



1101 W Rosedale St, Fort Worth, TX 76104

\$26/SF/YR

\$2.17/SF/MO

1101 Rosedale Fort Worth, Texas

Office | 2 spaces available | 895 sq. ft. - 1,862 sq. ft.



Melissa Huffman
817.296.6455

Listing Added: 09/19/2024

Listing Updated: 09/19/2024

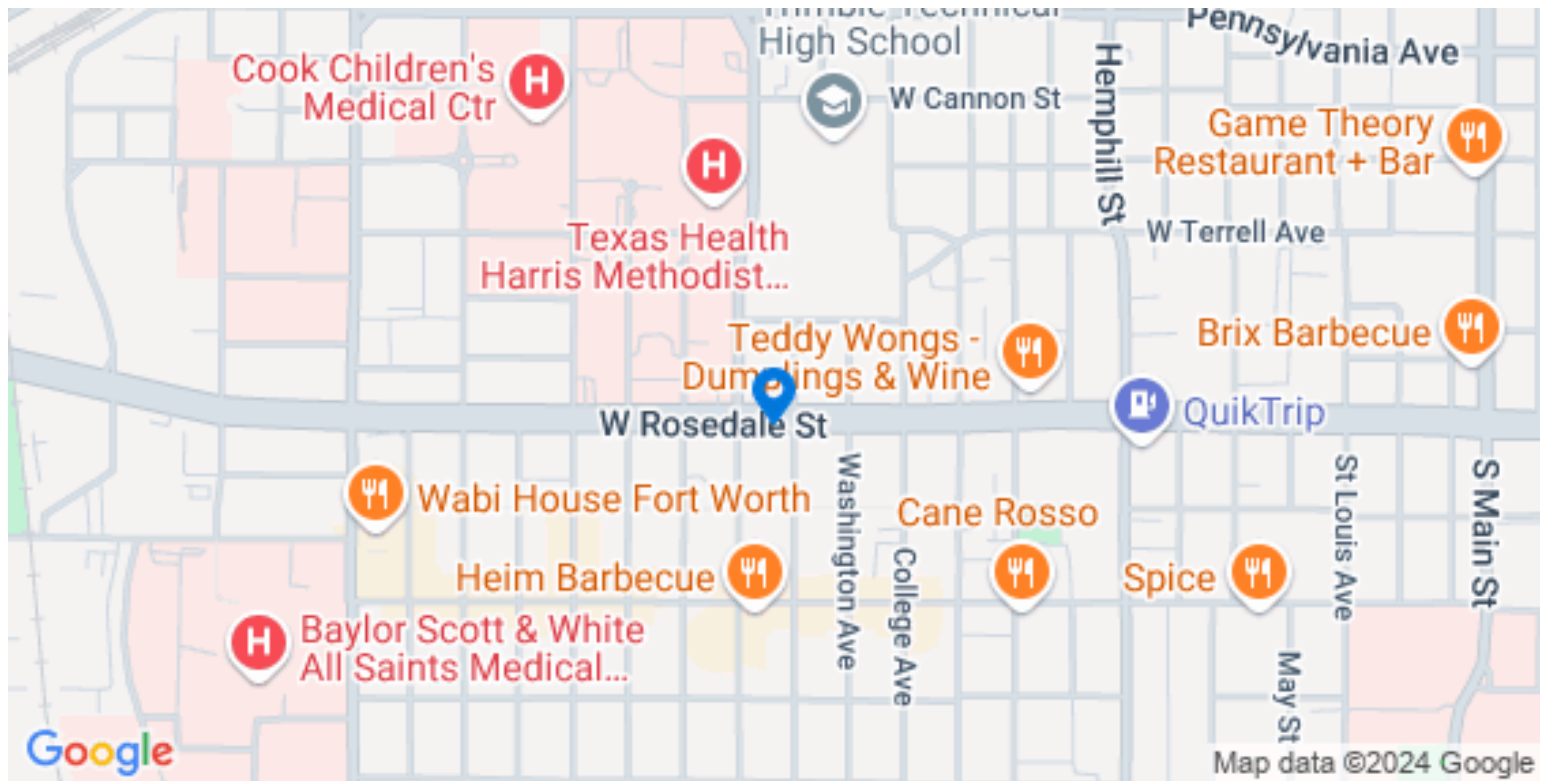
Building Details

Property Type	Office	Subtype	Medical Office
Tenancy	Multiple	Total Building SQFT	4,990
Minimum Divisible SQFT	895	Max Contiguous SQFT	1,862
Total Building Suites	2	Vacant SQFT	2,757
Land Acres	0.264	Year Built	1980
Year Renovated	2020	Buildings	1
Stories	1	Cross Street	Henderson Street

Building Description

Two spaces available in the heart of the Fort Worth Medical District. Located across the street from the newly constructed TCU Medical School. Opportunity for a shared lobby. Owner occupied. Tenant improvement allowance is negotiable.

Building Location (1 Location)

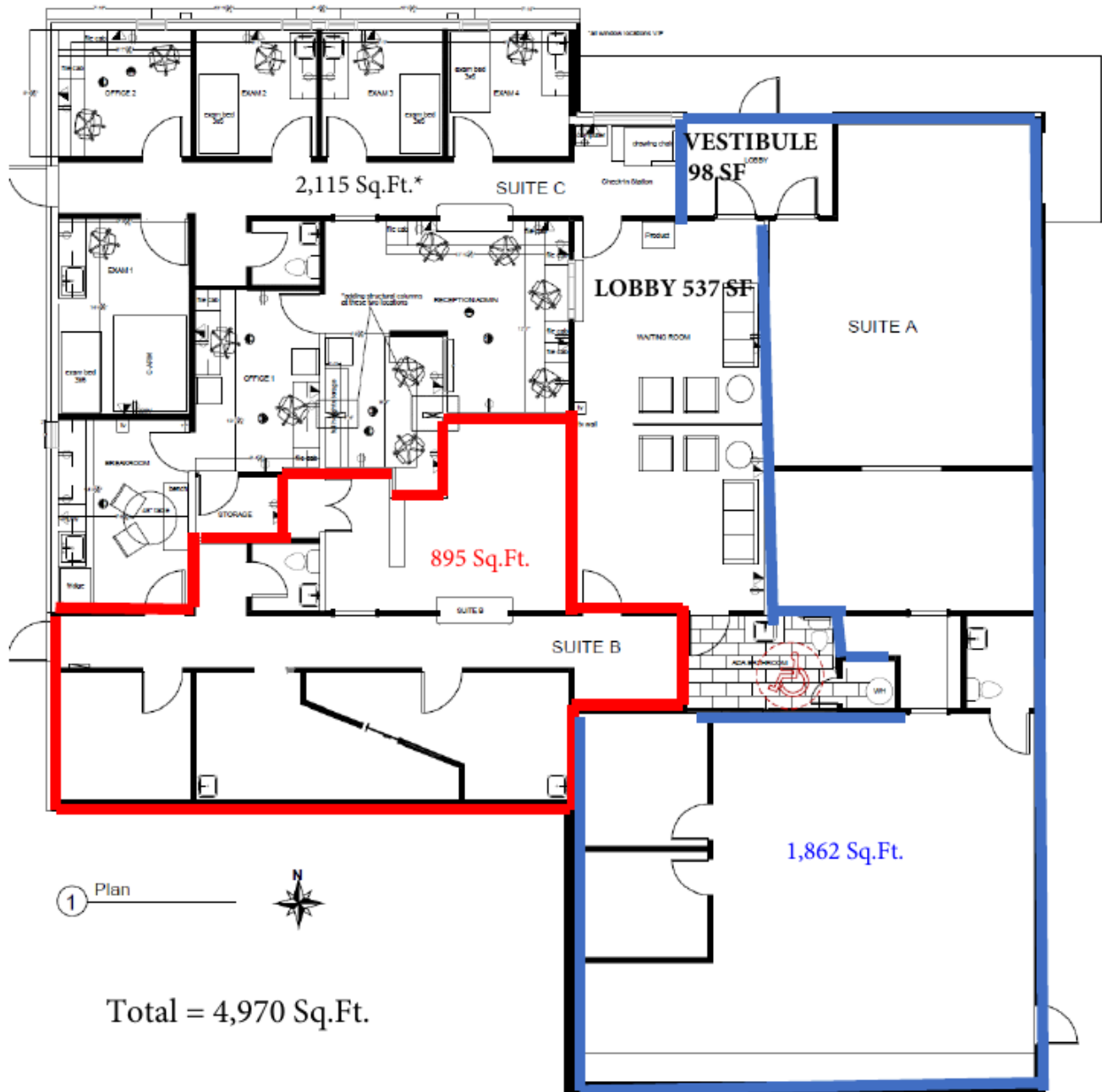


Available Space 1 Details

Medical space available in the heart of the Fort Worth Medical District. Space was previously occupied by an optometrist. Tenant improvement allowance is negotiable. Opportunity for a shared lobby.

Listing Type	Direct	Space Subtype	Medical Office
RSF	895 SF	Max Contiguous SF	895 SF
Space Available	9/19/24	Rate (Per SF)	\$26 / SF / YR
Lease Type	NNN	Lease term	2-4 years
Total CAM (Per SF/YR)	\$10.27	Total Rate (Per SF/YR)	\$36.27
Days on Market	21 days		

Available Space 1 Floorplan



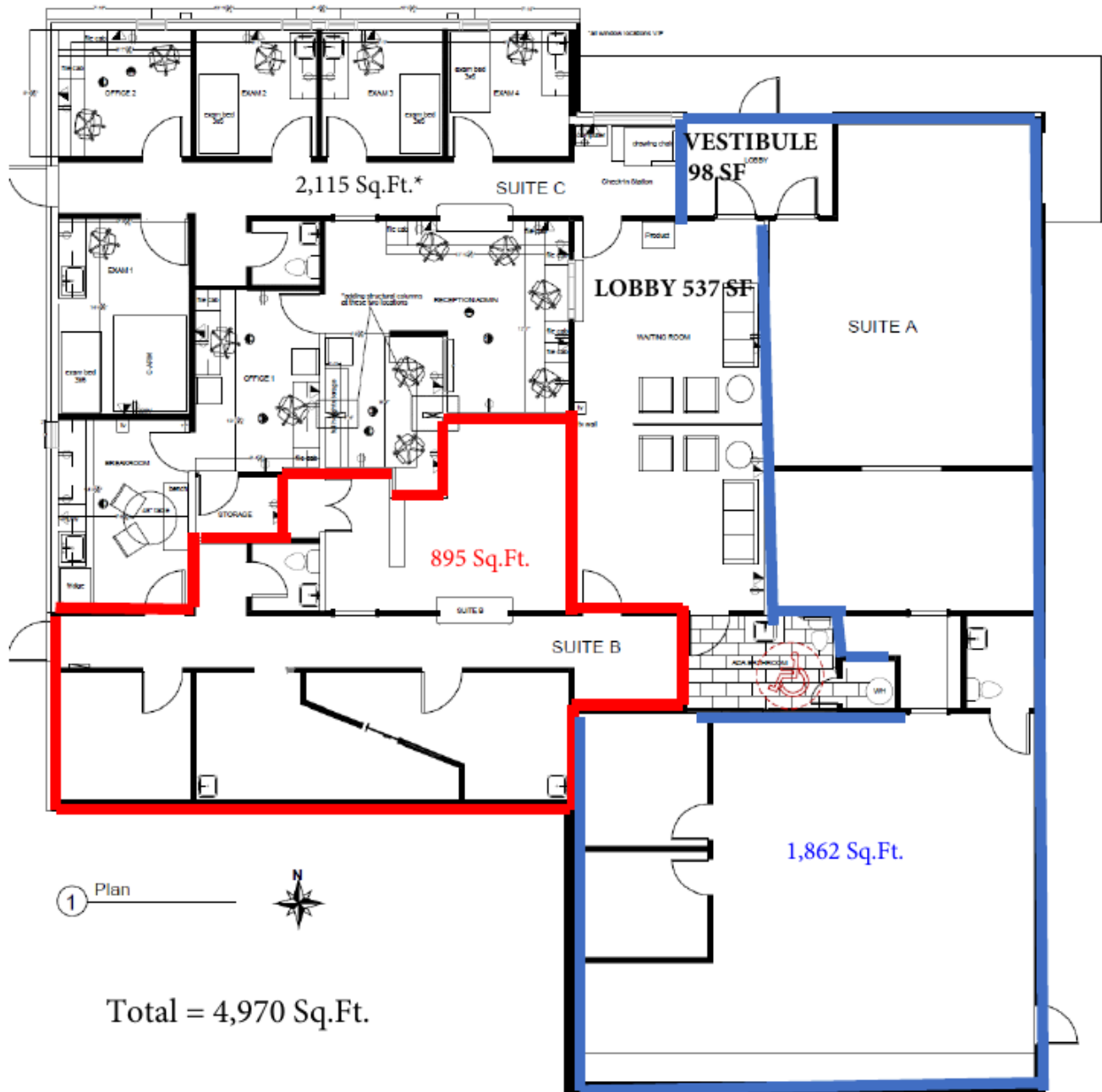
*** includes the lobby square footage**
Optical does not include the
vestibule or lobby square footage

Available Space 2 Details

1,862 square feet available for lease in the heart of the Fort Worth Medical District. Previously occupied by an optical. Great space across the newly constructed TCU Medical School.

Listing Type	Direct	Space Subtype	Medical Office
RSF	1,862 SF	Max Contiguous SF	1,862 SF
Space Available	9/19/24	Rate (Per SF)	\$26 / SF / YR
Lease Type	NNN	Lease term	2-4 years
Total CAM (Per SF/YR)	\$10.27	Total Rate (Per SF/YR)	\$36.27
Days on Market	21 days		

Available Space 2 Floorplan



*** includes the lobby square footage**
Optical does not include the vestibule or lobby square footage

Property Photos (3 photos)

