

FOR LEASE



OFFICE SPACE

11,584 SF Available

Contact Brokers For Rate

[Schedule a Tour](#)

816 W CANNON ST.

OFFICE / MEDICAL SPACE IN NEAR SOUTHSIDE

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PROPERTY OVERVIEW:

Located on W Cannon St and spanning the block from Alston Ave to Travis Ave in Fort Worth, 816 W Cannon St offers the ideal environment for an owner/user looking for space near Fort Worth's medical district. This 11,584 SF building is the perfect blend of convenience, accessibility, and community right at your doorstep. Prime office space promises the ideal environment to elevate your business in desirable Near Southside, minutes from downtown Fort Worth and blocks from the medical district.

PROPERTY HIGHLIGHTS:

Total Available: 11,584 SF

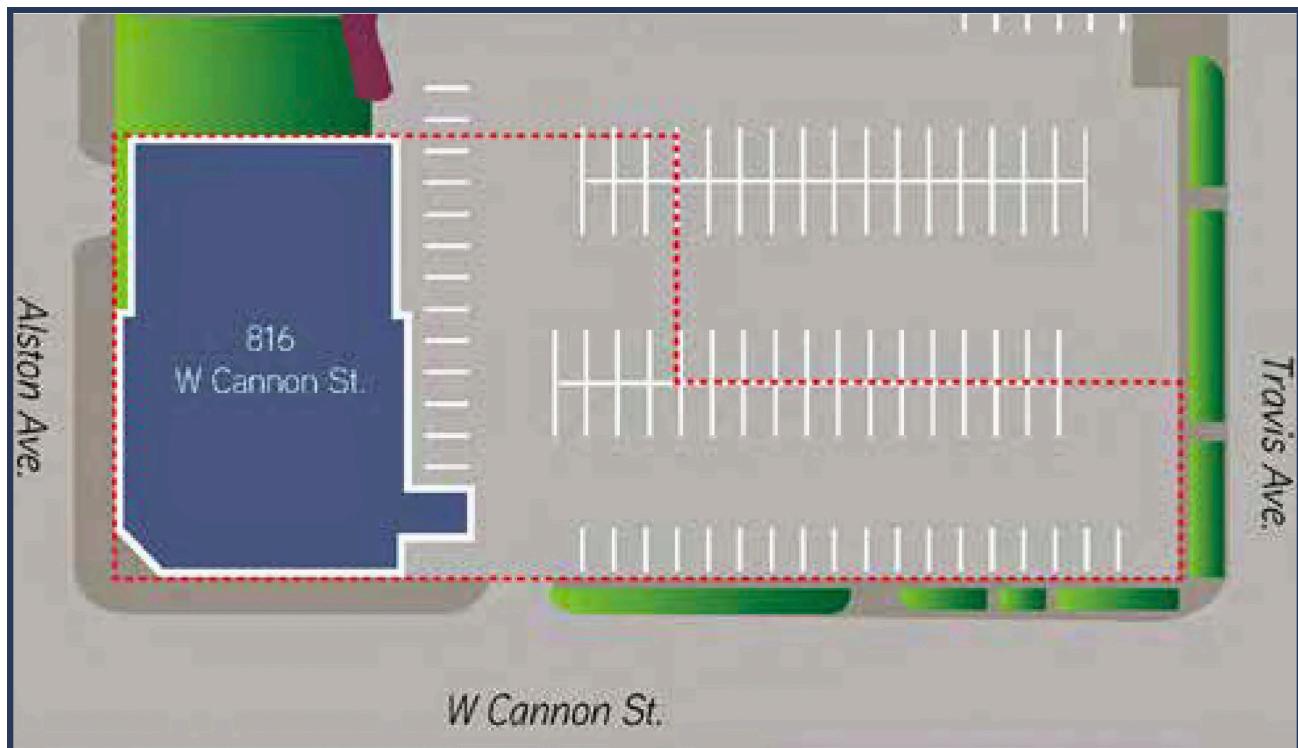
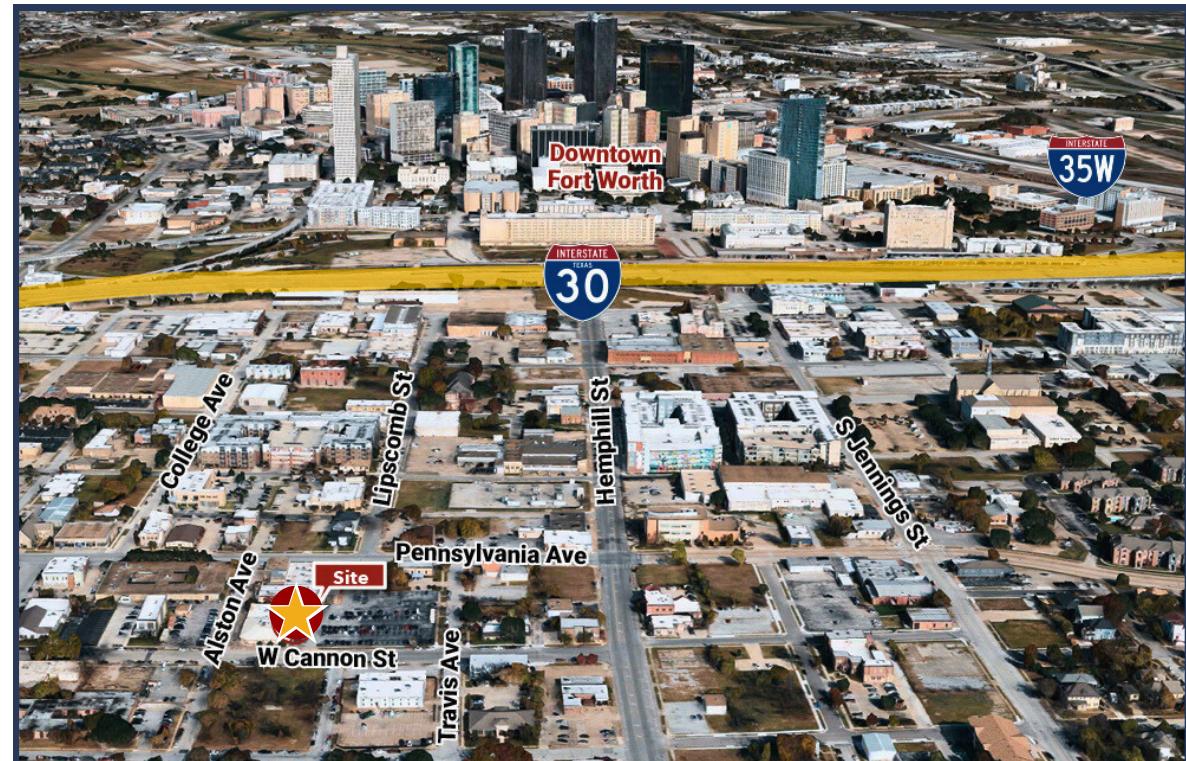
Stories: 2

Year Built: 1986

Parking: Gated Lot with 58 spaces
5:1,000 SF parked ratio

Renovations: Interior recently renovated.
Space is **NOW DIVISIBLE**

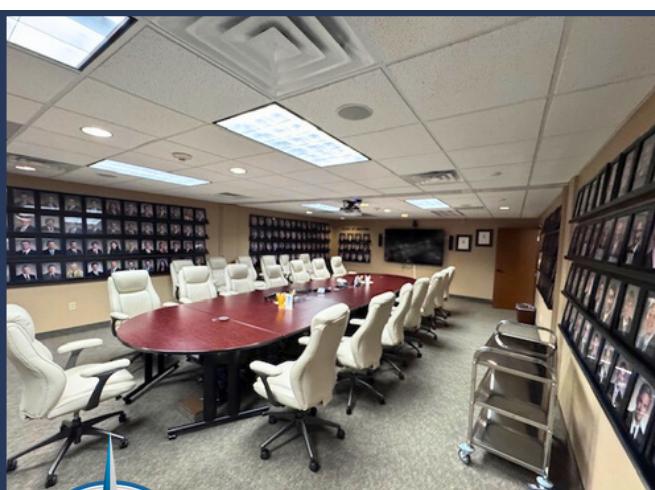
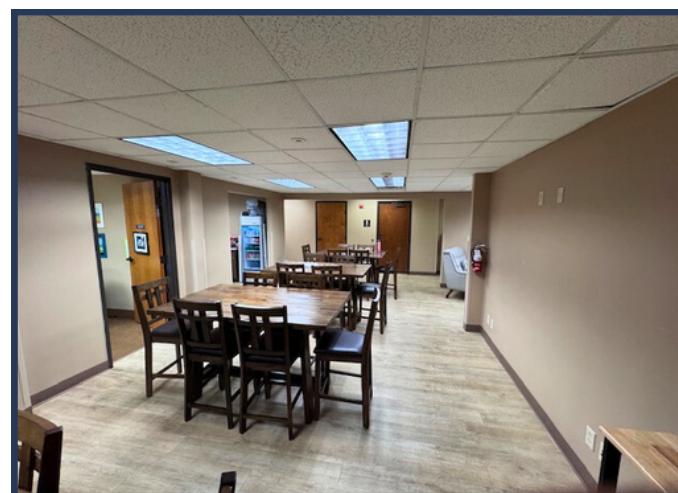
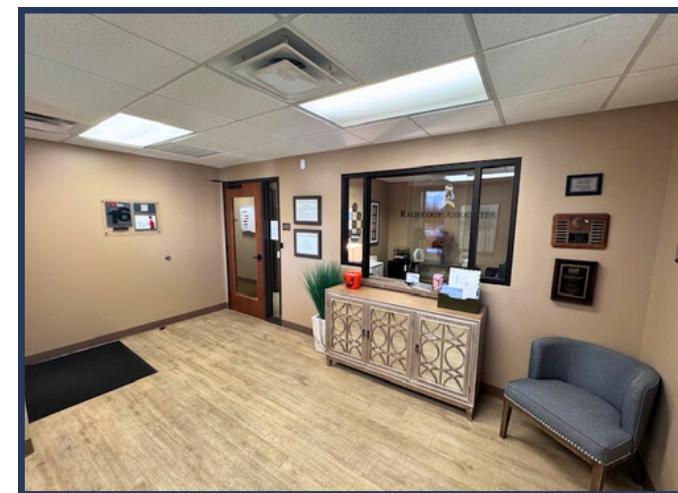
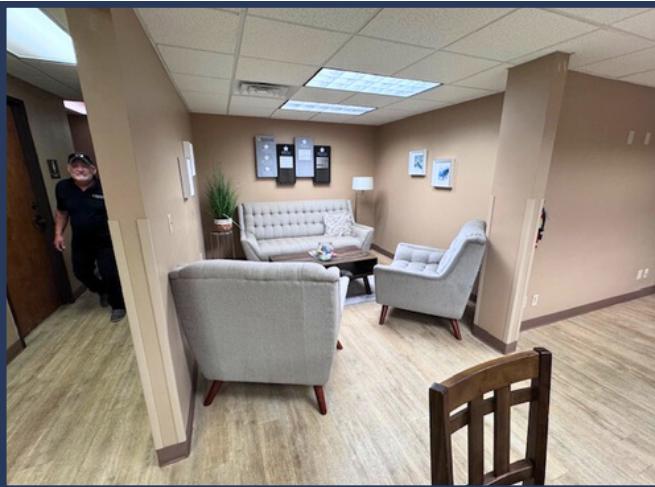
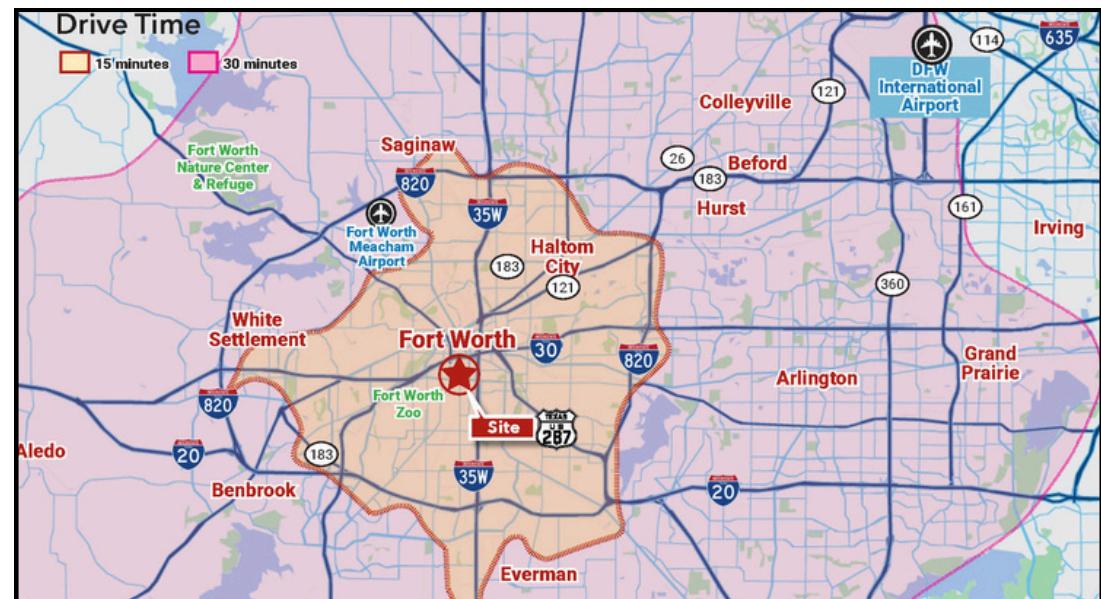
Highway Access: I-30, I-35W, Hwy 287, Hwy 121



11,584 SF AVAILABLE

RATE: CONTACT BROKERS

- Downstairs: Two conference rooms, multiple offices in a variety of sizes, IT/equipment rooms, restrooms
- Upstairs: 5 offices & restroom
- Central Location: Strategically situated in the medical district of downtown Fort Worth, w/ access to major highways, public transport local amenities & restaurants
- Parking: Gated parking options and excellent accessibility ensure that your employees and clients can conveniently reach your office



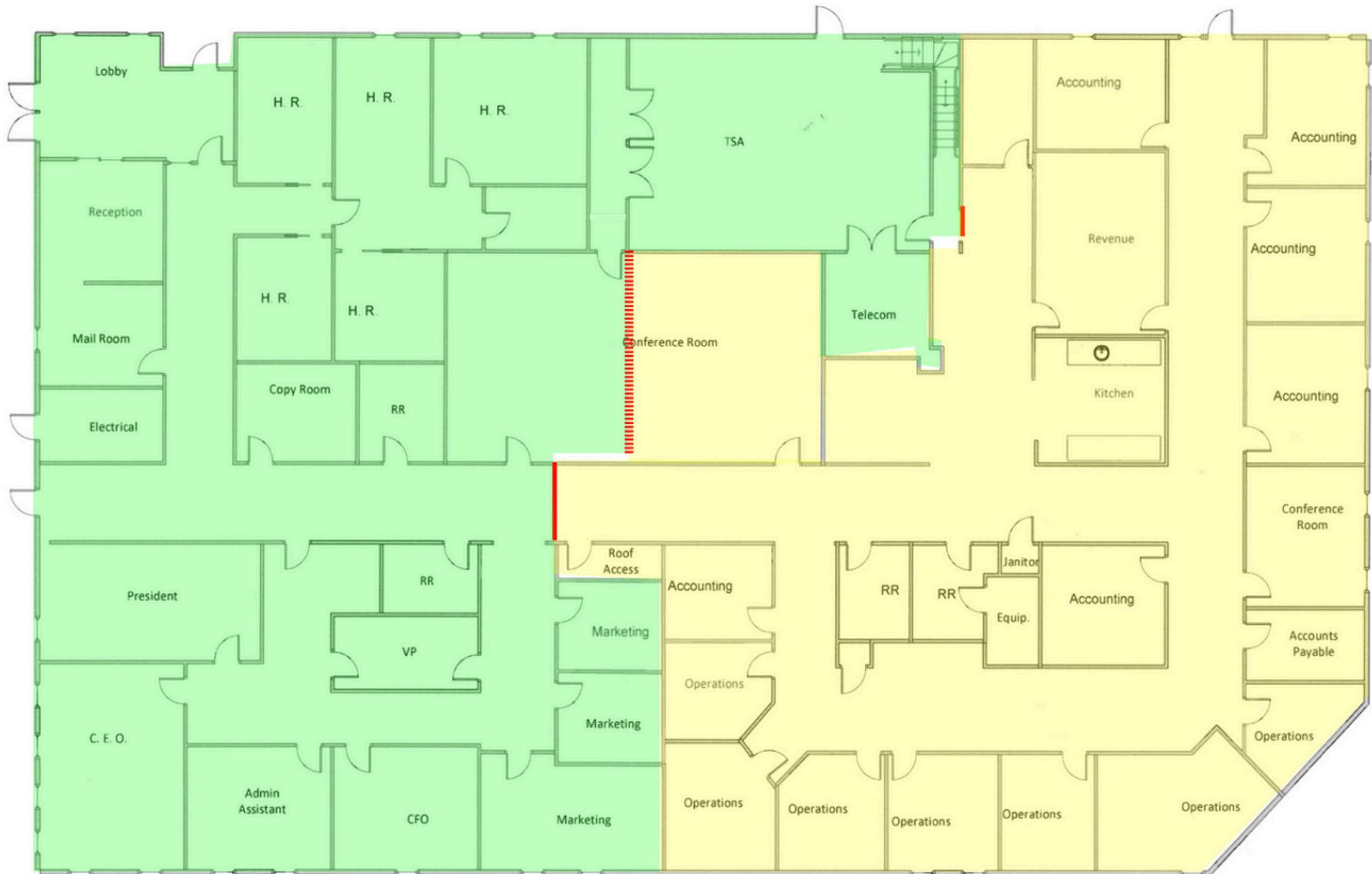
PROPOSED FLOOR PLAN

816 W Cannon St. | Fort Worth 76104

816 Cannon - Proposed split of building into 2 spaces.

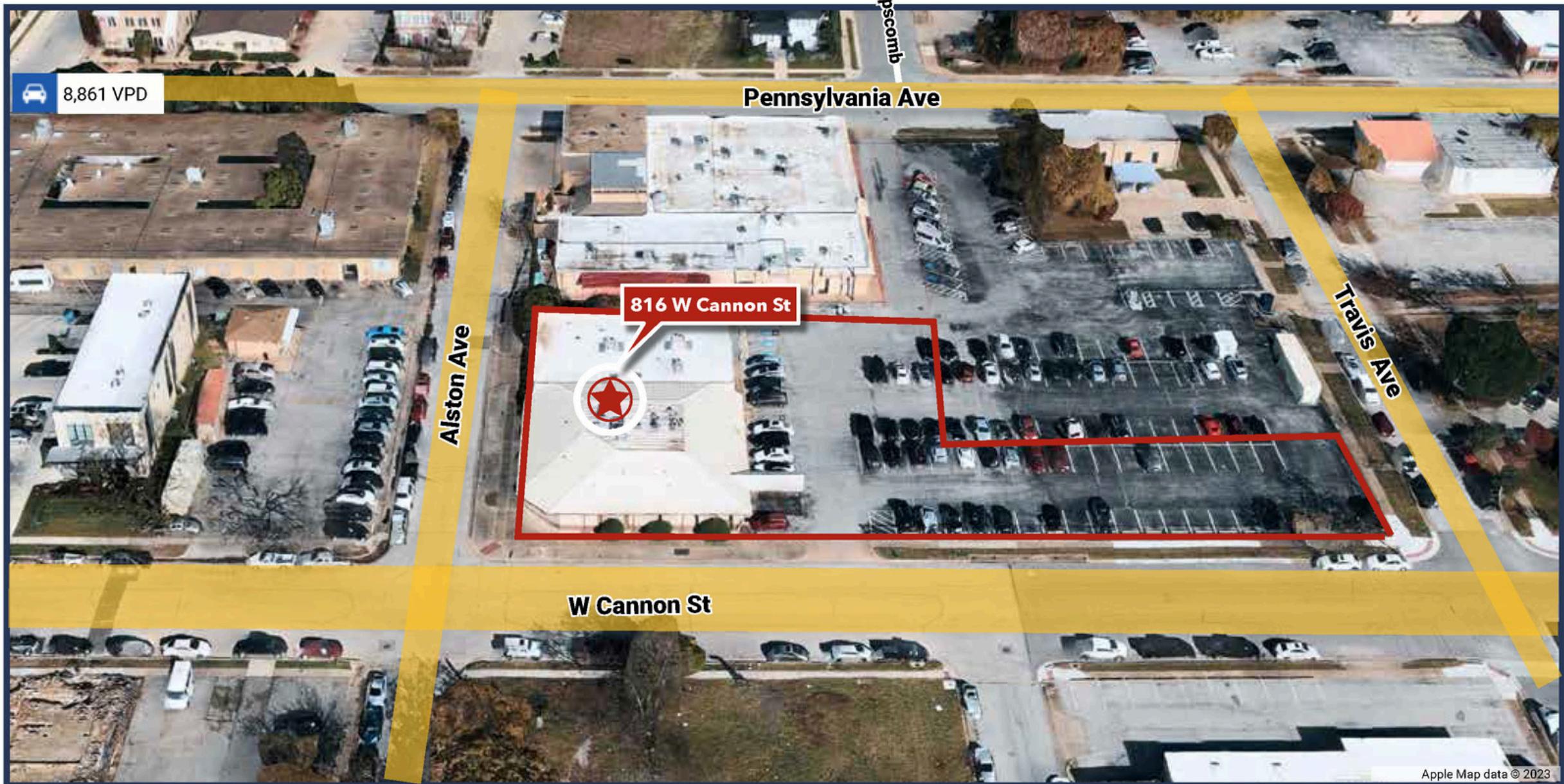
Red lines indicate proposed wall additions and split of conference room

PREVIOUS FLOOR PLANS



Space includes upstairs.
* Roof access upstairs

* Roof access ground floor



*Property Lines are approximated.

Traffic Counts (VPD) vehicles per day

21,321 VPD	@ S Henderson St & Tucker St
15,404 VPD	@ W Rosedale St & Alston Ave
8,861 VPD	@ Pennsylvania & College Ave
3,423 VPD	@ Hemphill St & Broadway Ave

Demographics

Population 	113,044 (3 mi) 310,123 (5 mi)	Daytime Workers 	133,091 (3 mi) 193,182 (5 mi)	Businesses 	12,159 (3 mi) 19,700 (5 mi)
Households 	43,595 (3 mi) 107,759 (5 mi)	HH Income 	\$82,162 (3 mi) \$77,045 (5 mi)	Travel To Work 	35,930 <30 min 11,044 30-60 min

ACCOLADES:

Accolades

Dallas-Fort Worth is one of the top regions in the nation for business, thanks to a low cost of living, business-friendly environment, strong base of well-educated and skilled employees, and robust access to both U.S. and international markets through its transportation network.

Year after year, the region's selling points are lauded by business experts at respected publications, including Bloomberg Businessweek, Forbes, Fortune, and Site Selection Magazine.

Key metrics tracked by the Federal Reserve Bank of Dallas, which covers an area that includes Texas, northern Louisiana, and southern New Mexico, show the region to be among the strongest in the country.

Additionally, the communities comprising the Dallas-Fort Worth region are consistently ranked among the top places to work, the best places to live, and the best places for investment.



In 2024, Texas ranked as the state with the Best Business Climate

U-HAUL

Texas ranked as a leading Growth State in America for 2024

#1 in the country for 5-year job growth (593,700 jobs)

#1 among largest U.S. metros for year-over-year job growth (3.3%)
BLS, Dec. 2023



Dallas-Fort Worth was first among large metros to recover pandemic job losses, adding more jobs in the past 5 years than the next two metros combined.



8 Global 500 Companies
Fortune, 2023

8 World's Most Admired Companies
Fortune, 2022

24 Fortune 500 Companies
Fortune, 2023

MCKESSON

Brian S. Tyler
Chief Executive Officer

"Dallas is just such a **great place** for travel, for the resources in the community, **the talent you can draw on**...[prior to relocating we] offered every single person in our company a weekend trip, and we flew them [to Dallas] with their families...That was probably part of our success."



Texas named the nation's 'Best State for Business' for the 20th consecutive year

W
WalletHub

Texas ranked as one of the most diverse states in the U.S.

2 FORTUNE 10 COMPANIES Tied with San Jose, NYC, L.A., and Chicago have none.

2 GLOBAL 50 COMPANIES Only Beijing and Seattle are home to more.

"IN TEXAS, WE WANT BUSINESSES TO SUCCEED. WHEN BUSINESSES SUCCEED, TEXANS SUCCEED."

- GOVERNOR GREG ABBOTT

"In addition to the **logistical advantages** Dallas offers...this relocation is beneficial from a number of standpoints, including a **lower cost of living** and access to a **highly educated workforce**..."

John Ho, CEO

#22 of 500
Most Innovative Cities in the World

2023 2thinknow



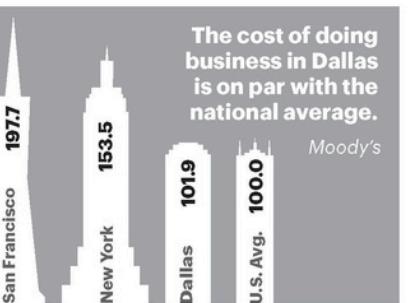
Best Performing Cities—Dallas

#6



The cost of doing business in Dallas is on par with the national average.

Moody's



Airport Satisfaction

DFW

#4 Mega Airport

Dallas Love Field

#4 Large Airport

J.D. Power, 2023

DRC
DALLAS REGIONAL CHAMBER

NATIONAL CHAMBER OF THE YEAR



#11

Best cities in North America for startups

StartupBlink, Global Startup Ecosystem Index, 2023

#1

Best cities for conducting sports business

Sports Business Journal, 2023

Top 100

List of the largest **green** power users within EPA's Green Power Partnership

Participant Rank

5. AT&T (Dallas)
14. Kimberly-Clark (Irving)
29. 7-Eleven (Irving)
33. City of Dallas (#2 city)
42. DFW International Airport (#1 airport)
74. Aligned Data Centers (Plano)
75. DataBank (Dallas)
83. American Airlines Group (Fort Worth)



The Dallas Region added 467 New Residents each day

25%
Natural Increase

75%
Net Migration

U.S. Census, 2021-2022

UNT
UNIVERSITY OF NORTH TEXAS

UTD
THE UNIVERSITY OF TEXAS AT DALLAS

UTA
UNIVERSITY OF TEXAS ARLINGTON

Carnegie Classification of Institutions of Higher Education: Very High Research Activity

CATERPILLAR

Jim Umpleby
Chairman and CEO
Caterpillar





LEASING TEAM

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