



# FOR SALE OR LEASE 1924 FOREST RIDGE DR., BEDFORD, TX 75021

## PROPERTY FEATURES

- 4,055 SF Suite Available
- One suite remaining. Join GPS Dental, Heart Place and PADS Specialist
- 79.8% leased providing a rare value add opportunity for either a user or investor.
- 7:1,000/SF Parking Ratio
- Close Proximity to Texas Health Harris Methodist Hospital – HEB, Medical City North Hills, Cooks Children’s Bedford Campus, and Saint Camillus Surgical Hospital
- Immediate Access to Hwy 183 and Hwy 121

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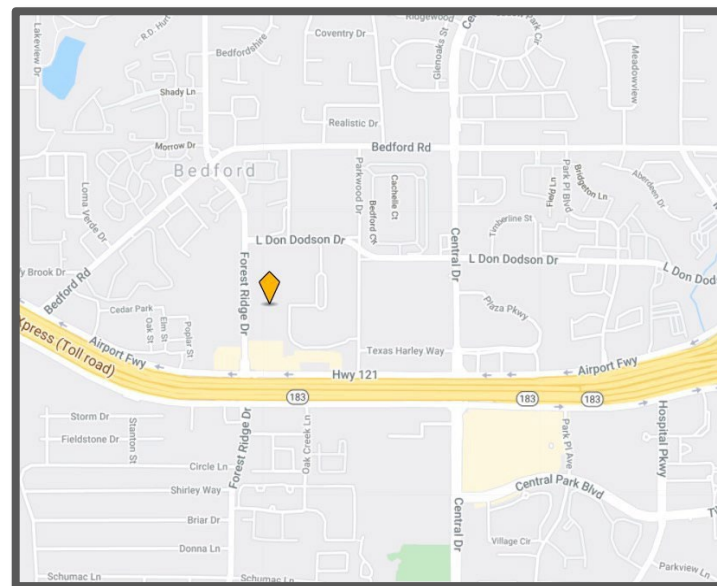
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Lease Rate	\$27.50 PSF NNN
Sales Price	\$7,400,000
Building Size	20,313 SF
Available Space	4,055 SF



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