

Office ★ LEASE

LanCarte.com

4200 HERITAGE TRACE PKWY, FORT WORTH, TX 76244



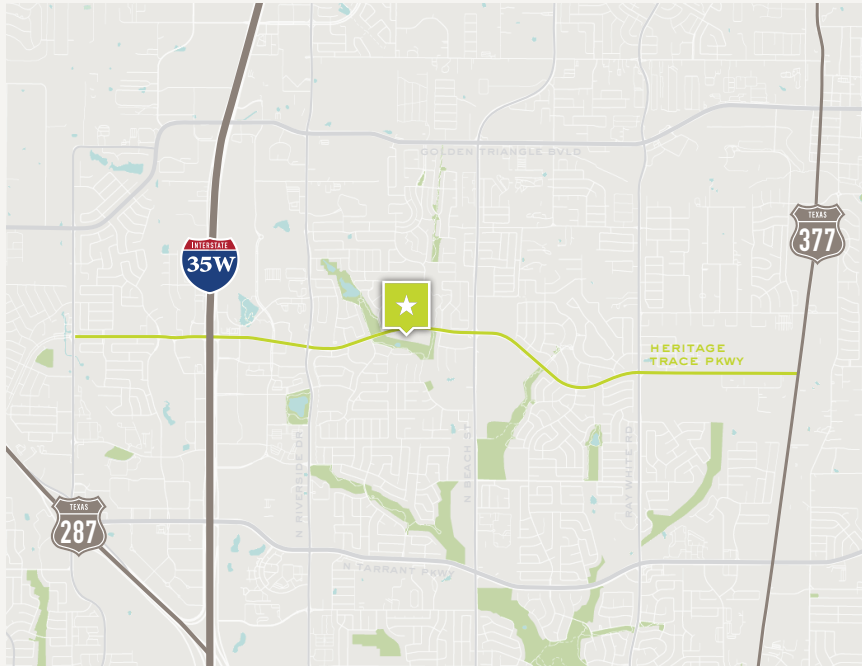
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PROPERTY FEATURES

- 6,422 SF - Divisible
- Built in 2006, renovated in 2026
- Flexible layout suitable for clinical, administrative, or general office
- Ample parking
- 16,398 vehicles per day

LOCATION OVERVIEW

Located in the heart of North Fort Worth's Heritage/Alliance corridor, this professional office/medical building offers 6,422 SF of first-floor space ready for immediate occupancy. Enjoy exceptional visibility and access along Heritage Trace Parkway, just minutes from I-35W, with proximity to Alliance Global Logistics Hub, major employers, and affluent residential growth (median HH income \$100K+).

LEASING STRUCTURE

\$27/SF NNN

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INTERIOR



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EXTERIOR



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NEARBY RETAILERS



DEMOGRAPHICS

2025 HOUSEHOLDS

2 MILES	5 MILES	10 MILES
21K	98K	259K

AVG HOUSEHOLD INCOME

2 MILES	5 MILES	10 MILES
\$141K	\$132K	\$129K

PROJECTED 2026 HOUSEHOLDS

2 MILES	5 MILES	10 MILES
22K	104K	276K

AVG HOUSEHOLD INCOME

2 MILES	5 MILES	10 MILES
\$119K	\$109K	\$101K



LANCARTE

COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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