

# Medical / Office Investment Opportunity

6825 Manhattan Blvd Fort Worth, TX 76120



**Offered at \$2,950,000 (\$148/psf)**



## Property Overview

6825 Manhattan Blvd is a 19,924-square-foot, single-story, multi-tenant medical office building in Fort Worth, Texas. The property is home to Cook Children's Medical, a premier healthcare provider that provides long term stability and enhances the building's tenant mix. As a regional destination for pediatric care, Cook Children's generates strong foot traffic and visibility, creating synergy for surrounding businesses and medical users. Zoned E in Fort Worth, the property accommodates office, medical, and retail uses. Conveniently located less than one mile from E Loop 820 and the I-30, the building benefits from strong surrounding demographics, serving a five-mile population of approximately 403,800 residents.

Seller is a licensed Texas real estate broker/agent and has an ownership interest in the property.

**Paul Allen**

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## Deal Highlights

- ✓ Long Term Cook Children's Medical Anchor Tenant
- ✓ 19,924/SF Single Story, Multi Tenant Building
- ✓ Stabilized with Low Vacancy
- ✓ ADA Compliant Bathrooms, New HVACs, Renovated 2025, Roof Replaced late 2022
- ✓ Value-Add Opportunity for Investor or Owner User
- ✓ Well Below Replacement Cost

**Grant Morrison**

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