

# FOR LEASE OFFICE BUILDING



12652 TIMBERLAND BOULEVARD, FORT WORTH, TX 76244



## PROPERTY HIGHLIGHTS

- ±2,000 - 7,115 SF
- Medical Office Space
- Shell Delivery for August 2024
- Turn-Key Options
- Brand New Construction
- Tenant Improvement Allowance
- Convenient location to regional retail shopping center
- Located on Timberland Blvd & Alta Vista Road

LEASE RATE \$24.00 - 26.00 SF/YR | NNN

## CONTACT INFORMATION

### LON LLOYD, CCIM

Cell: 817.528.0377  
Office: 817.488.4333  
lon@championsdfw.com

### JIM KELLEY

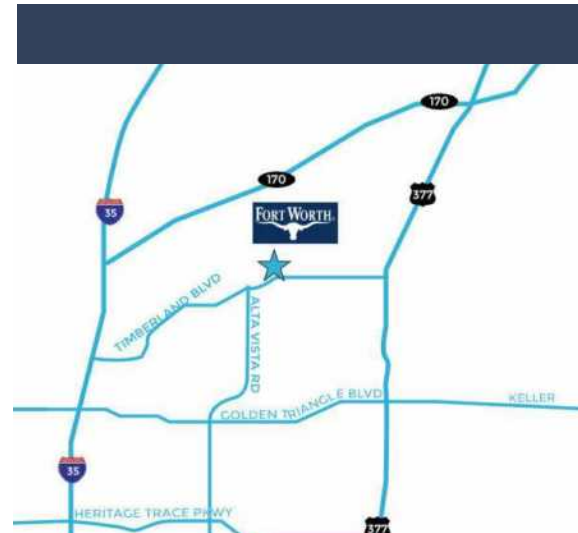
Cell: 817.909.7875  
Office: 817.488.4333  
jim@championsdfw.com

### Champions DFW Commercial Realty

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

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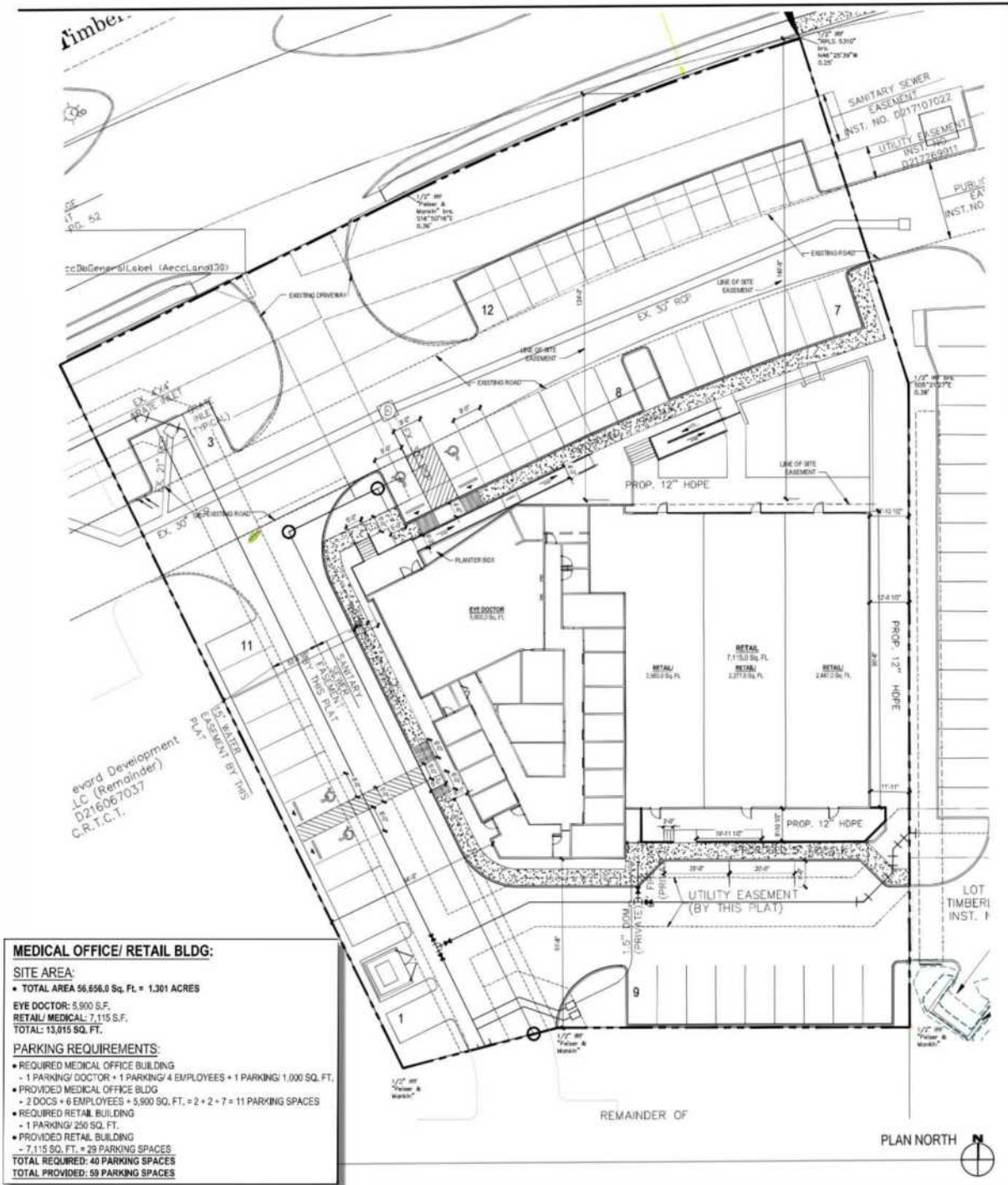
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## SITE PLAN



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## SITE PLAN



SHELL SPACE PLAN  
Scale: 1/8" = 1'-0" 

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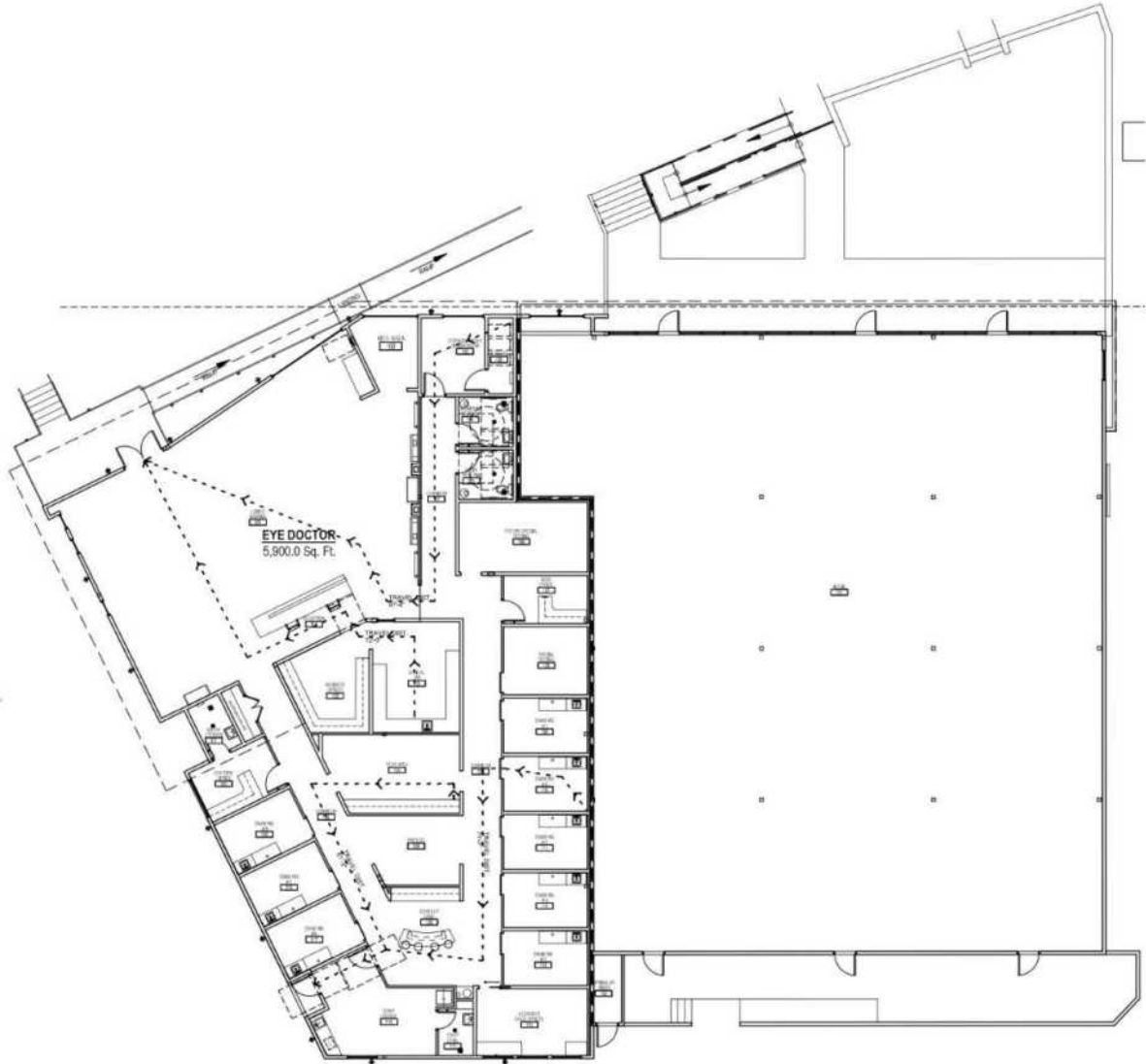
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## FLOOR PLAN



01 LIFE SAFETY PLAN  
A2.00 SCALE 1/8" = 1'-0"

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## LEASE SPACES

### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 to 60 months
Total Space:	±2,000 - 7,115	Lease Rate:	\$24.00 - \$26.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	
Suite 1	Available	2,000 SF	NNN	\$24.00 - 26.00 SF/yr	-
Suite 2	Available	2,000 SF	NNN	\$24.00 - 26.00 SF/yr	-
Suite 3	Available	2,000 SF	NNN	\$24.00 - 26.00 SF/yr	-

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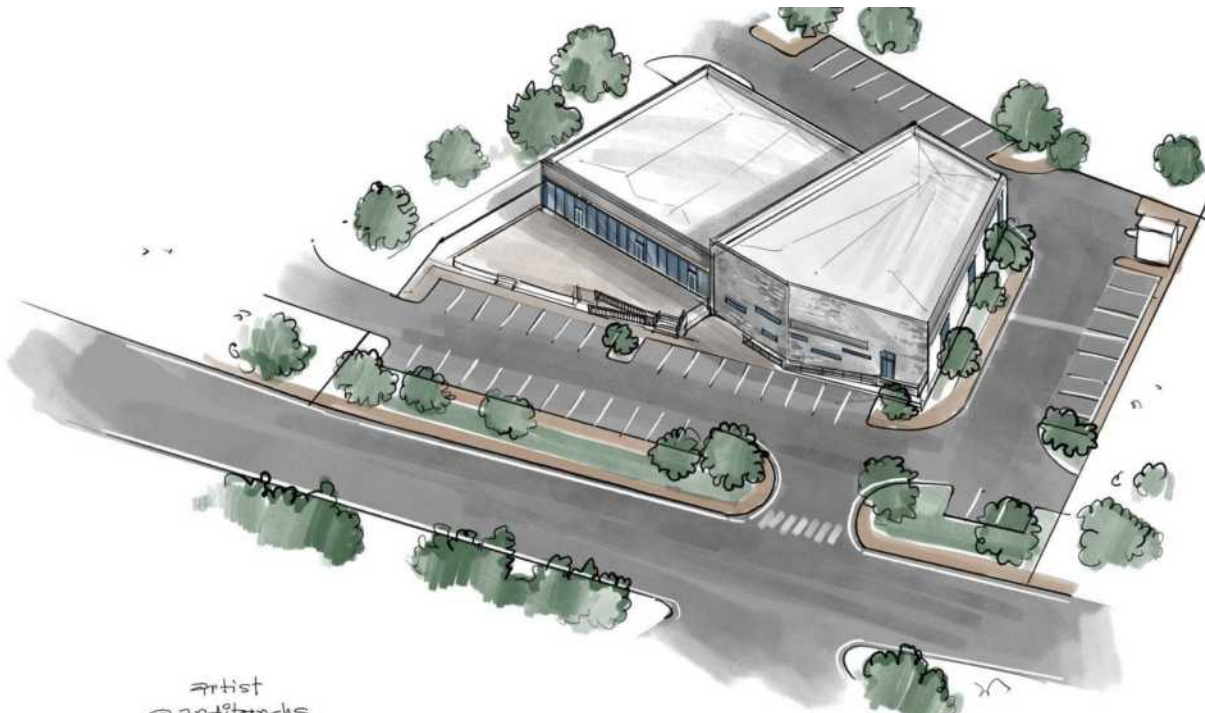


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## PHOTO RENDERINGS



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## AERIAL PHOTOS



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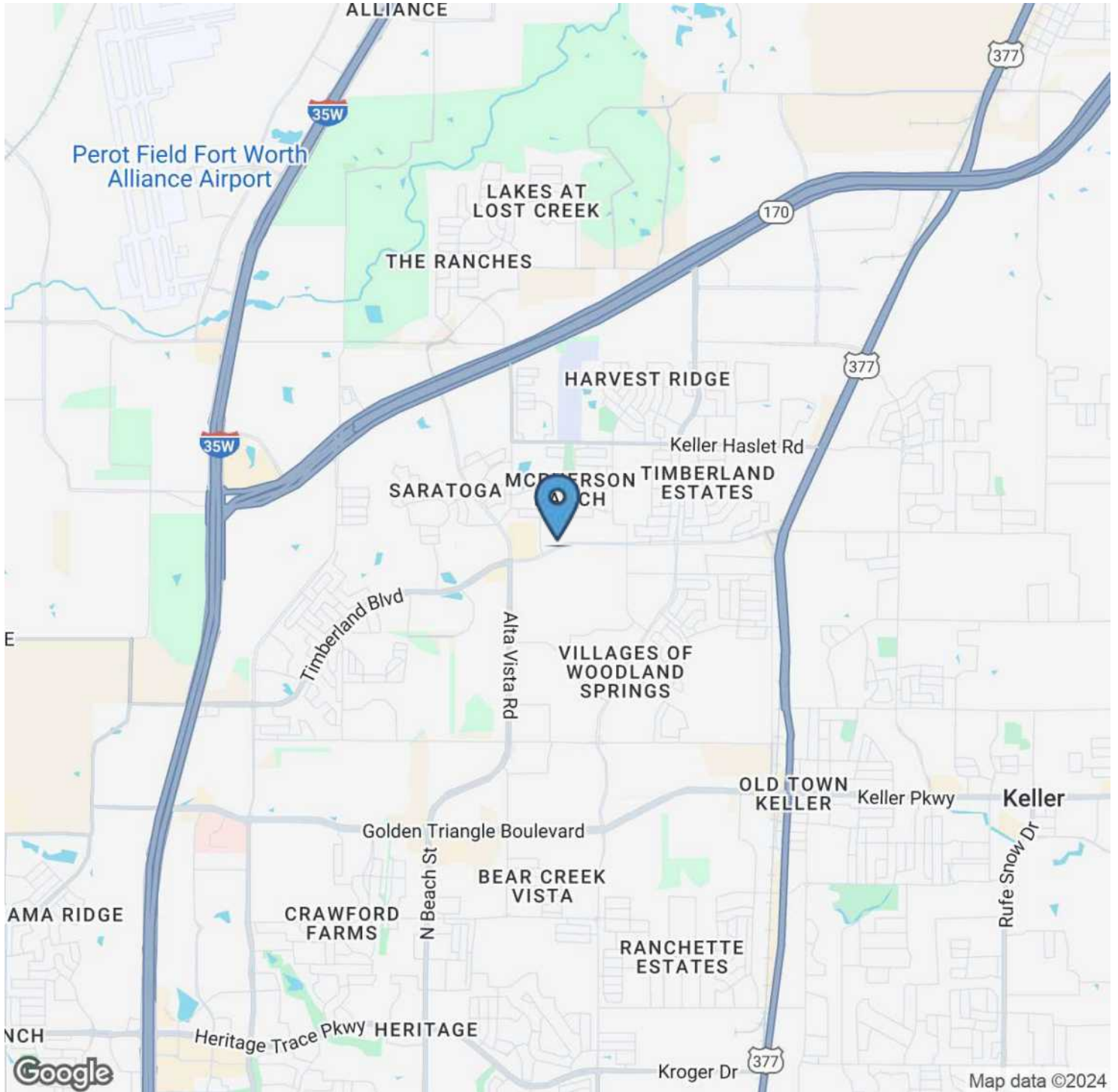


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## LOCATION MAP



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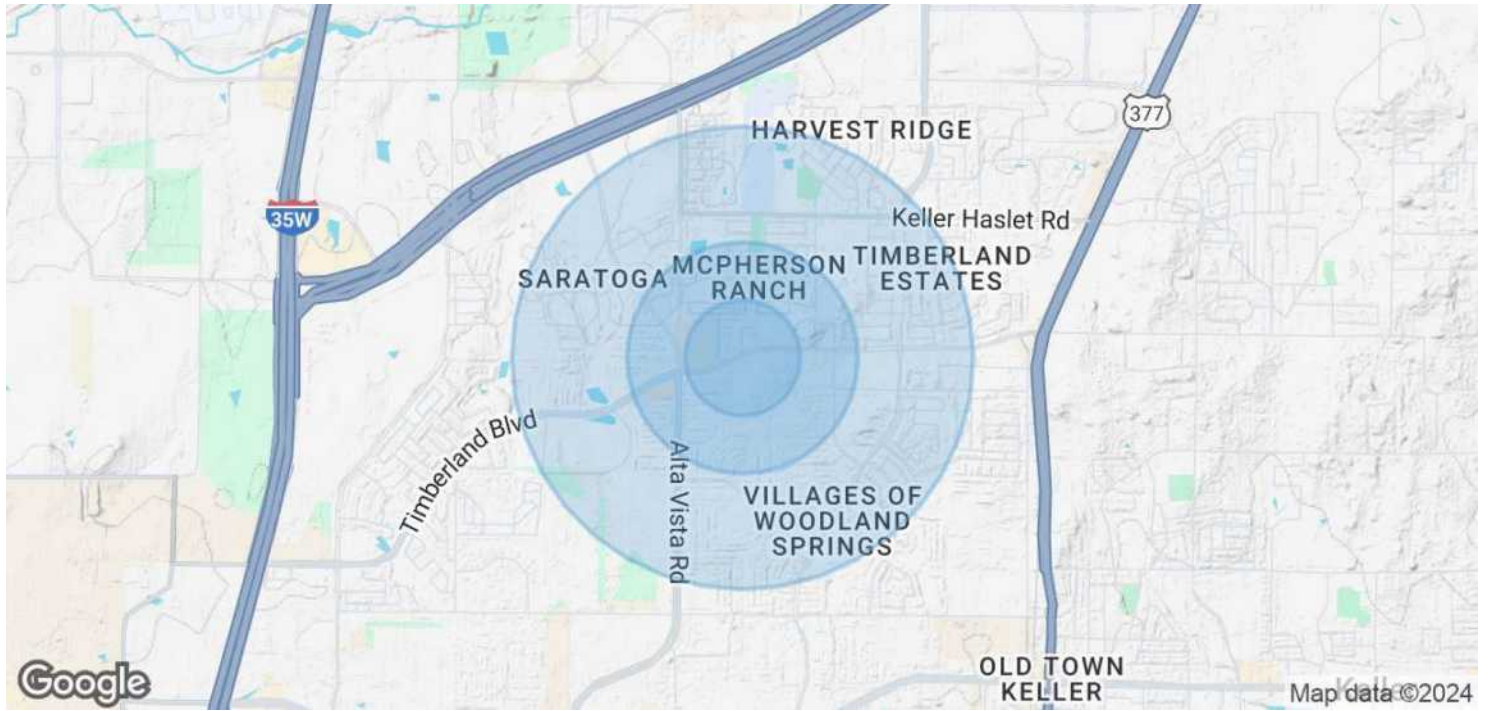


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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,348	4,967	17,191
Average Age	40.7	39.4	36.1
Average Age (Male)	35.6	34.0	31.7
Average Age (Female)	44.9	43.0	37.4

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	486	1,740	5,548
# of Persons per HH	2.8	2.9	3.1
Average HH Income	\$104,275	\$109,703	\$124,568
Average House Value	\$253,424	\$259,722	\$275,895

2020 American Community Survey (ACS)

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**BROKER CONTACT**



**LON LLOYD, CCIM**

Vice President

**Direct:** 817.488.4333 **Cell:** 817.528.0377  
lon@championsdfw.com



**JIM KELLEY**

Principal/Broker

**Direct:** 817.488.4333 **Cell:** 817.909.7875  
jim@championsdfw.com

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