



# *The Offices at Monarch Crossing*

New Office & Medical Condo Units for Sale

3121 Bailey Drive, Fort Worth TX 76177

**cloudloft**  
DEVELOPMENT

*Strategically  
Positioned.  
Thoughtfully  
Designed.*



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## **An exceptional ownership opportunity in Fort Worth**

The Offices at Monarch Crossing is a 60-unit office and medical condo development located in one of the most dynamic, high-growth corridors in the DFW metroplex.

Situated just off I-35W, the property offers unbeatable access to Alliance Town Center, top-tier medical and retail amenities, premier fitness centers, and affluent residential communities.

This is a rare chance to own brand-new construction in a rapidly expanding market—ideal for owner-users or investors seeking stable, long-term returns.



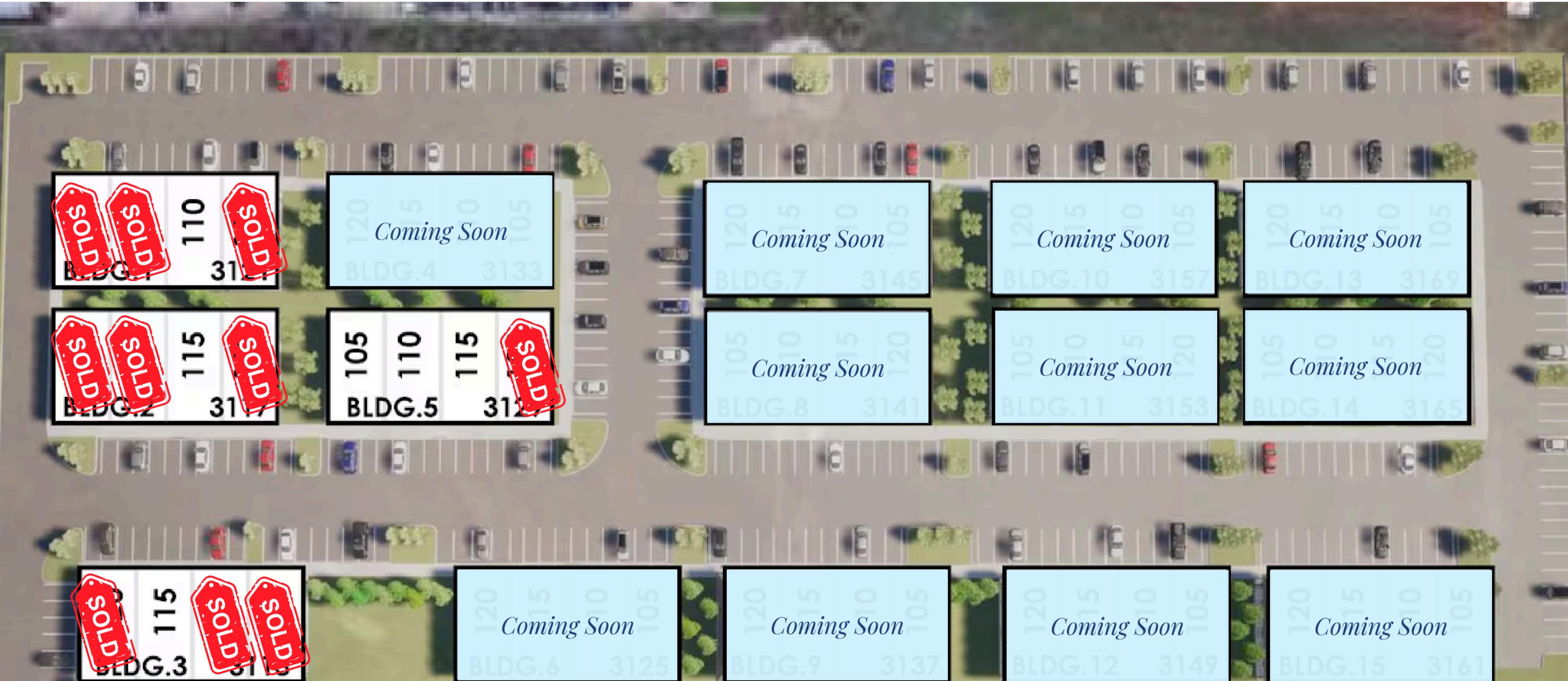
# Property Highlights

Modern office/medical condos offering flexibility, functionality, and long-term value.

|                          |                      |
|--------------------------|----------------------|
| <b>Property Type</b>     | Office/Medical Condo |
| <b>Year Built</b>        | 2025                 |
| <b>Stories</b>           | 1                    |
| <b>Typical Unit Size</b> | 1,153 SF             |
| <b>Status</b>            | Newly Built          |



# Site Plan



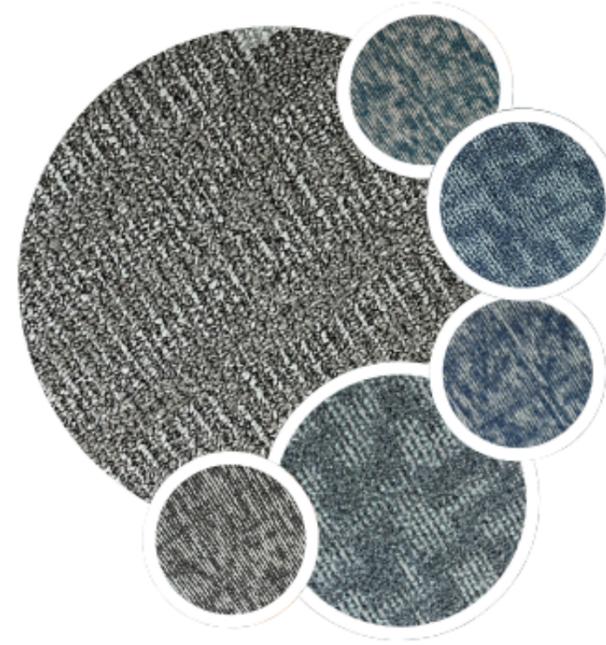


## Location Overview

Conveniently located in Fort Worth's Alliance Corridor, with access to I-35 and nearby Texas Health.

*Elevated  
Design.  
Modern  
Finishes.*

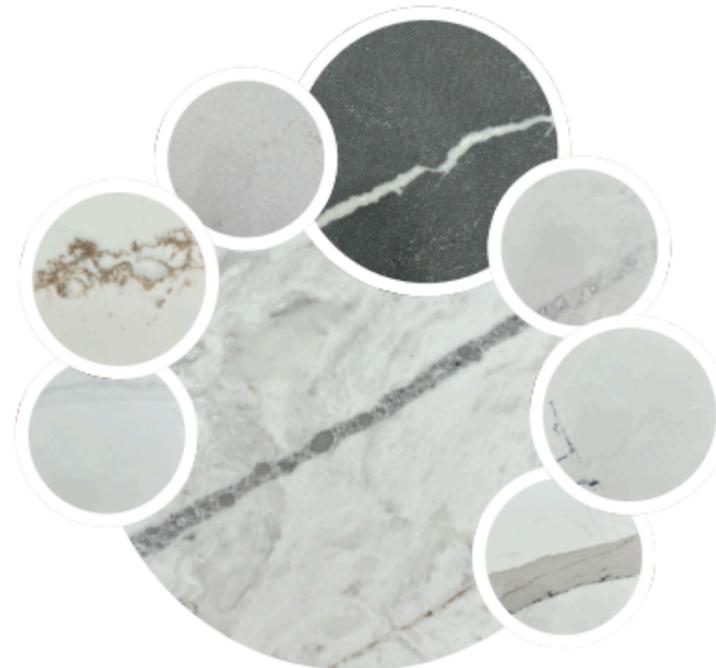
*Carpet*



*Tiles*



*Quartz*



*Vinyl Flooring*

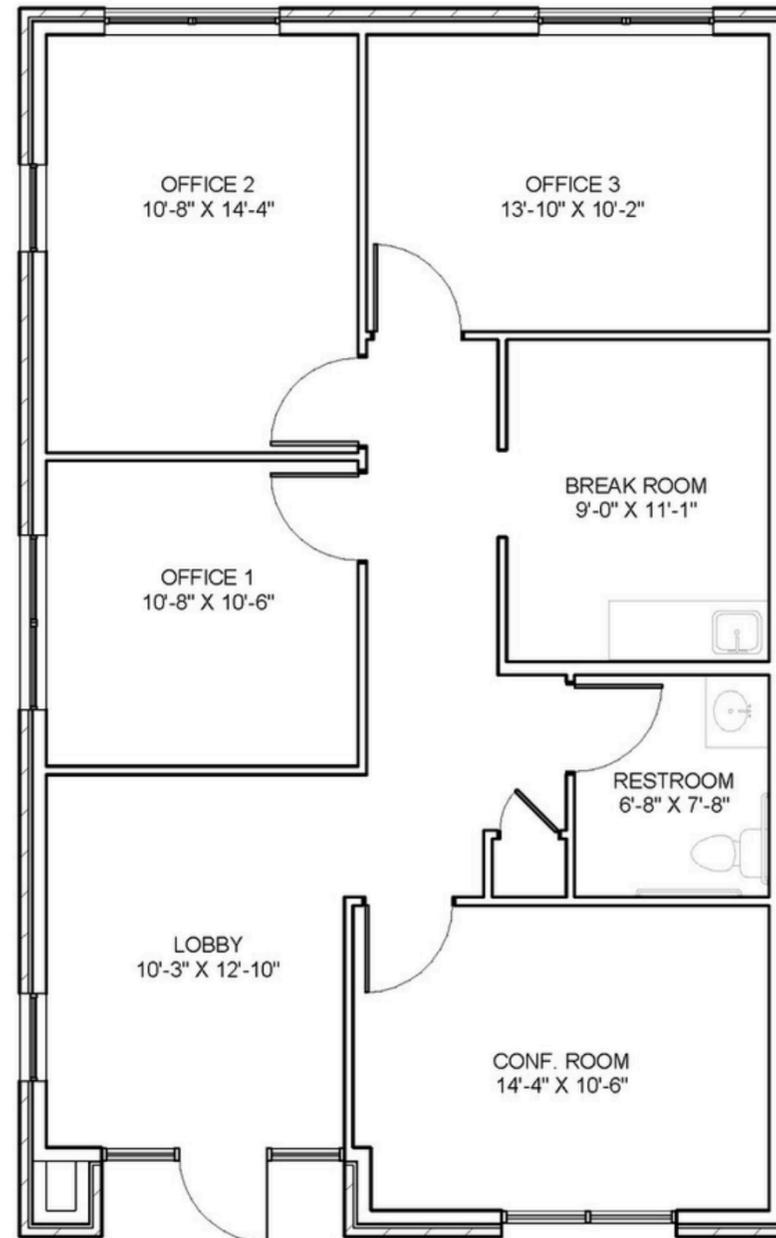




# *Imagine Office Space Like This*

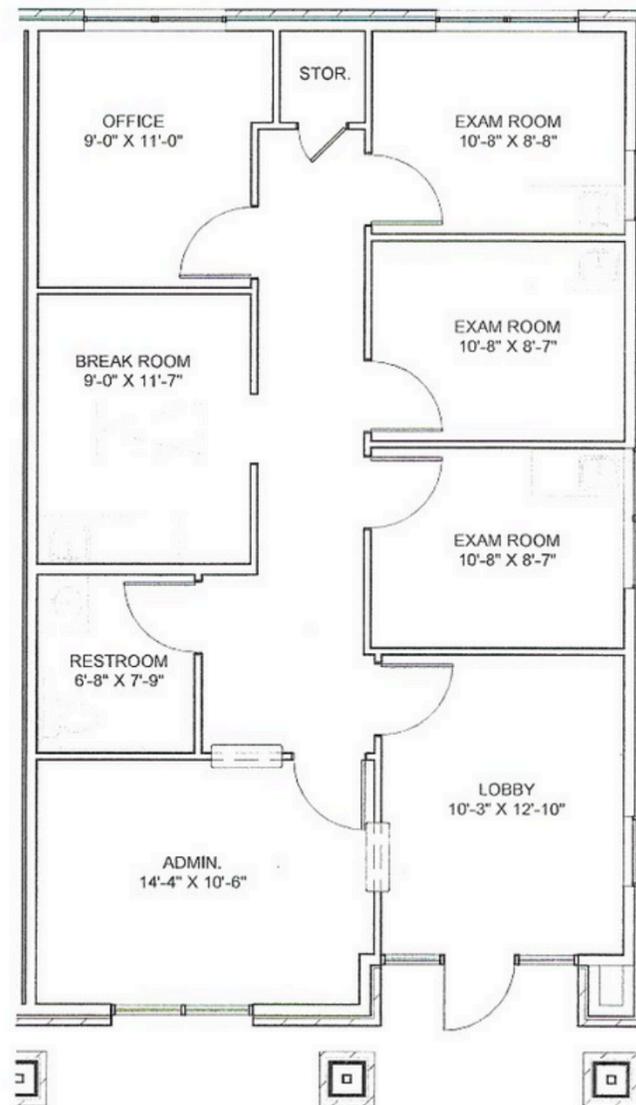
Thoughtfully designed and move-in ready, this new construction includes a private entrance, welcoming lobby, break room, restroom, three large offices, and a dedicated conference room.

# *Functional Layouts Built for Productivity*

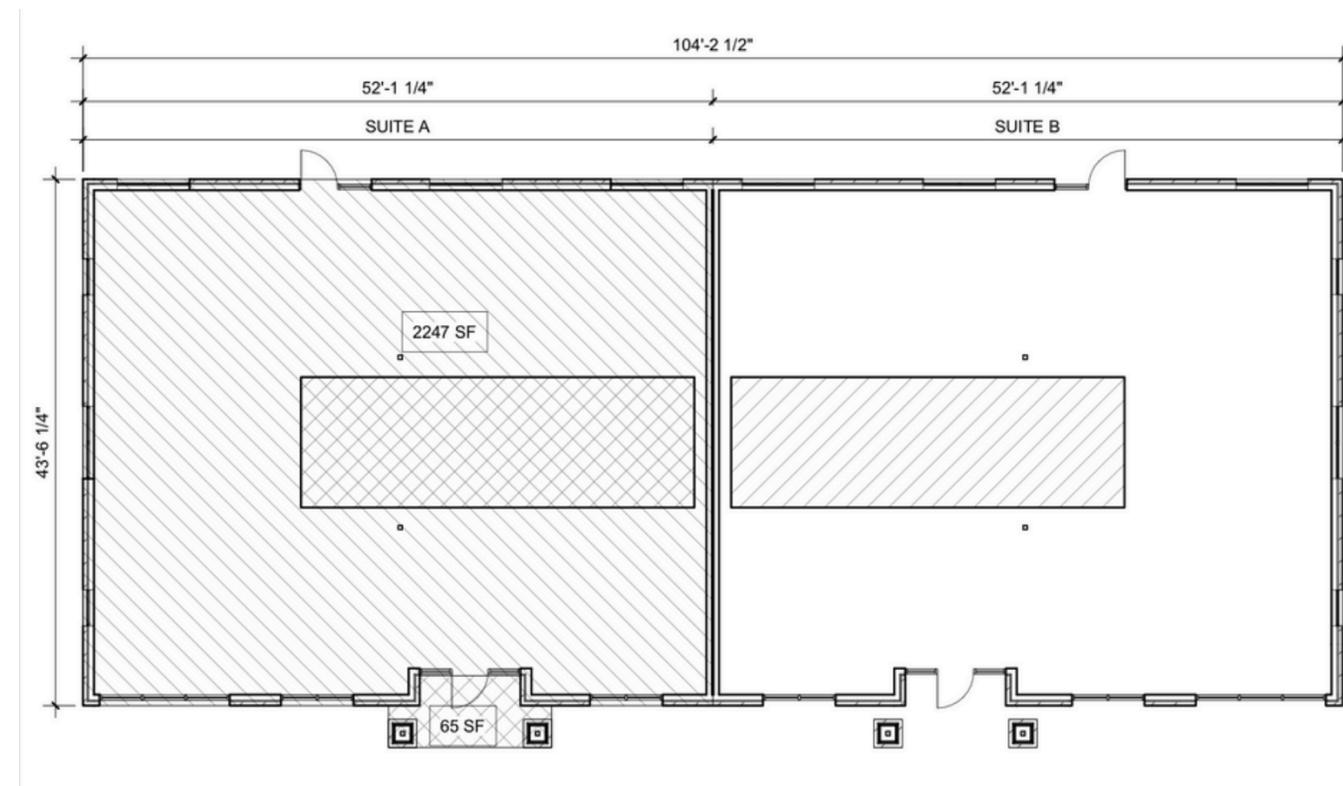


# *The Perfect Fit for Your Practice*

## *Move-in Ready Medical Suite*



## *Custom Medical Shell*



The Offices at Monarch Crossing offers medical units delivered as **fully finished, move-in-ready medical suites** or as **fully-custom medical shell units**, allowing providers to design and build out their space from the ground up.

# *Position Your Practice at the Heart of Fort Worth's Medical Growth*

Located just 2 miles from Texas Health Hospital Alliance, The Offices at Monarch Crossing offers unmatched proximity to one of the region's fastest-growing healthcare hubs.

## **Proximity Highlights**

- 5 minutes to Texas Health Hospital Alliance
- Close to supporting medical services, including imaging, labs, and pharmacies
- Easy access for patients via I-35W and North Tarrant Parkway

Whether you're an established provider looking to expand or an investor targeting medical tenancy, Monarch Crossing offers a professional setting just steps from a premier regional hospital.



# *A Real Estate Investment Built to Succeed*

Cloudloft Development has delivered more than a decade of office-condo expertise across the DFW metroplex—building over 500 units in 125+ buildings at 14 premier business parks projects.

With a mission to equip business owners and investors with smart, growth-driven commercial real estate, Cloudloft acts as a trusted partner—providing data-driven site selection, turnkey build-to-suit design options, and transparent guidance every step of the way.

## *Additional Developments to Explore*



### **The Offices at Prosper Trail**

1630 W Prosper Trail Prosper, TX 75078



### **The Offices at Prestonbrook**

7700 Preston Rd Frisco, TX 75034

[Learn more](#)

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