



# *The Offices at Monarch Crossing*

New Office & Medical Condo Units for Sale  
3121 Bailey Drive, Fort Worth TX 76177

*Strategically  
Positioned.  
Thoughtfully  
Designed.*



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Sales Director

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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.



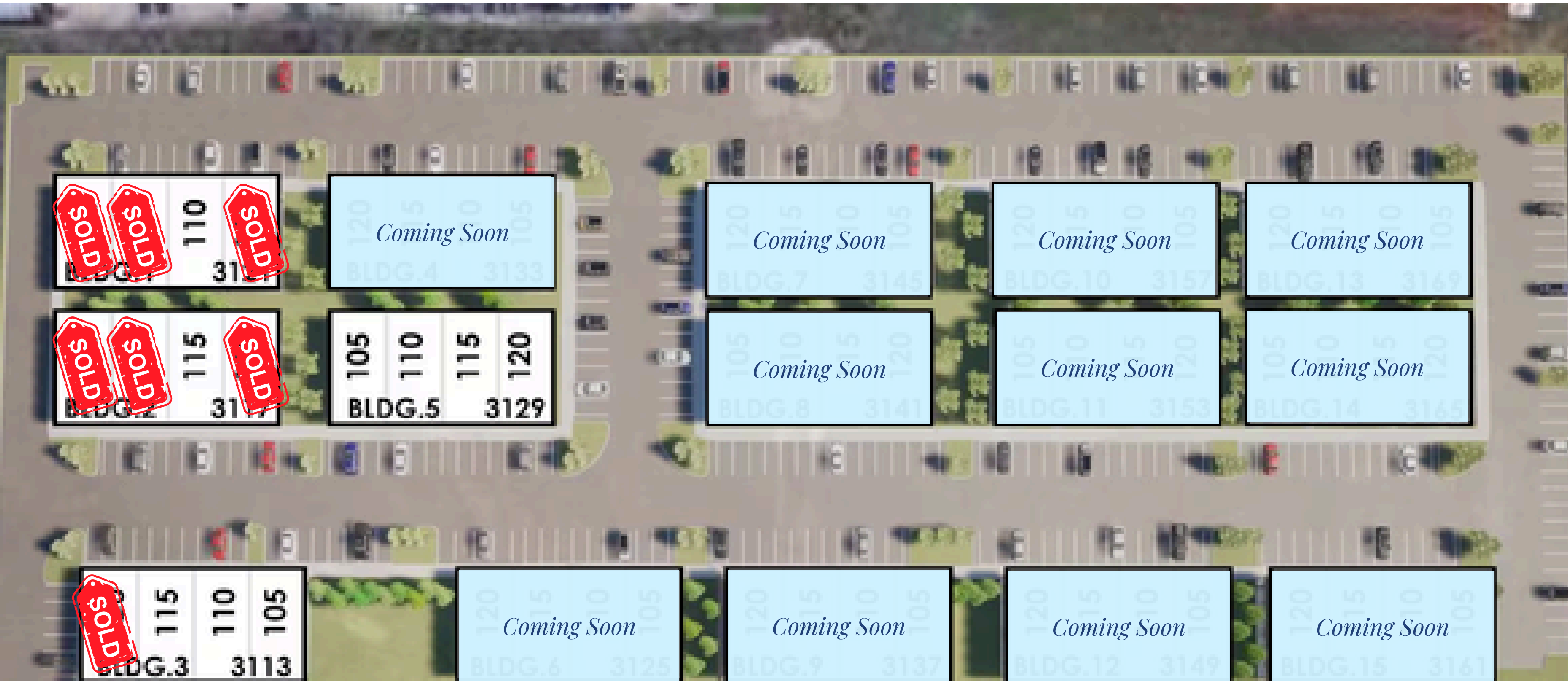
# Property Highlights

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

Property Type	Office/Medical Condo
Year Built	2025
Stories	1
Typical Unit Size	1,153 SF
Status	Newly Built



# Site Plan





## *Location Overview*

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

**cloudloft**  
DEVELOPMENT

113,723 VPD (21)

23,443 VPD (19)

Bailey Dr

Golden Triangle Blvd

N Riverside Dr

N Riverside Dr

Jeep

RAM

Holiday Inn

Public Storage

QT

Q-CARWASH

Starbucks

Subway

Wendy's

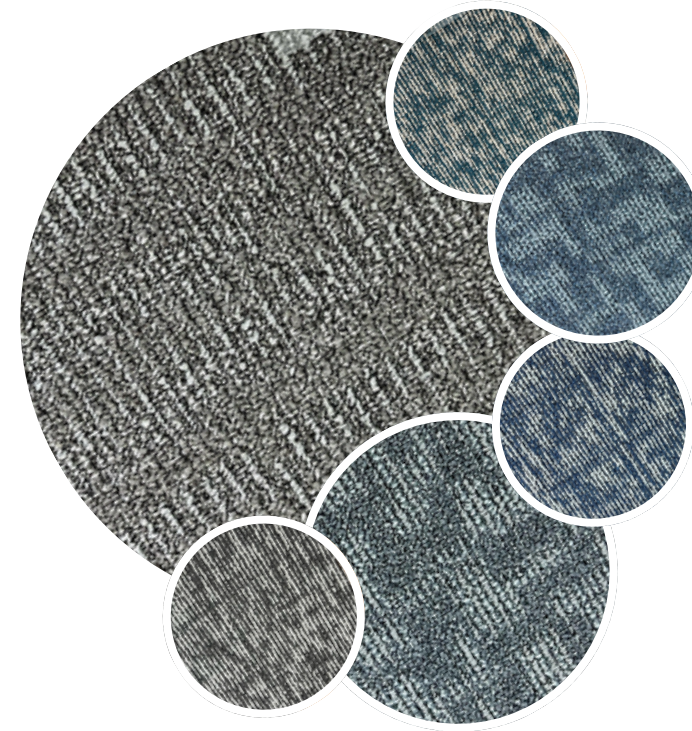
Radio Shack

Texas Health Resources

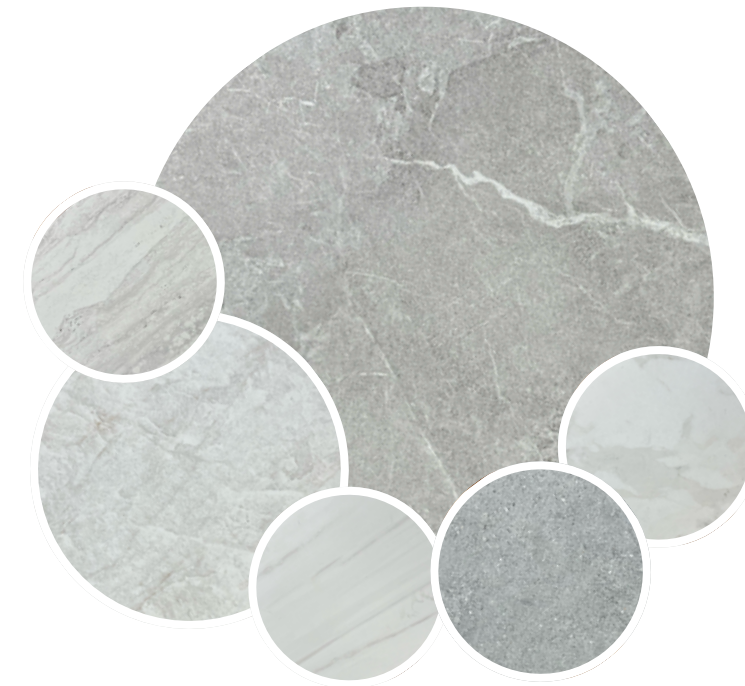
LIFETIME

*Elevated  
Design.  
Modern  
Finishes.*

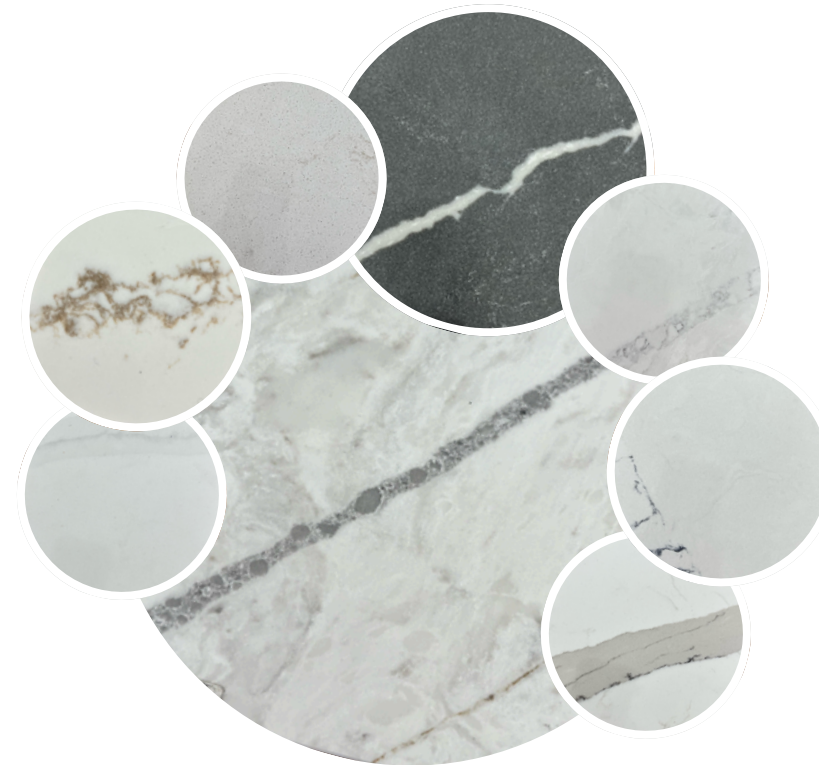
*Carpet*



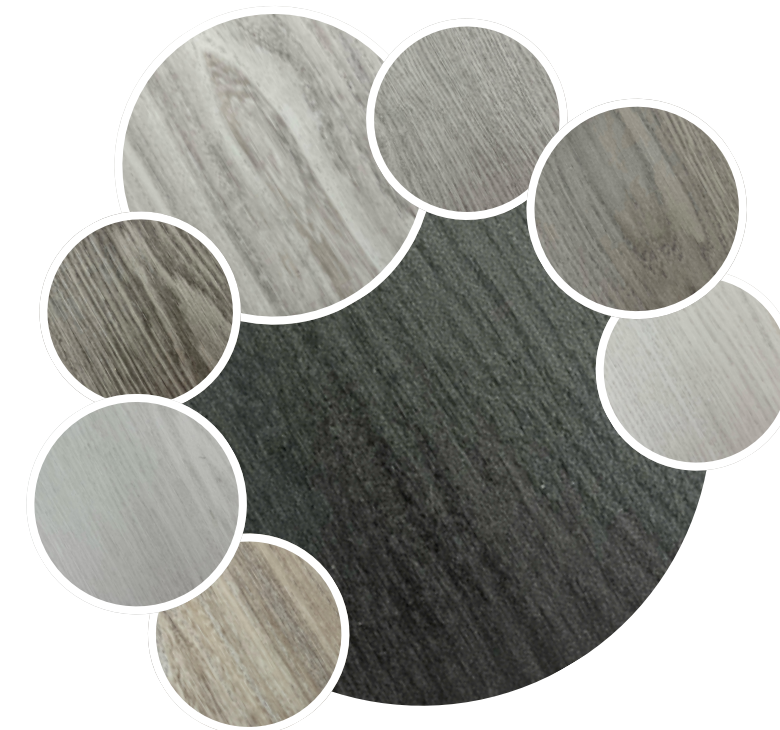
*Tiles*



*Quartz*



*Vinyl Flooring*



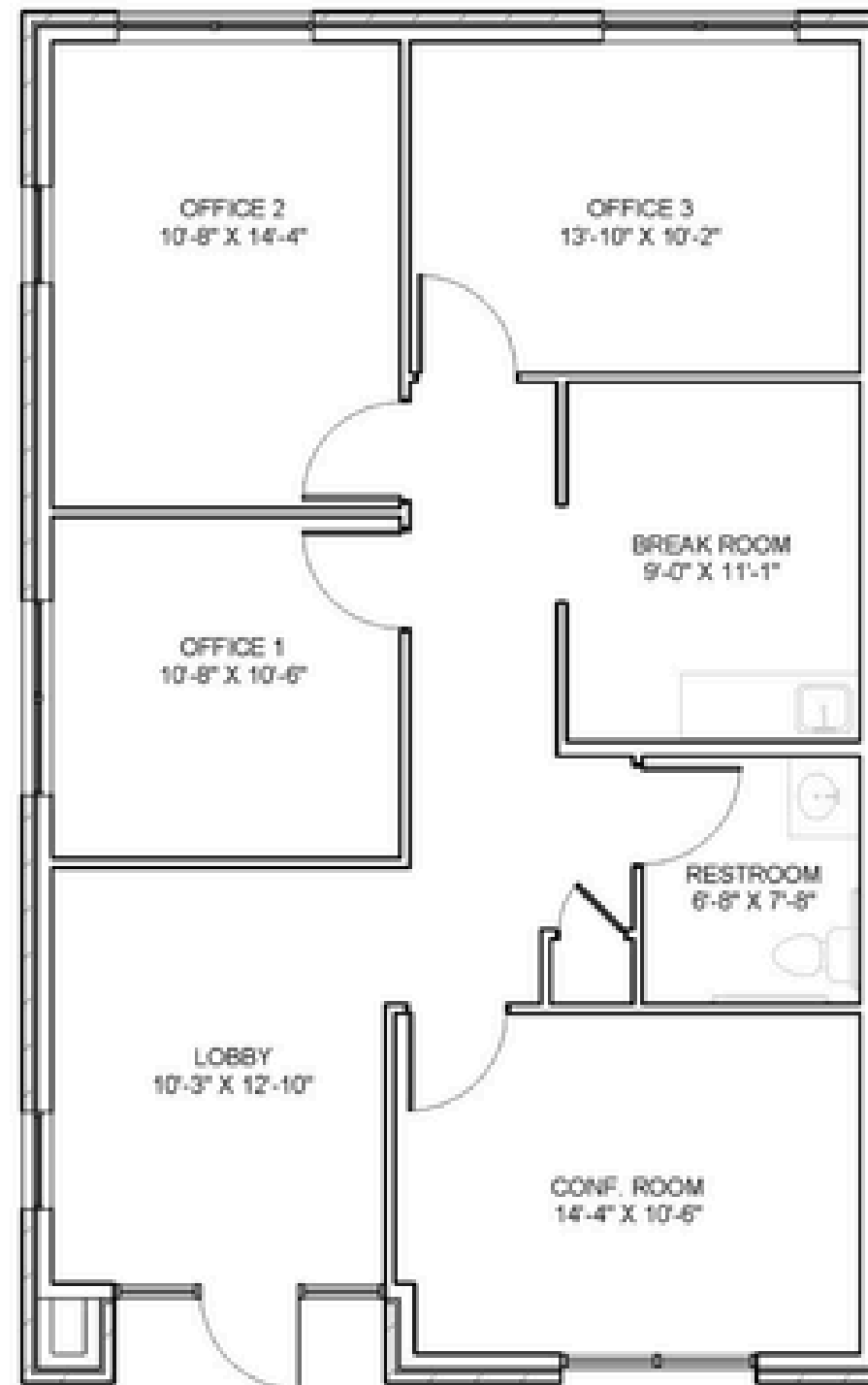




# *Imagine Office Space Like This*

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*





# *Customize Your Ideal Clinical Space*

In addition to turnkey office suites, The Offices at Monarch Crossing offers a limited number of medical shell units—the perfect solution for healthcare users who prefer to design their space from the ground up.

These blank-slate suites provide the flexibility to build out a layout tailored to your unique operational needs, whether you're a general practitioner, specialist, or healthcare group.

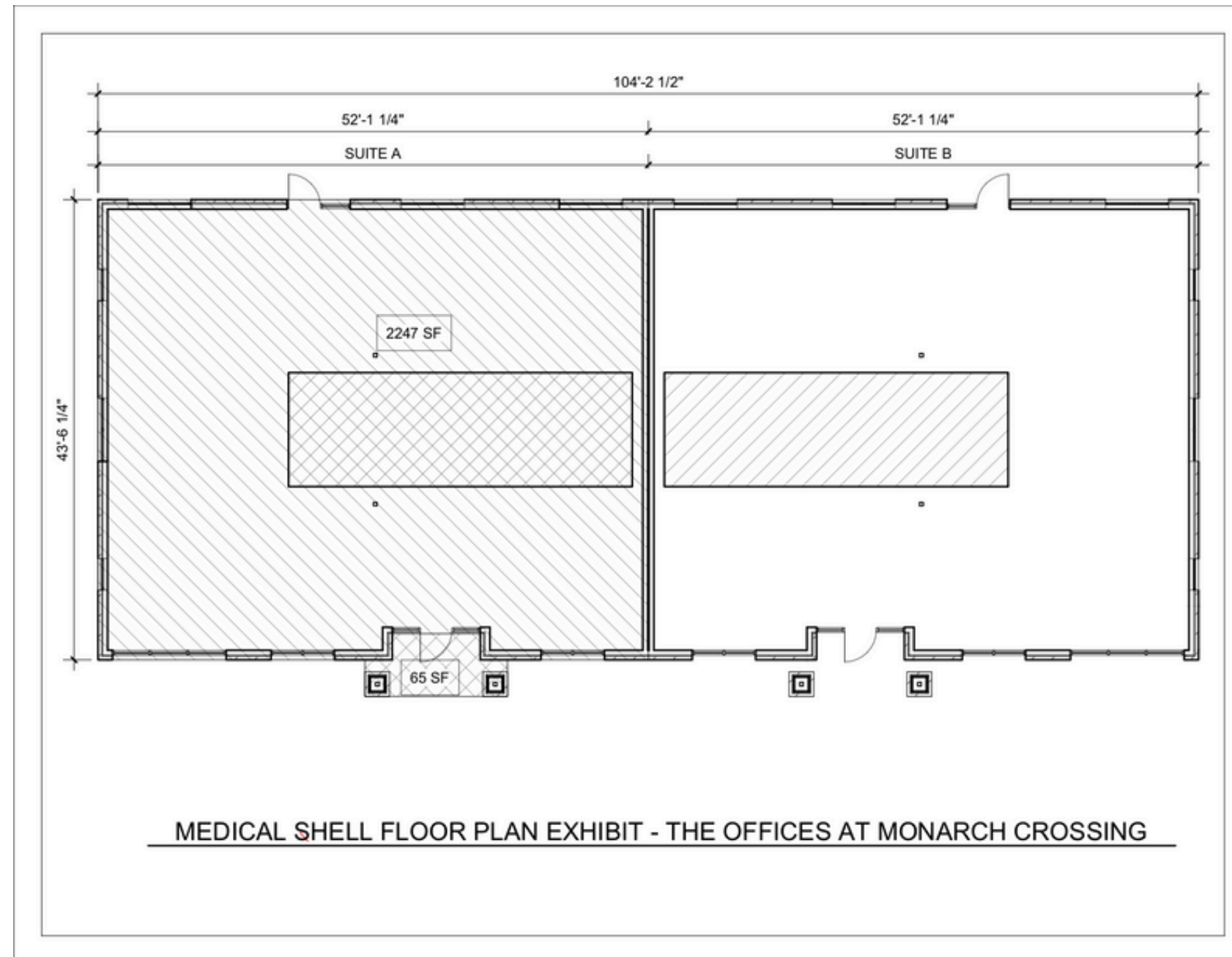
Whether you're expanding your practice or launching a new one, Monarch Crossing offers a smart investment in a growing medical corridor.

***Contact our team for available shell unit sizes and pricing.***



# *Medical Shell Units*

## *Ready for your Custom Build-Out*



Monarch Crossing offers select medical shell units, giving healthcare professionals the opportunity to create a fully tailored clinical environment.

Each unit is delivered with HVAC, electrical, and plumbing stub-outs in place—offering a clean slate for private practice owners, dentists, med spas, and specialists seeking a custom interior layout.



# *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.



**Texas Health  
Harris Methodist**  
FORT WORTH



# *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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