

OFFERING MEMORANDUM

GOLDEN TRIANGLE MEDICAL OFFICE COLLECTION

Three Brand-New Medical & Professional Office Condominiums For Lease
Fort Worth, Texas

±10,000
TOTAL SQ FT
AVAILABLE



BRAND NEW
CONSTRUCTION



AMPLE
PARKING



IDEAL FOR MEDICAL,
DENTAL & WELLNESS USES



NEAR MEDICAL CITY
ALLIANCE HOSPITAL



EASY ACCESS TO
I-35W & US-377



4801 GOLDEN TRIANGLE BLVD
FORT WORTH, TX



SUITE 101

1,692 SF



End Cap
Location



Excellent
Visibility



Move-In
Ready



4933 GOLDEN TRIANGLE BLVD
FORT WORTH, TX



SUITE 511

2,000 SF



Shell
Condition



Build-to-Suit
Available



Flexible
Layout



4957 GOLDEN TRIANGLE BLVD
FORT WORTH, TX



TWO SUITES AVAILABLE

SUITE 721

2,505 SF

SUITE 711

3,400 SF

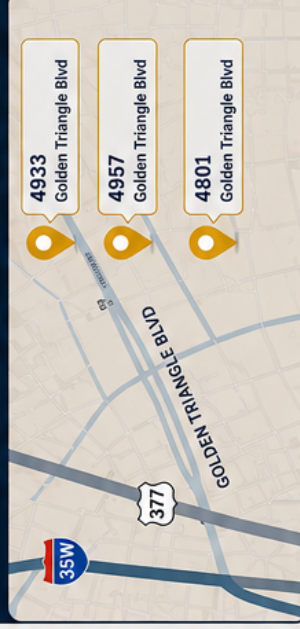
PROPERTY HIGHLIGHTS

- ✓ Brand New Construction
- ✓ Medical / Dental / Med Spa Ready
- ✓ Behavioral Health / Therapy / Wellness Uses
- ✓ Tenant Improvement Available
- ✓ Ample Parking
- ✓ High Traffic & Excellent Visibility
- ✓ Easy Access to I-35W & US-377
- ✓ Close to Major Retail, Restaurants & Medical Facilities

PERFECT FOR

- MEDICAL CLINICS
- DENTAL OFFICES
- MED SPA & WELLNESS
- BEHAVIORAL HEALTH
- PSYCHIATRY
- PHYSICAL THERAPY
- CHIROPRACTIC CLINICS
- PAIN MANAGEMENT
- SPECIALTY PRACTICES
- AND MORE!

PREMIER LOCATION IN GOLDEN TRIANGLE CORRIDOR



Minutes to
Medical City Alliance
Hospital



Minutes to
I-35W & US-377



Surrounded by
Retail, Dining &
Professional Services



Strong Growth Area
with Affluent
Demographics



AYON
— WEALTH —

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