


# FOR LEASE

## OFFICE SPACE

11,584 SF Available

*Contact Brokers For Rate*

*Schedule a Tour*

 **RADIOLOGY  
ASSOCIATES**

## 816 W CANNON ST.

OFFICE / MEDICAL SPACE IN NEAR SOUTHSIDE

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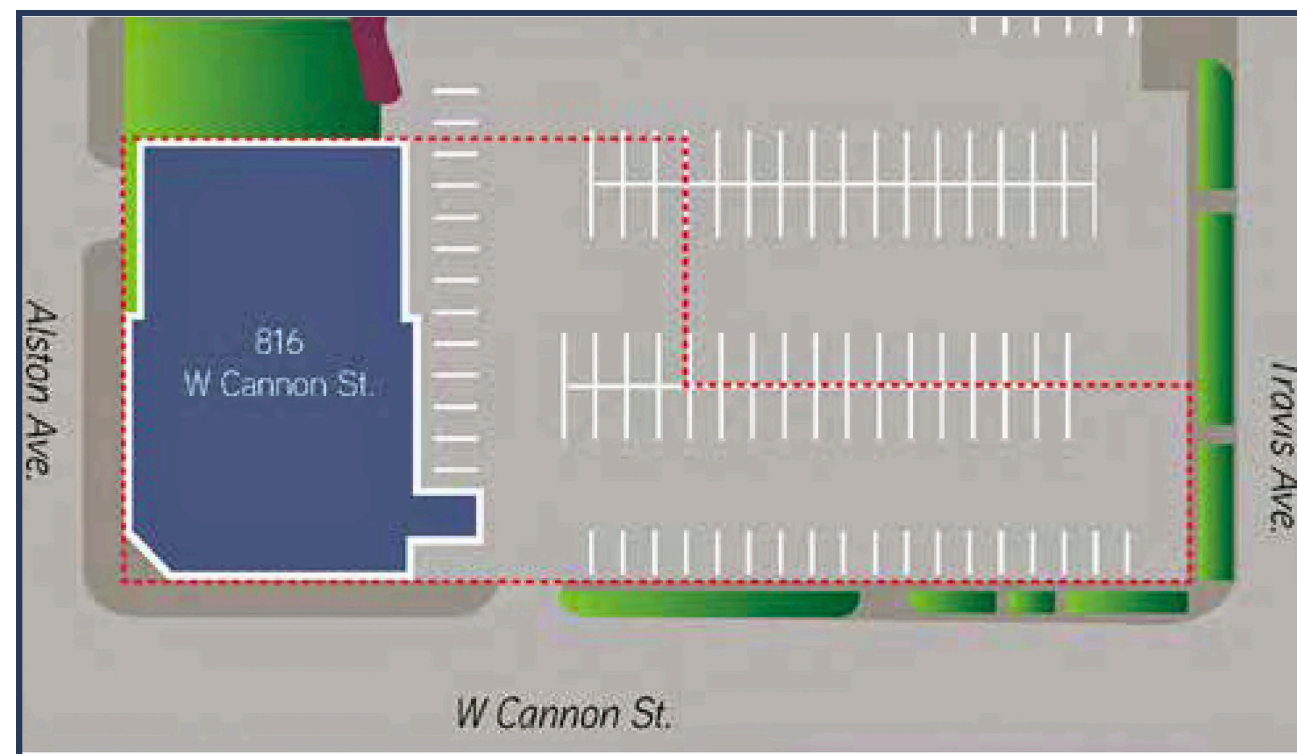


# PROPERTY OVERVIEW:

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:

<b>Total Available:</b>	11,584 SF
<b>Stories:</b>	2
<b>Year Built:</b>	1986
<b>Parking:</b>	Gated Lot with 58 spaces 5:1,000 SF parked ratio
<b>Renovations:</b>	Interior recently renovated. Space is <b>NOW DIVISIBLE</b>
<b>Highway Access:</b>	I-30, I-35W, Hwy 287, Hwy 121

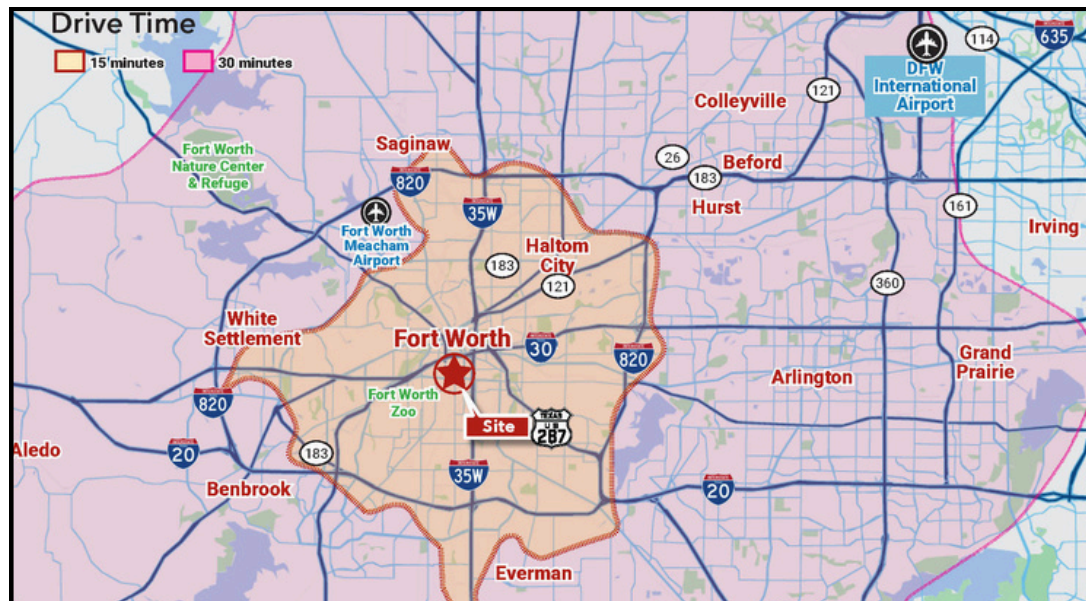




## 11,584 SF AVAILABLE

**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

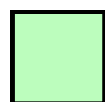
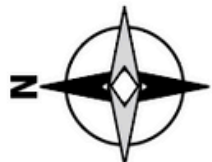
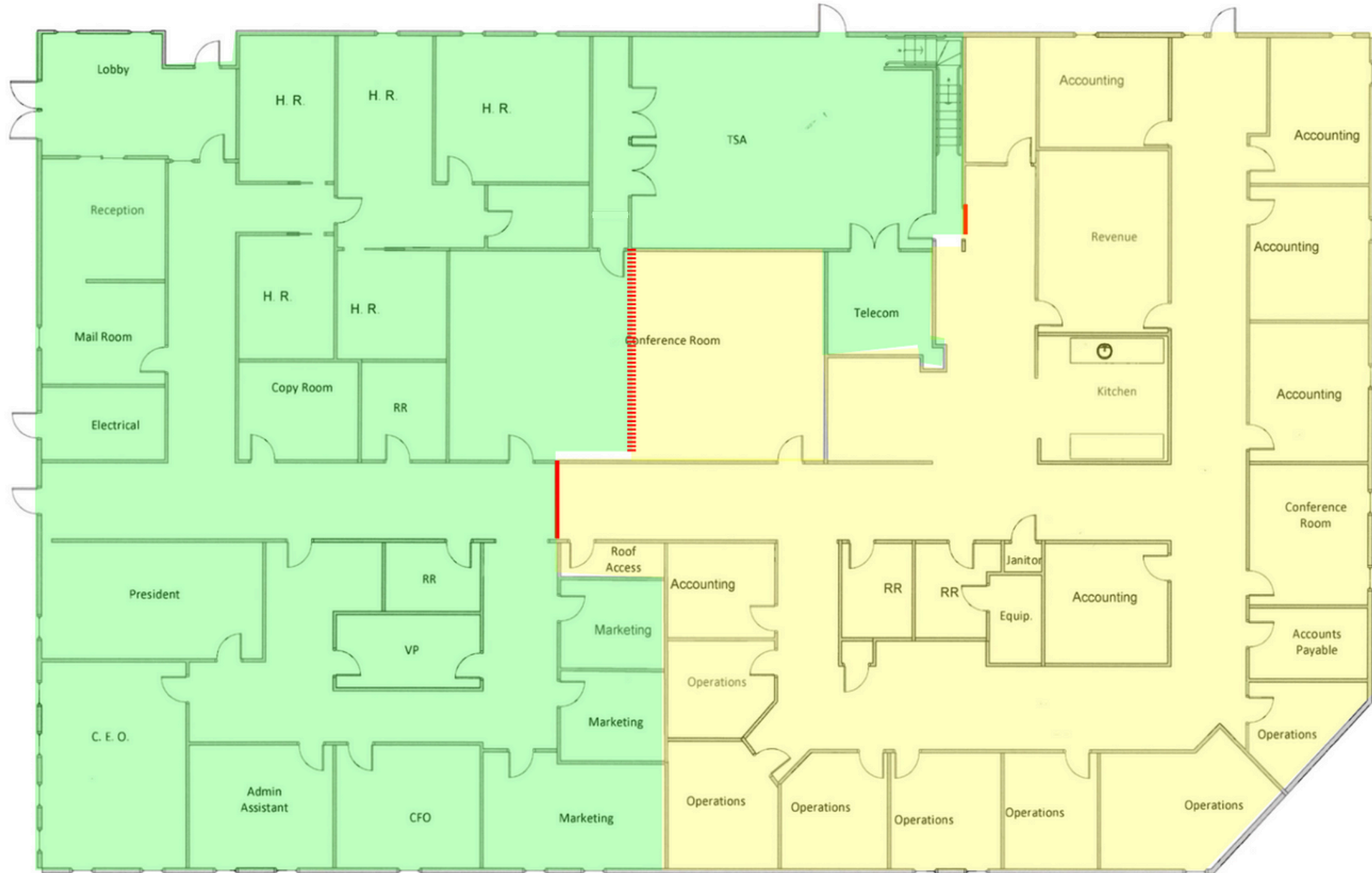




816 Cannon - Proposed split of building into 2 spaces.

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 and Traffic Counts © CoStar 2024

Demographics

<b>Population</b> 	113,044 (3 mi) 310,123 (5 mi)	<b>Daytime Workers</b> 	133,091 (3 mi) 193,182 (5 mi)	<b>Businesses</b> 	12,159 (3 mi) 19,700 (5 mi)
<b>Households</b> 	43,595 (3 mi) 107,759 (5 mi)	<b>HH Income</b> 	\$82,162 (3 mi) \$77,045 (5 mi)	<b>Travel To Work</b> 	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



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

"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."

MCKESSON  
Brian S. Tyler  
Chief Executive Officer



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



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  
2023 Milken Institute

Airport Satisfaction  
DFW  
#4 Mega Airport  
Dallas Love Field  
#4 Large Airport  
J.D. Power, 2023



#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

Three R1: Doctoral Universities



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

"We believe it's in the best strategic interest of the company to make this move [to DFW], which supports Caterpillar's strategy for profitable growth as we help our customers build a better, more sustainable world."

CATERPILLAR  
Jim Umpleby  
Chairman and CEO  
Caterpillar





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CONTACT BROKERS FOR LEASE RATE

**LEASING TEAM**

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Property lines are approximated\*



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*My Information About Brokerage Services*

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