

**FOR  
LEASE**

**MEDICAL  
OFFICE  
BUILDING**

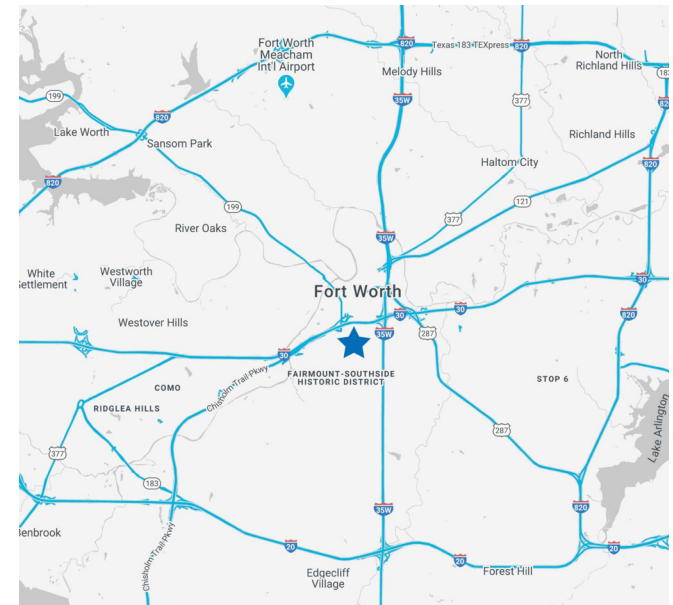
4,000 SF



**TRANSWESTERN**

# 711 PENNSYLVANIA AVE

FORT WORTH, TEXAS 76104



## For More Information:

**JIM SAGER, CPA, MBA**

817.259.3542

[Jim.Sager@transwestern.com](mailto:Jim.Sager@transwestern.com)

Located in the heart of the Fort Worth medical district, this Property is ideal for physicians who wish to perform in-office procedures. The space is unique in that it has a large procedure room and recovery bays. Currently the OR is used for performing angiograms but could be suitable for a variety of other specialties.

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## Property Information:

- Building size 4,000 RSF on 0.37 acres
- Year Built 2004
- Minutes from hospitals
- Walkable to restaurants
- Convenient access
- 26 free parking spaces (Ratio of 5.53/1,000 SF)
- Large OR (22; x 24')
- Post Op recovery bays
- 5 exam rooms, 4 clinical rooms
- Break room
- Attractive Lobby
- Physician locker room

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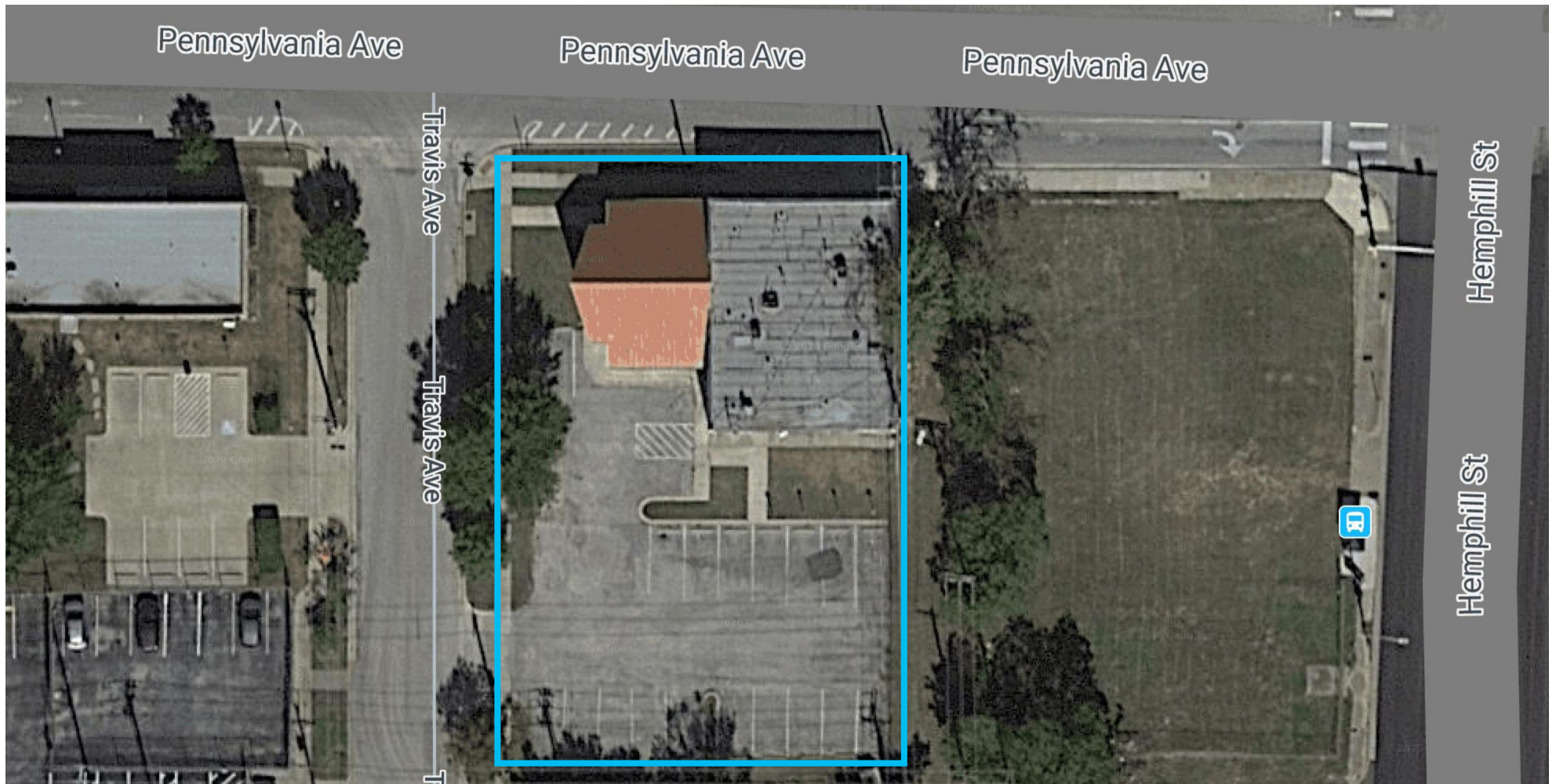
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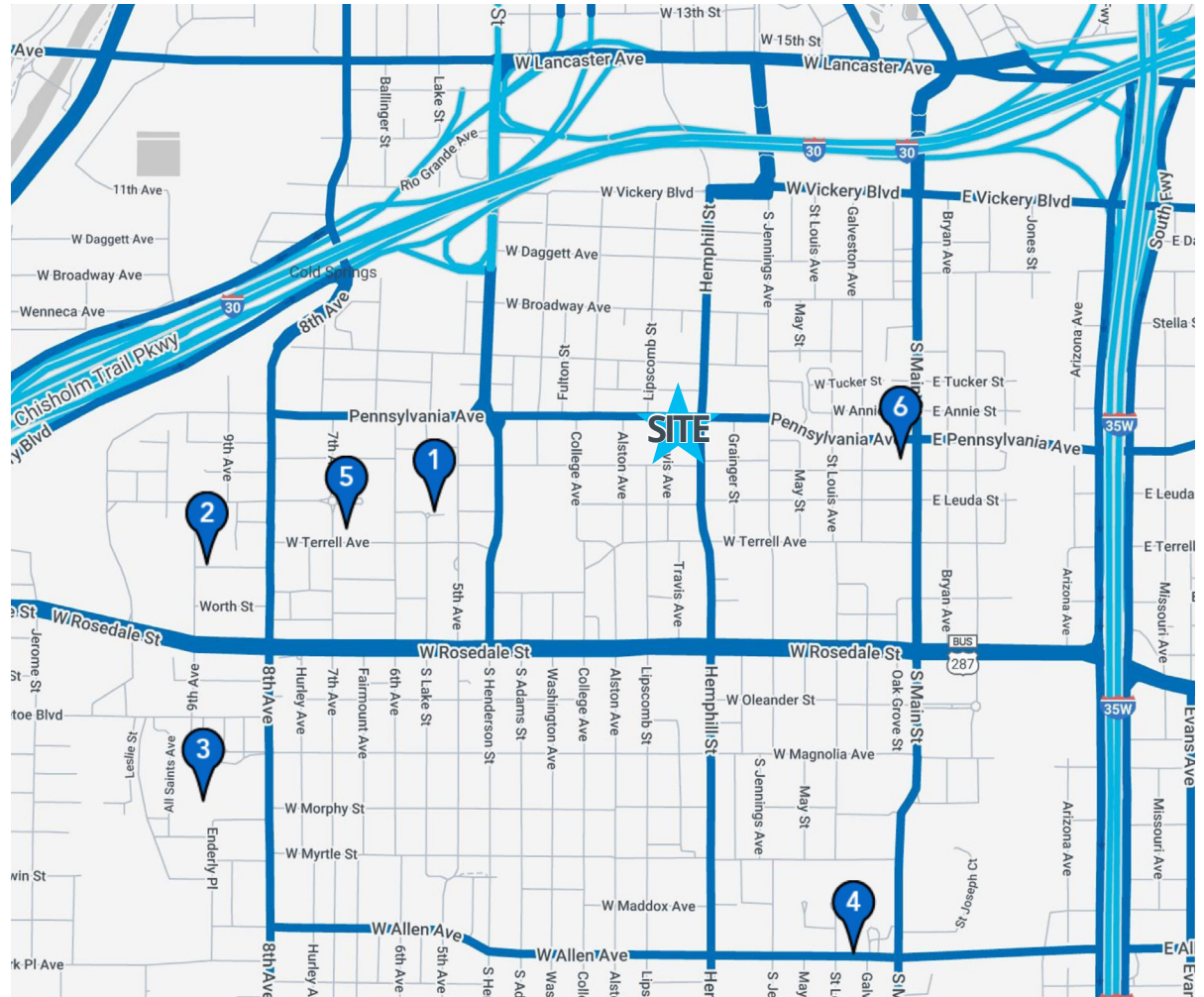
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## Location Information:

- Near several medical facilities:
  1. Texas Health Resources Fort Worth
  2. HCA Medical City
  3. Baylor Scott and White
  4. JPS Hospital
  5. Cook Children's Medical Center
  6. UT Southwestern



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## Demographics & Traffic Count

### POPULATION

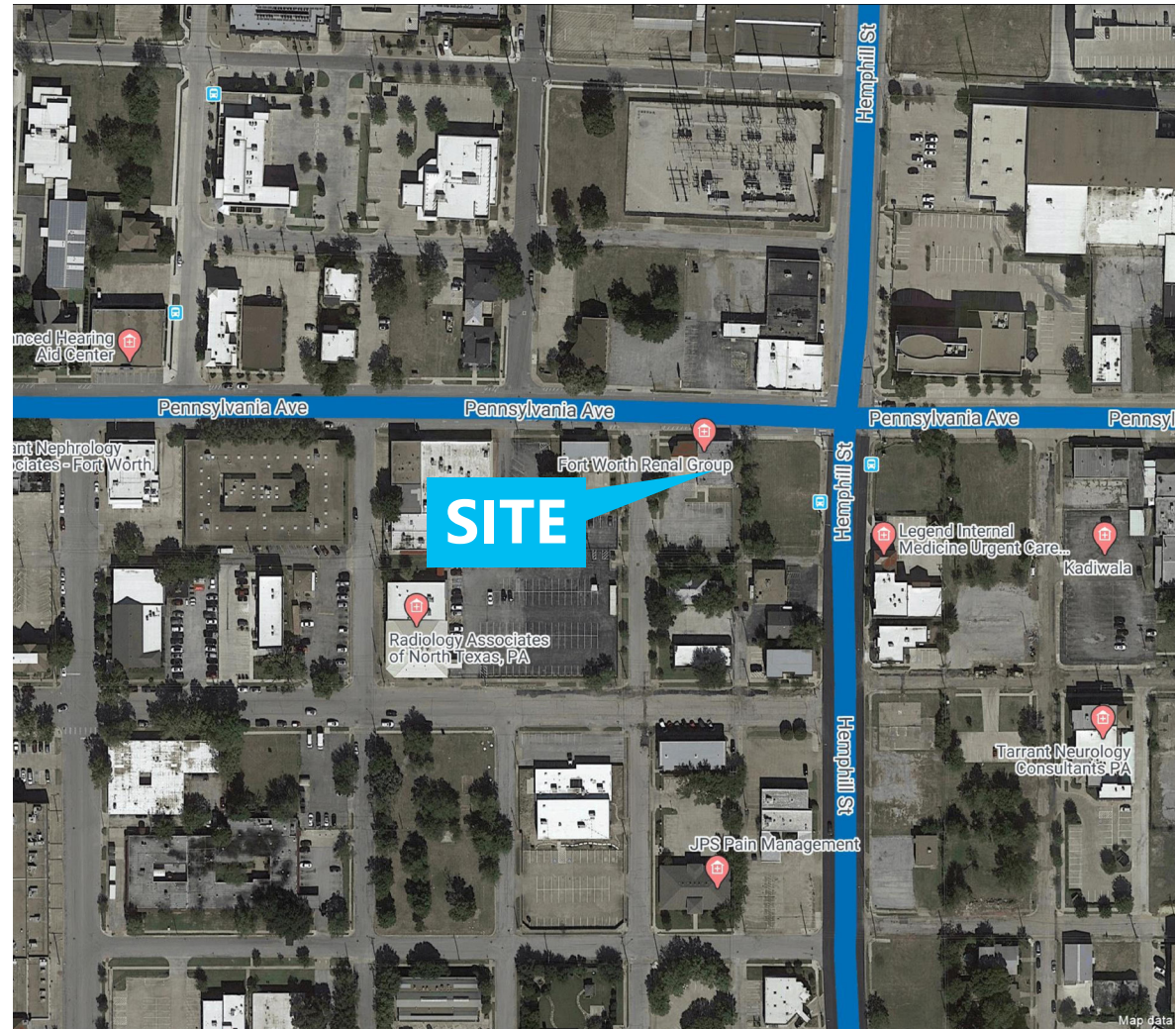
	1 MILE	3 MILE	5 MILE
2020 TOTAL POPULATION	9,900	99,222	296,441
2025 TOTAL POPULATION	13,470	110,755	316,858
2020 - 2025 ANNUAL RATE	6.35%	2.22%	1.34%

### INCOME

	1 MILE	3 MILE	5 MILE
2020 AVERAGE HOUSEHOLD INCOME	\$63,976	\$78,804	\$70,752
2025 AVERAGE HOUSEHOLD INCOME	\$72,738	\$84,078	\$75,752

### 2020 TRAFFIC COUNTS

PENNSYLVANIA AVE & COLLEGE AVE: 9,110 VPD
S HENDERSON ST & W TUCKER ST: 24,992 VPD



### More Information:

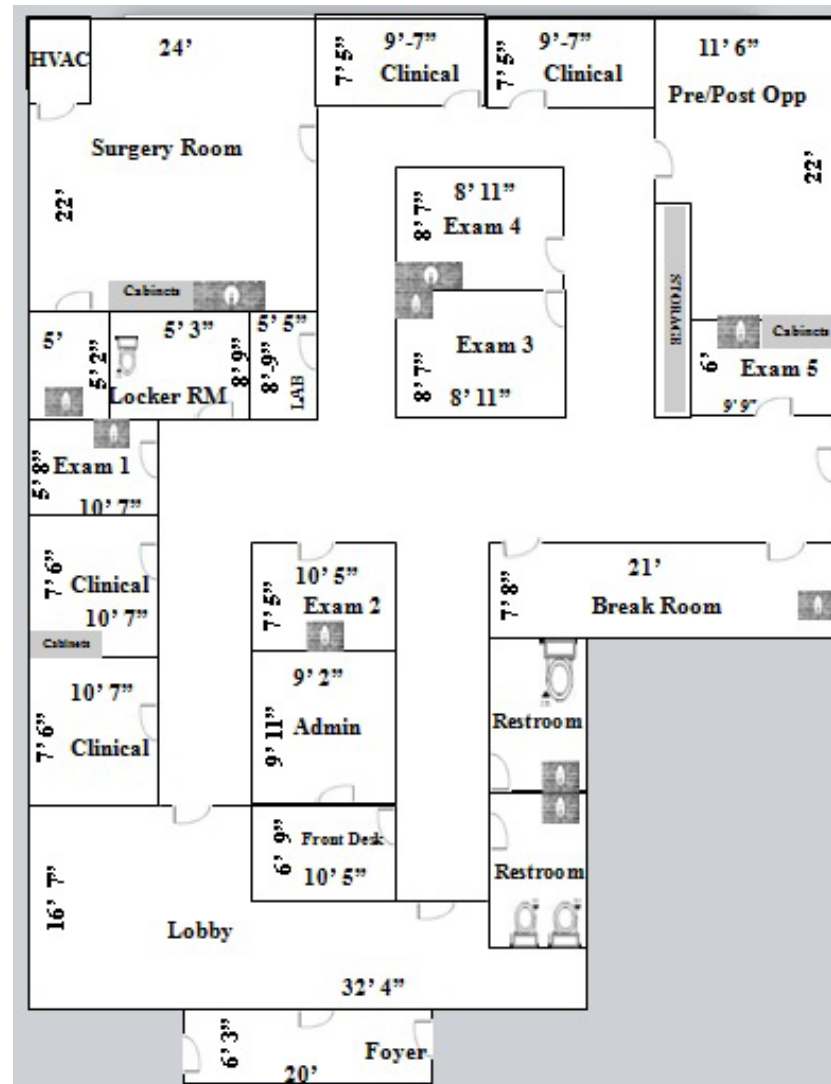
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## Floor Plan



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# Information About Brokerage Services

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

## 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.

**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.

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any coincidental 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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](http://www.trec.texas.gov)  
IABS 1-0