

# MEDICAL OFFICE BLDG - FOR LEASE

4801 GOLDEN TRIANGLE BLVD FORT WORTH, TX  
OFFICE BUILDING FOR LEASE



## PROPERTY DESCRIPTION

Experience the epitome of modern commercial real estate at 4801 Golden Triangle Blvd in Fort Worth, TX. This exceptional property offers premium office and office building space for lease, featuring state-of-the-art design, flexible floor plans, and innovative amenities tailored to elevate your business operations. With ample parking, convenient access to major transportation arteries, and proximity to a range of dining and retail options, this property provides an unparalleled blend of convenience and sophistication. Whether you're seeking a professional office space or upscale corporate headquarters, the property's prime location and superior features make it the ideal choice for businesses looking to thrive in a dynamic and forward-thinking environment.

## LOCATION DESCRIPTION

Discover the thriving medical community surrounding the property at 4801 Golden Triangle Blvd in Fort Worth, TX. The area is in close proximity to major medical facilities such as Texas Health Harris Methodist Hospital Alliance and Cook Children's Northeast Hospital, providing convenient access to top-tier healthcare. Additionally, medical tenants in the vicinity include Alliance Medical Plaza and Alliance Medical Clinic, further enhancing the area's appeal for medical office tenants. With a focus on healthcare excellence and accessibility, this prime DFW market location offers a compelling environment for medical professionals seeking a strategic and supportive location for their practice.

## SITE DESCRIPTION

Join other medical tenants in this Class A 1-story medical park! Located just minutes from major hospital in Alliance and I-35W corridor.

## DEREK ANTHONY

Partner  
817.991.5072  
derek@waypoint-red.com

## WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive  
Fort Worth, TX 76116  
waypoint-red.com | 817.991.5072

# PROPERTY SUMMARY

4801 GOLDEN TRIANGLE BLVD FORT WORTH, TX  
OFFICE BUILDING FOR LEASE



## PROPERTY HIGHLIGHTS

- Modern, state-of-the-art design
- Flexible floor plans
- Innovative amenities
- Ample parking
- Convenient access to major transportation arteries
- Proximity to dining and retail options
- Professional office space
- Upscale corporate headquarters
- Prime location
- Superior features

## OFFERING SUMMARY

Lease Rate:	\$30 SF/yr (NNN)
Available SF:	1,692 SF
Lot Size:	42,821 SF
Building Size:	11,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,853	36,377	80,473
Total Population	14,324	105,137	232,030
Average HH Income	\$141,093	\$145,400	\$145,443

## DEREK ANTHONY

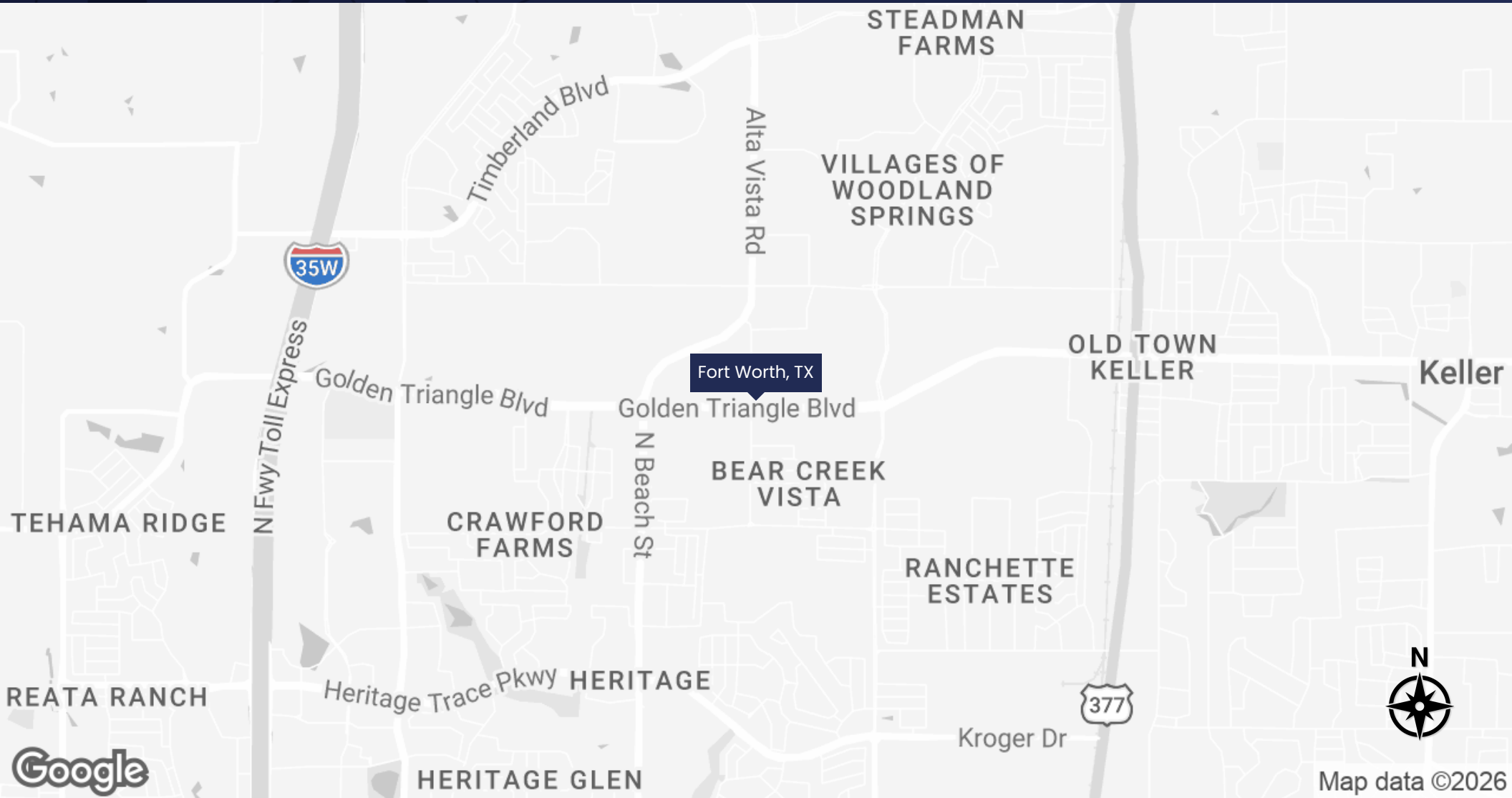
Partner  
817.991.5072  
derek@waypoint-red.com

## WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive  
Fort Worth, TX 76116  
waypoint-red.com | 817.991.5072

# REGIONAL MAP

4801 GOLDEN TRIANGLE BLVD FORT WORTH, TX  
OFFICE BUILDING FOR LEASE



Map data ©2026

## DEREK ANTHONY

Partner  
817.991.5072  
derek@waypoint-red.com

## WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive  
Fort Worth, TX 76116  
waypoint-red.com | 817.991.5072



# PROPERTY DETAILS

4801 GOLDEN TRIANGLE BLVD FORT WORTH, TX  
OFFICE BUILDING FOR LEASE

Lease Rate	\$30 SF/YR
------------	------------

## LOCATION INFORMATION

Building Name	4801 Golden Triangle Medical Office Park
Street Address	4801 Golden Triangle Blvd
City, State, Zip	Fort Worth, TX 76244
County	Tarrant
Market	DFW
Sub-market	Fort Worth/Alliance
Cross-Streets	Alta Vista Rd & Golden Triangle Blvd
Signal Intersection	Yes
Road Type	Highway Interchange
Market Type	Mega
Nearest Highway	I35W
Nearest Airport	Alliance Airport

## NNN ESTIMATE - \$8.50 SF

Shell Condition	
Tenant Improvement Allowance : YES	
End Cap nearest Golden Triangle Blvd	

## PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	E
Lot Size	42,821 SF
APN #	43259181
Lot Frontage	500 ft
Lot Depth	250 ft
Corner Property	Yes
Traffic Count	24948
Traffic Count Street	Golden Triangle Blvd
Traffic Count Frontage	354
Power	Yes

## PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Number of Parking Spaces	75

## UTILITIES & AMENITIES

Gas / Propane	Yes
---------------	-----

## DEREK ANTHONY

Partner  
817.991.5072  
derek@waypoint-red.com

## WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive  
Fort Worth, TX 76116  
waypoint-red.com | 817.991.5072

# INDUSTRY TRADE / POPULATION

4801 GOLDEN TRIANGLE BLVD FORT WORTH, TX  
OFFICE BUILDING FOR LEASE

## Population by Industry

Rows hidden will also be hidden in documents.

Default Values

		1 Mile	3 Miles	5 Miles	
<input type="radio"/> Overview	>				
<input type="radio"/> Age	>	Accommodation and Food Services	843	3,581	7,460
<input type="radio"/> Gender	>	Administrative and Support and Waste Management	348	1,985	4,797
<input type="radio"/> Population	>	Agriculture, Forestry, Fishing, Hunting, and Mining	22	249	629
<input type="radio"/> Education	>	Arts, Entertainment, and Recreation	95	758	1,435
<input type="radio"/> Race & Ethnicity	>	Construction	184	2,420	5,775
<input type="radio"/> Households	>	Educational Services	698	5,027	10,486
<input type="radio"/> Labor Force	>	Finance, Insurance, and Real Estate	756	5,817	12,469
<input type="radio"/> Housing Units	>	Health Care and Social Assistance	639	6,425	13,921
<input type="radio"/> Marital Status	>	Information	76	1,128	2,781
<input type="radio"/> Household Income	>	Management of Companies	28	129	322
<input type="radio"/> Travel Time to Work	>	Manufacturing	853	4,982	11,533
<input type="radio"/> Types of Housing Units	>	Other Services (Except Public Administration)	251	2,787	6,637
<input checked="" type="radio"/> Population by Industry	>	Professional, Scientific, and Technical Services	589	4,974	10,430
<input type="radio"/> Transportation to Work	>	Public Administration	298	1,563	4,595
<input type="radio"/> Population by Occupation	>	Retail Trade	794	6,263	14,192
<input type="radio"/> Value of Owner Occupied Housing Units	>	Transportation, Warehousing, and Utilities	653	5,948	13,129
		Wholesale Trade	120	1,193	3,196

**DEREK ANTHONY**

Partner  
817.991.5072  
derek@waypoint-red.com

**WAYPOINT REAL ESTATE ADVISORS**

2920 Alta Mere Drive  
Fort Worth, TX 76116  
waypoint-red.com | 817.991.5072

# ADDITIONAL PHOTOS

4801 GOLDEN TRIANGLE BLVD FORT WORTH, TX  
OFFICE BUILDING FOR LEASE



**DEREK ANTHONY**

Partner  
817.991.5072  
derek@waypoint-red.com

**WAYPOINT REAL ESTATE ADVISORS**

2920 Alta Mere Drive  
Fort Worth, TX 76116  
waypoint-red.com | 817.991.5072

# ADDITIONAL PHOTOS

4801 GOLDEN TRIANGLE BLVD FORT WORTH, TX  
OFFICE BUILDING FOR LEASE



**DEREK ANTHONY**

Partner  
817.991.5072  
derek@waypoint-red.com

**WAYPOINT REAL ESTATE ADVISORS**

2920 Alta Mere Drive  
Fort Worth, TX 76116  
waypoint-red.com | 817.991.5072

# DEMOGRAPHICS MAP & REPORT

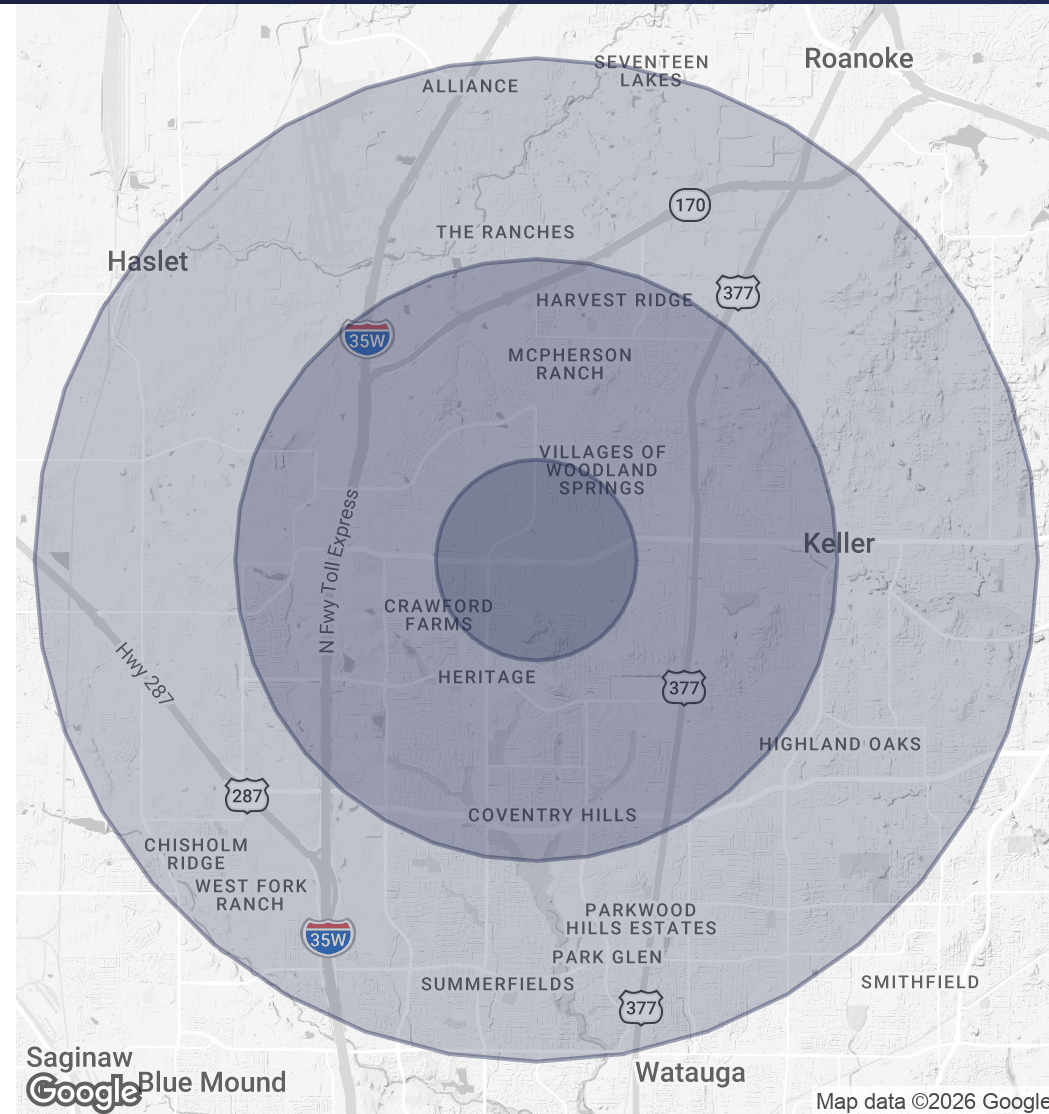
4801 GOLDEN TRIANGLE BLVD FORT WORTH, TX  
OFFICE BUILDING FOR LEASE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,324	105,137	232,030
Average Age	36.4	37.2	37.7
Average Age (Male)	33.7	36.0	37.0
Average Age (Female)	34.2	37.4	38.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,853	36,377	80,473
# of Persons per HH	3.0	2.9	2.9
Average HH Income	\$141,093	\$145,400	\$145,443
Average House Value	\$379,480	\$383,707	\$395,648

TRAFFIC COUNTS	1 MILE	3 MILES	5 MILES
Alta Vista Rd & Golden Triangle Blvd	24,948/day		

2023 American Community Survey (ACS)



## DEREK ANTHONY

Partner  
817.991.5072  
derek@waypoint-red.com

## WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive  
Fort Worth, TX 76116  
waypoint-red.com | 817.991.5072

# DEREK ANTHONY BIO

4801 GOLDEN TRIANGLE BLVD FORT WORTH, TX  
OFFICE BUILDING FOR LEASE

**DEREK ANTHONY****Partner**

derek@waypoint-red.com

Direct: **817.991.5072**

TX #677154-B

**PROFESSIONAL BACKGROUND**

At Waypoint, as a licensed Broker (#677154-B) Derek focuses on landlord and tenant representation, development advisory, and investment brokerage. Known for combining market data with practical business insight, he helps clients make informed real estate decisions aligned with long-term growth objectives. His work spans retail, land, office, flex, and specialty real estate assets throughout the DFW region and beyond.

Derek's success is rooted in relationship-driven brokerage. He emphasizes understanding each client's operational goals and translating them into real estate strategies that create measurable value. His entrepreneurial mindset and hands-on execution style have made him a trusted advisor to business owners, developers, and investors alike.

Throughout his career, Derek has completed more than \$150 million in transactions and earned multiple industry recognitions, including D CEO Power Broker honors and Top CRE Broker distinctions in Fort Worth.

In addition to brokerage and development work, Derek hosts the commercial real estate podcast Rated "R" – Real Estate Uncensored, where he shares industry insights and interviews professionals across the real estate ecosystem.

**Waypoint Real Estate Advisors**

2920 Alta Mere Drive  
Fort Worth, TX 76116  
817.991.5072

**DEREK ANTHONY**

Partner  
817.991.5072  
derek@waypoint-red.com

**WAYPOINT REAL ESTATE ADVISORS**

2920 Alta Mere Drive  
Fort Worth, TX 76116  
waypoint-red.com | 817.991.5072

# IABS & CONTACT INFORMATION

4801 GOLDEN TRIANGLE BLVD FORT WORTH, TX  
OFFICE BUILDING FOR LEASE



## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANGLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Waypoint Real Estate Advisors, LLC.	9015127-BB	jake@waypoint-red.com	817-505-5894
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<b>Jake McCoy</b>	<b>702534-B</b>	<b>jake@waypoint-red.com</b>	<b>817-505-5894</b>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<b>Derek Anthony</b>	<b>677154-B</b>	<b>derek@waypoint-red.com</b>	<b>817-991-5072</b>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-2

WAYPOINT REAL ESTATE DEVELOPMENT & ADVISORS

WAYPOINT CURRENT LISTINGS 

WAYPOINT REAL ESTATE WEB PAGE 

FOLLOW US ON LINKEDIN 

DEREK ANTHONY'S LINKEDIN 



**DEREK ANTHONY | PARTNER**  
(817) 991-5072  
[DEREK@WAYPOINT-RED.COM](mailto:DEREK@WAYPOINT-RED.COM)

## DEREK ANTHONY

Partner  
817.991.5072  
[derek@waypoint-red.com](mailto:derek@waypoint-red.com)

## WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive  
Fort Worth, TX 76116  
[waypoint-red.com](http://waypoint-red.com) | 817.991.5072