

FOR LEASE | OFFICE/MEDICAL SPACE

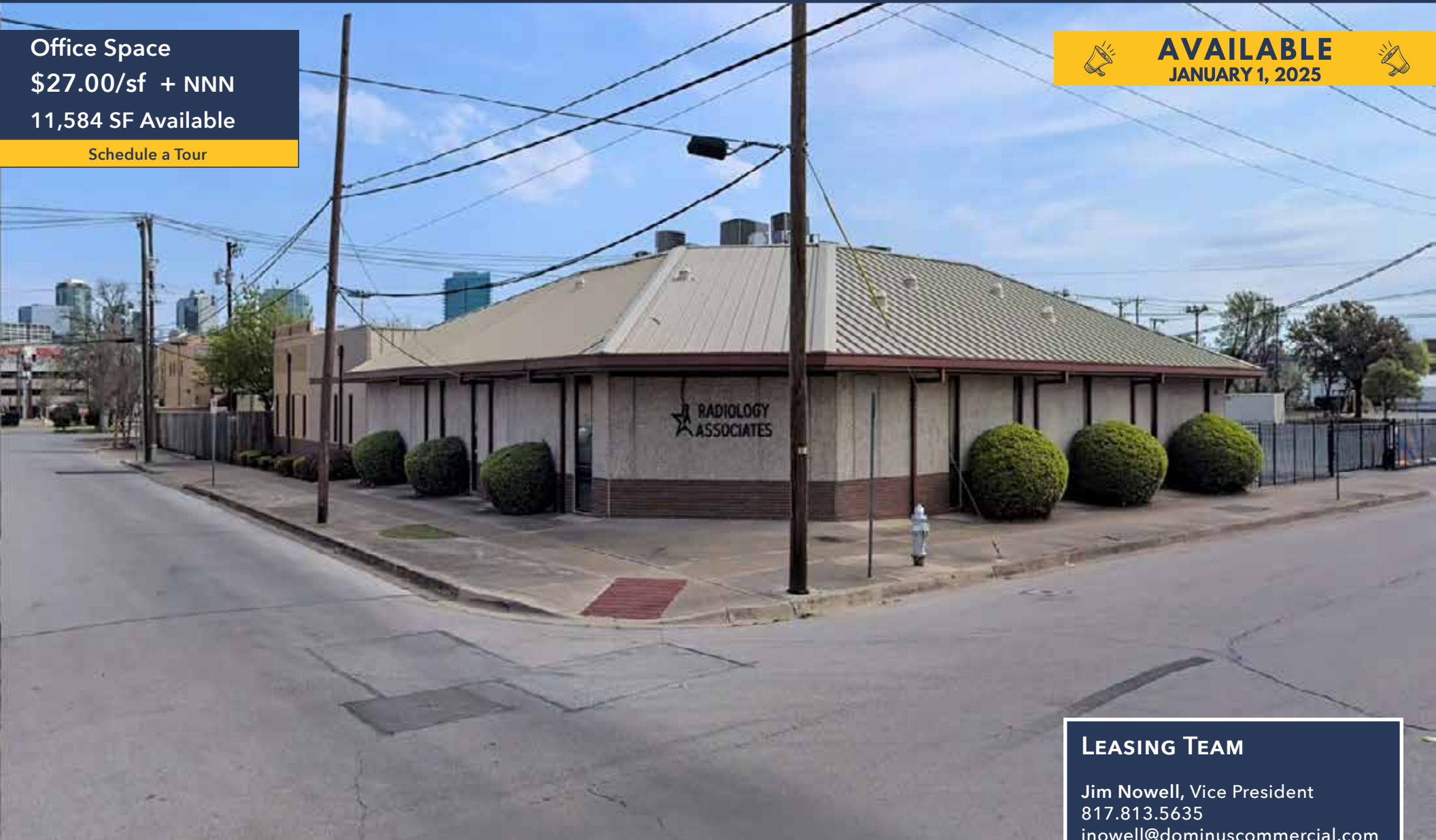
816 W CANNON ST
Fort Worth, TX 76104

Office Space
\$27.00/sf + NNN
11,584 SF Available

[Schedule a Tour](#)



AVAILABLE
JANUARY 1, 2025



LEASING TEAM

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OFFICE / MEDICAL SPACE IN DESIRABLE NEAR SOUTHSIDE

FOR LEASE \$27.00 SF + NNN

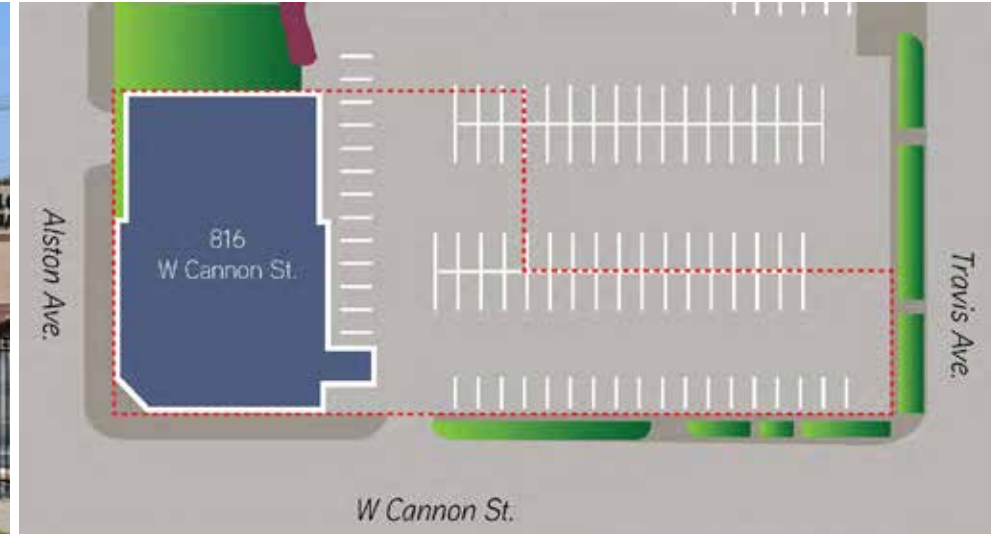


Property Description

Located on W Cannon St and spanning the block from Alston Ave to Travis Ave in Fort Worth, **816 W Cannon St** offers the ideal environment for an owner/user looking for space near Fort Worth's medical district. This 11,584 SF building is the perfect blend of convenience, accessibility, and community right at your doorstep. Prime office space promises the ideal environment to elevate your business in desirable Near Southside, minutes from downtown Fort Worth and blocks from the medical district.

Total Available:	11,584 SF
Stories:	2
Year Built:	1986
Parking:	Gated Lot with 58 spaces 5:1,000 SF parking ratio
Rennovations:	Interior recently renovated
Highway Access:	I-30, I-35W, Hwy 287 & Hwy 121

816 W Cannon St | Fort Worth, TX



OFFICE / MEDICAL SPACE IN DESIRABLE NEAR SOUTHSIDE

FOR LEASE \$27.00 SF + NNN

816 West Cannon St | Fort Worth, TX

1st Floor 9,984 SF



Floor plan: 1st Floor ONLY
12/31/2012
ca: common area

Radiology Associates
816 W. Cannon St.
Fort Worth, TX 76104

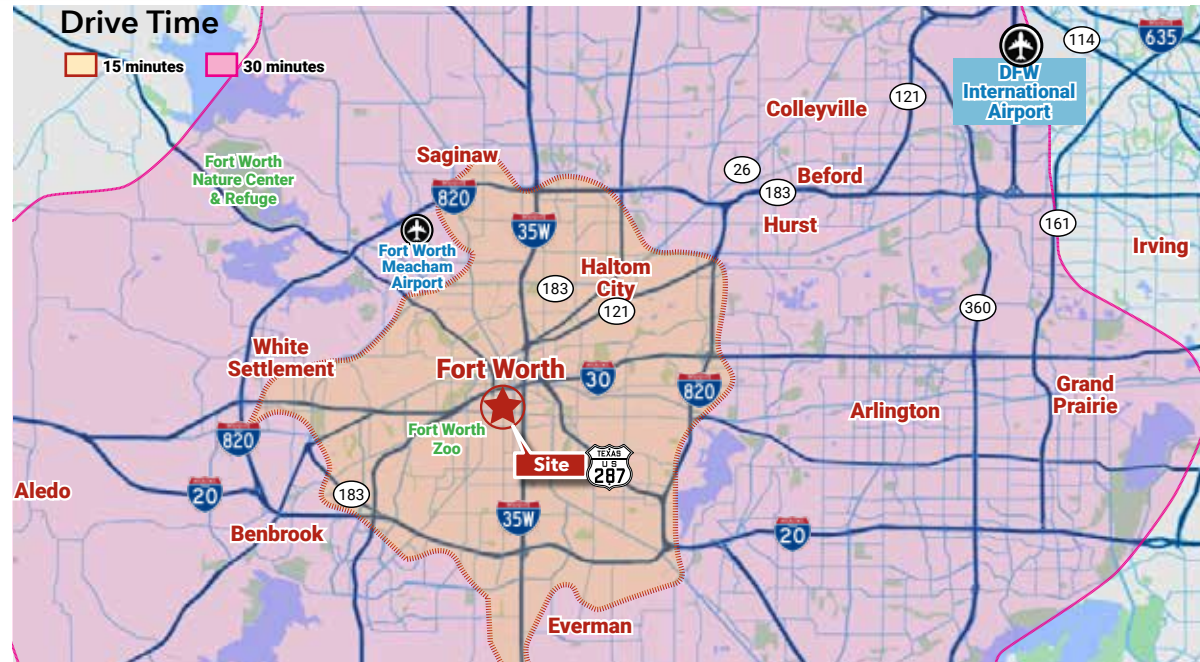
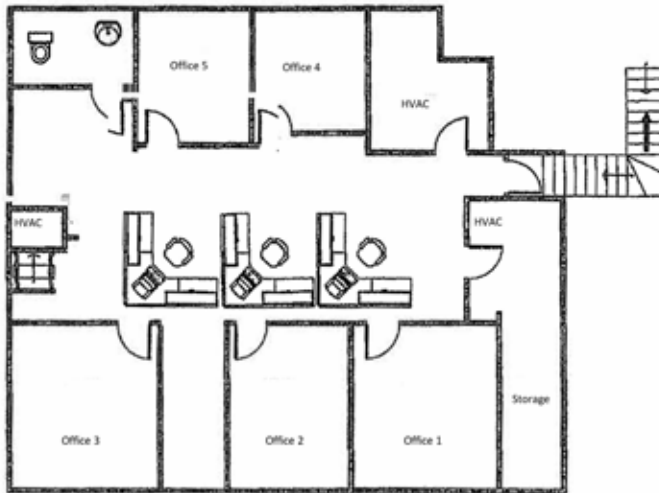
1st Floor: COO w/ca: 257
Mkt w/ca: 1,334
Adm. w/ca: 8,393

11,584 SF Available

RATE \$27.00 / SF + NNN

- **Downstairs:** 2 Conference Rooms, Multiple offices in a variety of sizes, IT/Equipment rooms, Restrooms
- **Upstairs:** 5 Offices + Restroom
- **Central Location:** Strategically situated in the medical district of downtown Fort Worth, enjoy easy access to major highways, public transport, and proximity to local amenities & restaurants.
- **Minutes from:** I-30 & I-35W
- **Parking:** Gated parking options and excellent accessibility ensure that your employees and clients can conveniently reach your office.

2nd Floor 1,600 SF



OFFICE / MEDICAL SPACE IN DESIRABLE NEAR SOUTHSIDE

FOR LEASE \$27.00 SF + NNN

816 West Cannon St | Fort Worth, TX



Apple Map data © 2023

*Property Lines are approximated.

Traffic Counts (VPD) vehicles per day

21,321 VPD	@ S Henderson St & Tucker St
15,404 VPD	@ W Rosedale St & Alston Ave
8,861 VPD	@ Pennsylvania & College Ave
3,423 VPD	@ Hemphill St & Broadway Ave

Demographics and Traffic Counts © CoStar 2024

Demographics

Population 	113,044 (3 mi) 310,123 (5 mi)	Daytime Workers 	133,091 (3 mi) 193,182 (5 mi)	Businesses 	12,159 (3 mi) 19,700 (5 mi)
Households 	43,595 (3 mi) 107,759 (5 mi)	HH Income 	\$82,162 (3 mi) \$77,045 (5 mi)	Travel To Work 	35,930 <30 min 11,044 30-60 min



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Information About Brokerage Services



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