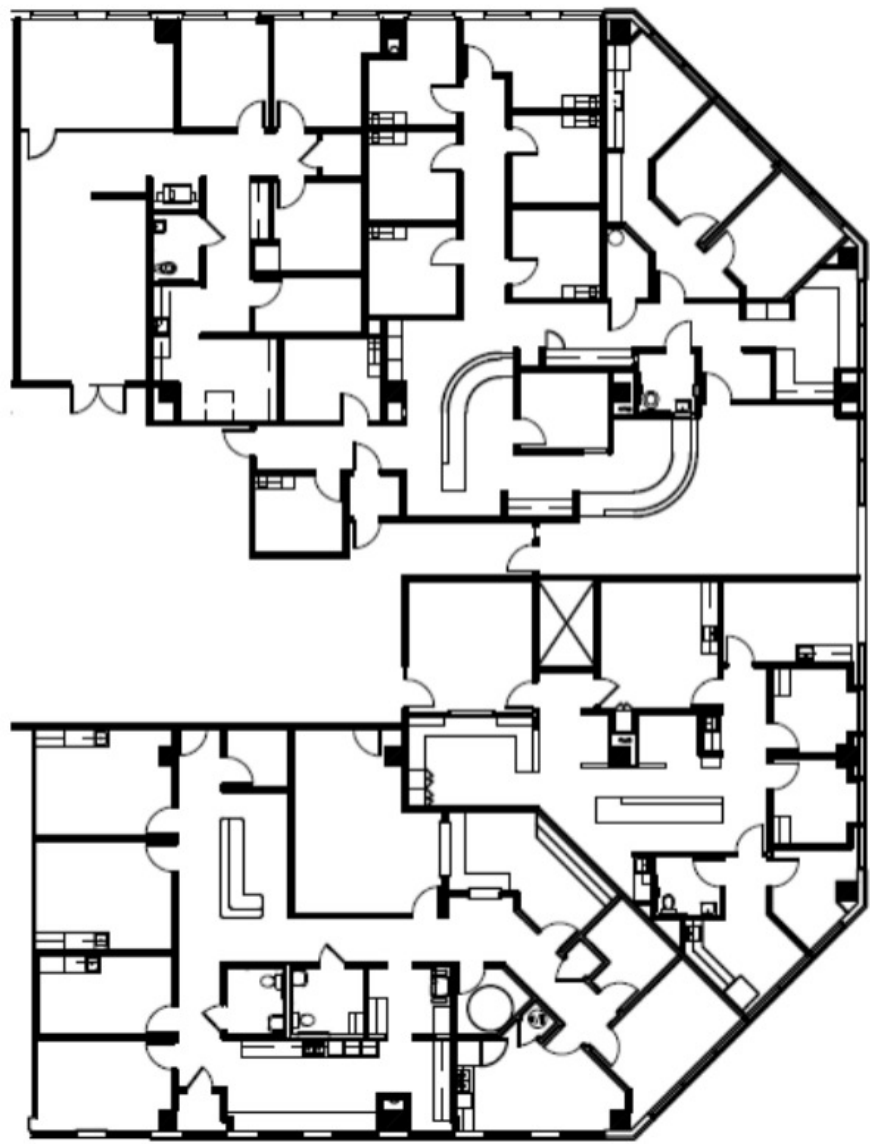
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Suite 200, 205, 225
10,205 SF



Suite	Size
Suite 200, 205, 225	10,205 SF

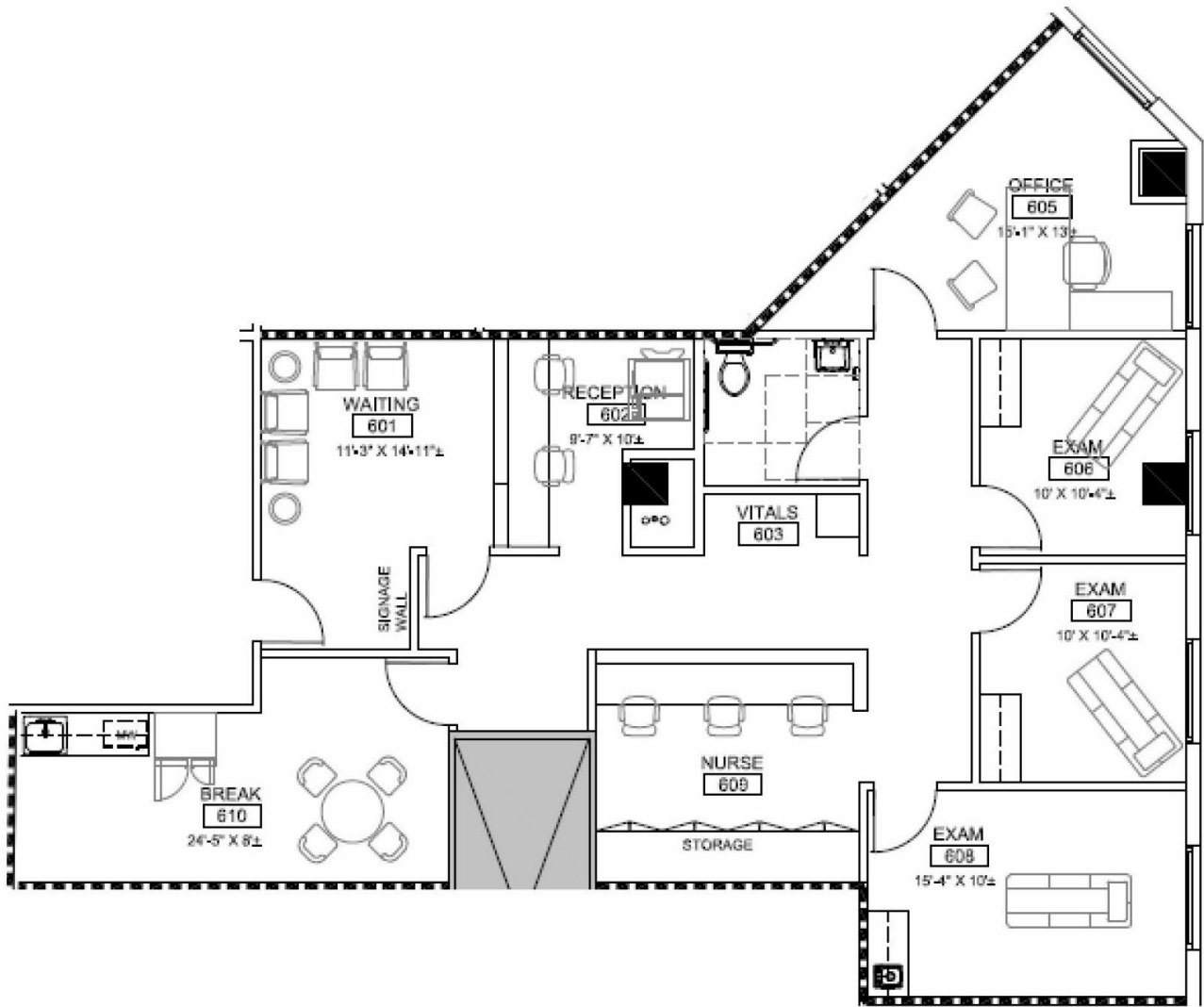
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Suite 630
1,739 SF



Suite	Size	Video URL
Suite 630	1,739 SF	View Here

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Nearby Amenities



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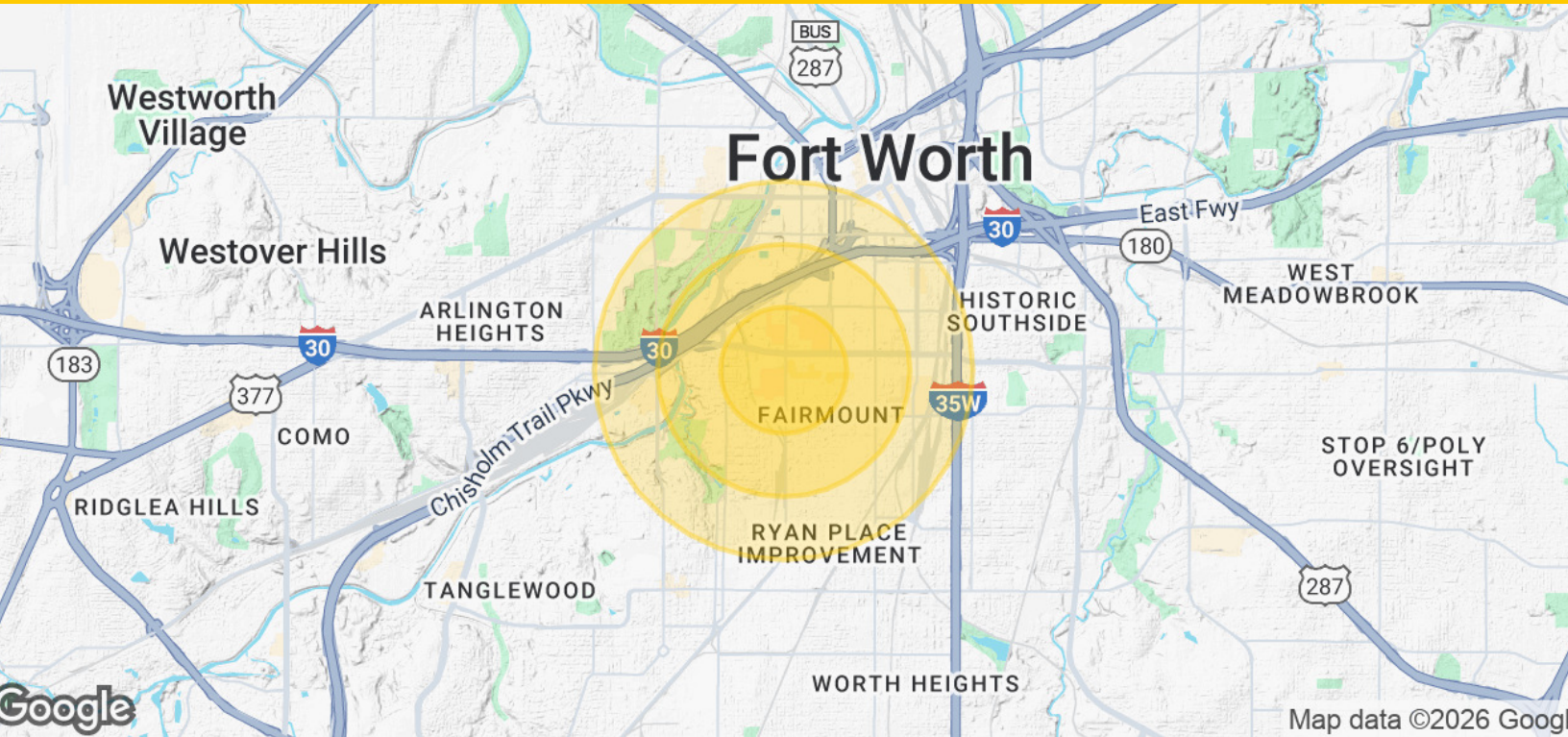
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Demographics Map & Report

1250 8th Avenue
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Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	2,214	10,273	23,689
Average Age	40.9	39.0	35.8
Average Age (Male)	43.2	40.8	37.6
Average Age (Female)	38.7	37.0	34.1
Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	1,205	5,321	11,585
# of Persons per HH	1.8	1.9	2.0
Average HH Income	\$101,145	\$94,277	\$92,315
Average House Value	\$329,353	\$316,215	\$320,913

2020 American Community Survey (ACS)

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