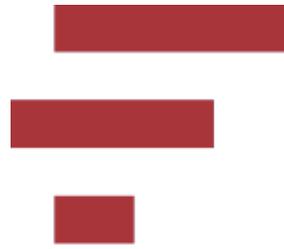


DESIGN-FORWARD URBAN ASSET

21,925 SF in Fort Worth's Near Southside
Hospitality | Creative Office | Medical



1165 8th Ave
FORT WORTH, TEXAS 76104

EXCLUSIVELY MARKETED BY

GRANT HUFF

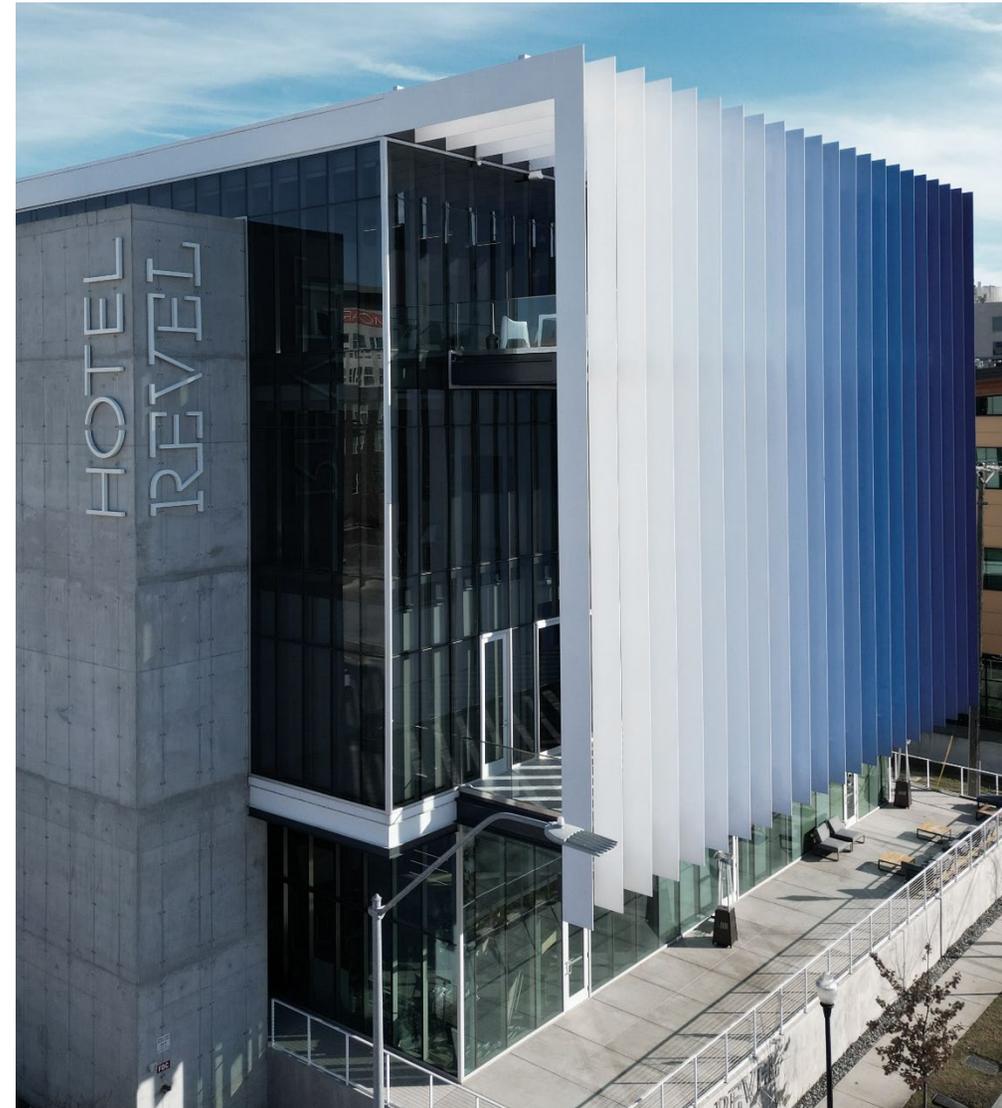
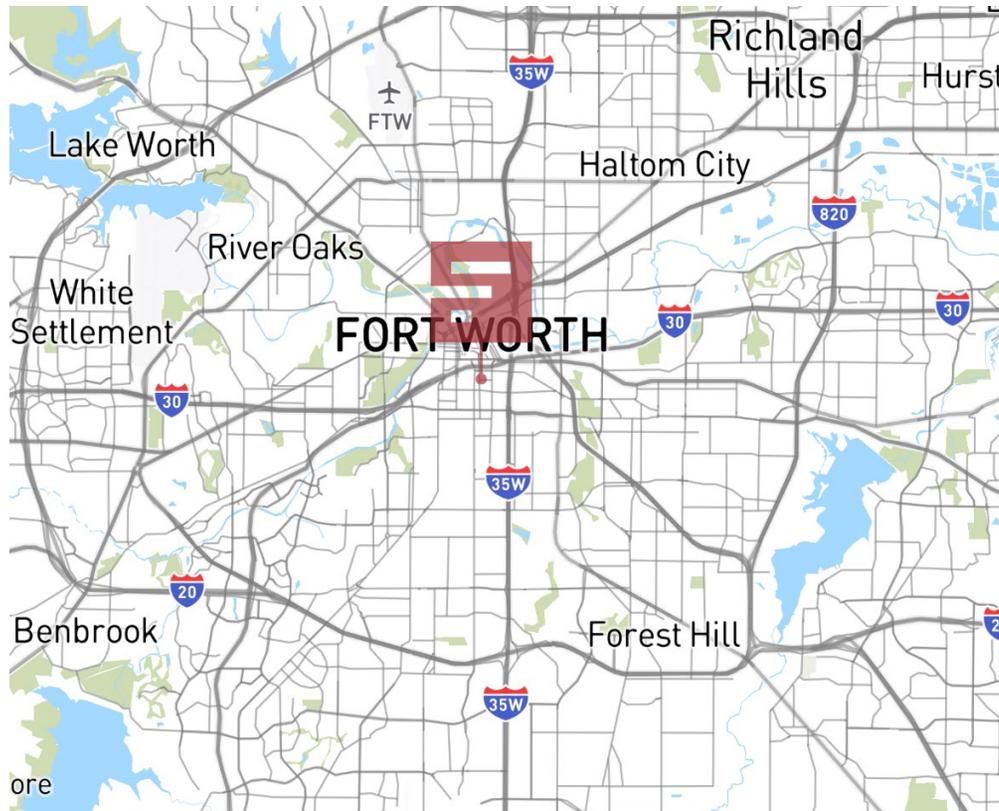
Vice President

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2906 SE Loop 820 | Suite G

Fort Worth, Texas 76140



PROPERTY SUMMARY & FEATURES



Features

- 21,925 SF four-story steel and concrete construction
- Built in 2018
- Currently a 23-room boutique hotel
- On-site bar and event/meeting space
- Urban infill location in Near Southside
- High-visibility frontage near 8th Ave & Rosedale
- Proximity to Baylor Scott & White Medical Center
- Modern architectural façade with significant glass frontage
- Flexible floorplates suitable for hospitality, office, or medical use
- 0.27-acre
- LEASE RATE: \$35.00/sf NNN (*medical office*)
- ASKING PRICE: \$10,962,500.00 (\$500/sf)

Iconic Design. Strategic Location. Flexible Future.

1165 8th Avenue is a four-story urban asset located in Fort Worth's Near Southside. Built in 2018 and currently operating as a 23-room boutique hotel, the property **offers immediate operational use with clear repositioning potential.**

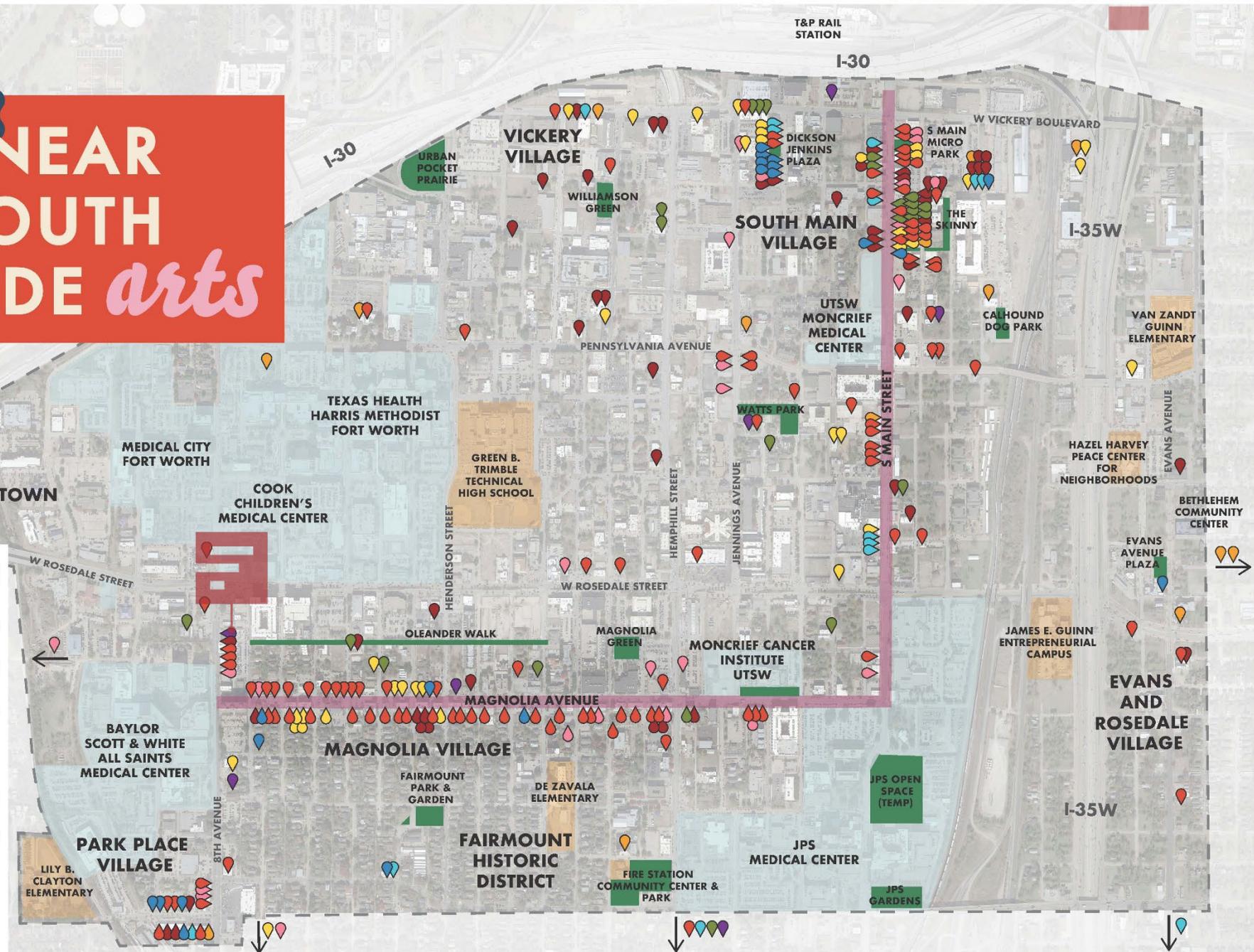
Positioned near the intersections of Rosedale, and Magnolia - and within close proximity to Baylor Scott & White Medical Center and Magnolia Avenue - the asset **benefits from strong medical, retail, and urban demand drivers.** Its contemporary design, modern construction, and adaptable layout create multiple pathways forward - including continued hospitality use, creative office conversion, medical-adjacent lodging, or long-term hold.

Distinctive in both architecture and location, 1165 8th Avenue presents a **rare opportunity to control a high-visibility asset in one of Fort Worth's most active urban corridors.**

AREA AMENITIES



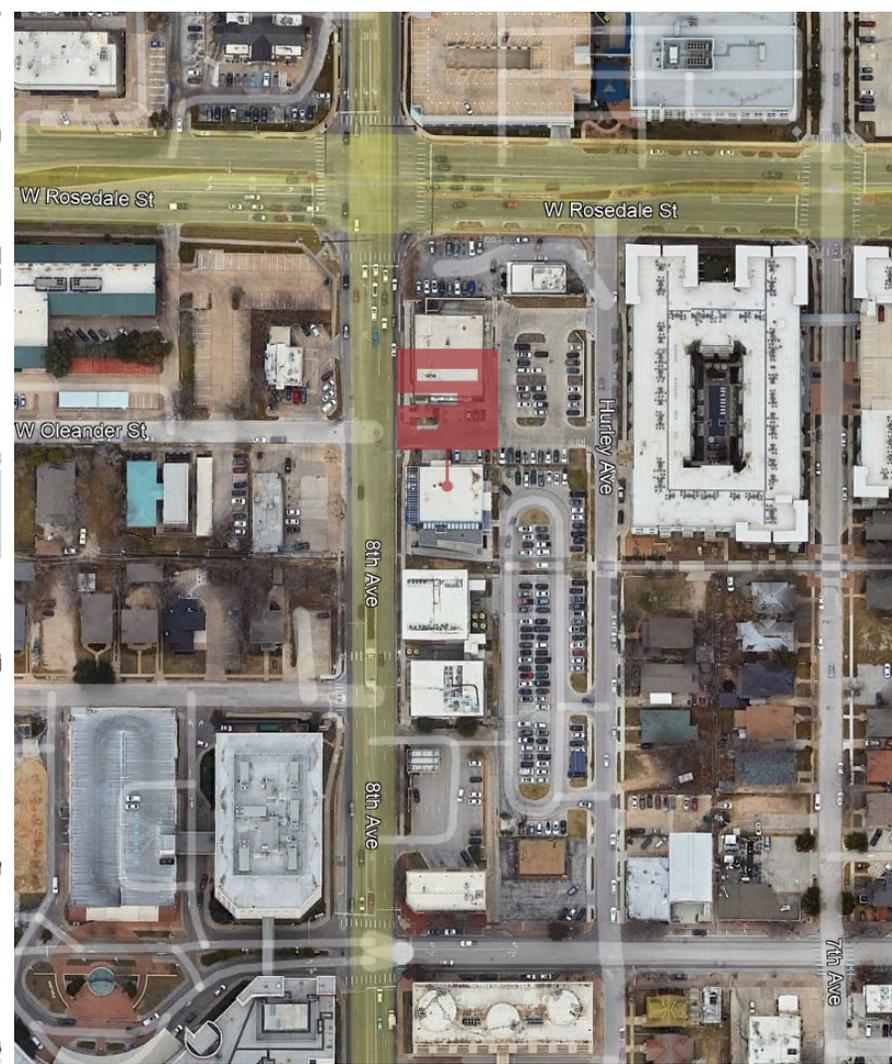
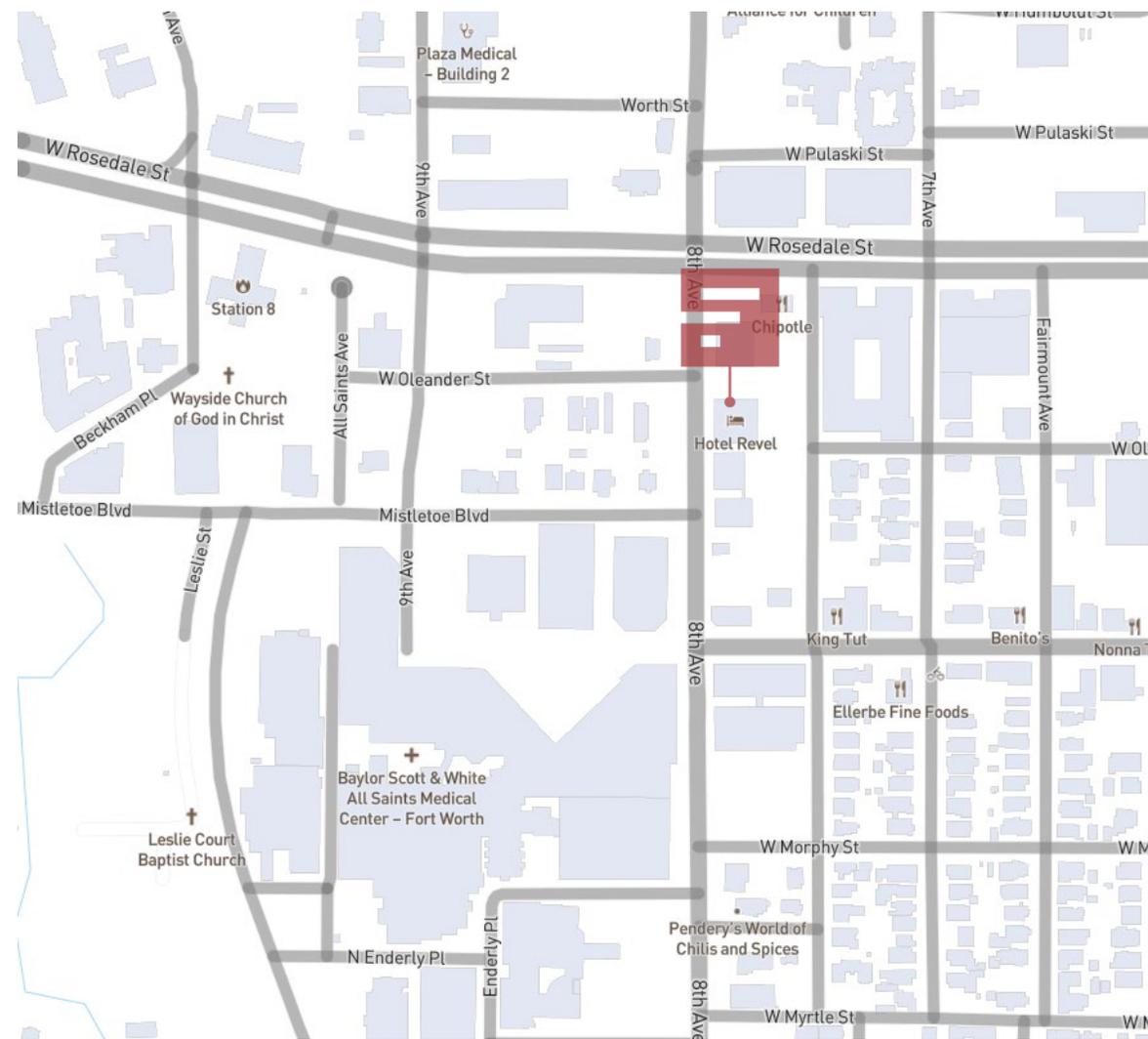
-  **FOOD & DRINK** (111)
-  **STUDIO, GALLERY, ART EDUCATION** (20)
-  **PERFORMING ARTS & MUSIC** (16)
-  **FILM, RADIO, TV & PHOTOGRAPHY** (25)
-  **FASHION & RETAIL** (37)
-  **BEAUTY & MOVEMENT ARTS** (23)
-  **ARCHITECTURE & DESIGN** (52)
-  **HOTELS + B&B** (9)
-  **HISTORIC & SPECIAL EVENTS VENUES** (13)



Information contained herein has been obtained from sources deemed reliable. While we believe this information to be true, Formation Real Estate, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. All information is submitted subject to errors and/or omissions.

PROPERTY MAP & AERIAL

FOR LEASE



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