

Office/ Medical Office ★ LEASE

LanCarte.com

3100 N TARRANT PKWY SUITE 100 FORT WORTH, TX 76177



Sarah LanCarte
CCIM, SIOR
817-228-4247
sarah@lancarte.com

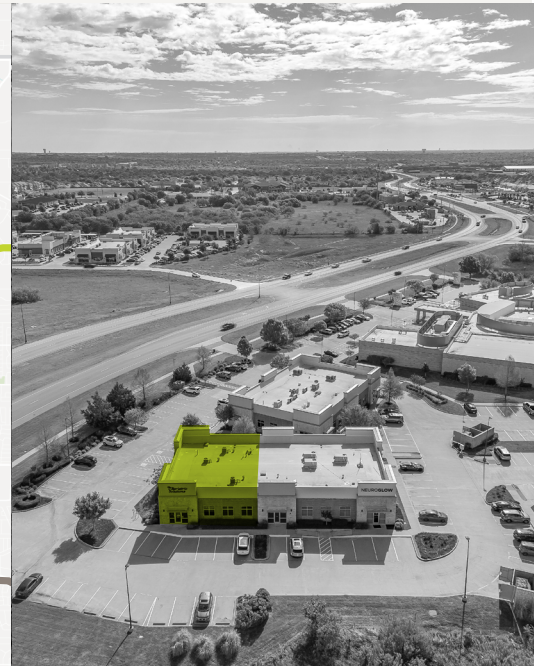
Finn Wilson
817-713-8771
fwilson@lancarte.com

Riley Dean
817-992-2362
rdean@lancartecre.com

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PROPERTY FEATURES

- High Visibility from I-35W Service Rd
- Directly Across from Medical City Alliance Hospital
- Parking Ratio of 5.06/1,000SF
- Built in 2013 with Modern Finish-out
- Multiple Private Offices with Wash Stations
- Strong National Tenants: Target, Costco, Raising Canes, CareNow Urgent Care, Living Space, etc.

AVAILABLE SPACES

SUITE 100 **4,055 SF**

Built out with 4 exam rooms, 6 offices, nurse station, conference room, storage rooms, waiting room and reception.

LOCATION OVERVIEW

Located along N Tarrant Parkway corridor in North Fort Worth, this site offers exceptional accessibility in one of the area's fastest-growing medical and commercial districts. Across from Medical City Alliance Hospital, this property has immediate proximity to healthcare professionals, making it an ideal setting for medical tenants. The site benefits from high daily traffic counts and access to I-35W, U.S. 81, and Hwy 287, ensuring easy travel across the metroplex.

LEASING STRUCTURE

CONTACT BROKER

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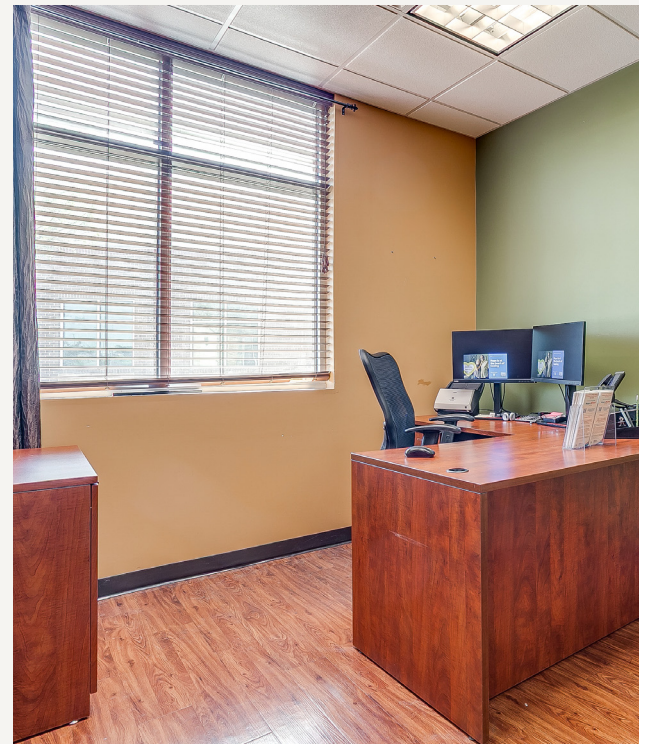
INTERIOR



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INTERIOR



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EXTERIOR



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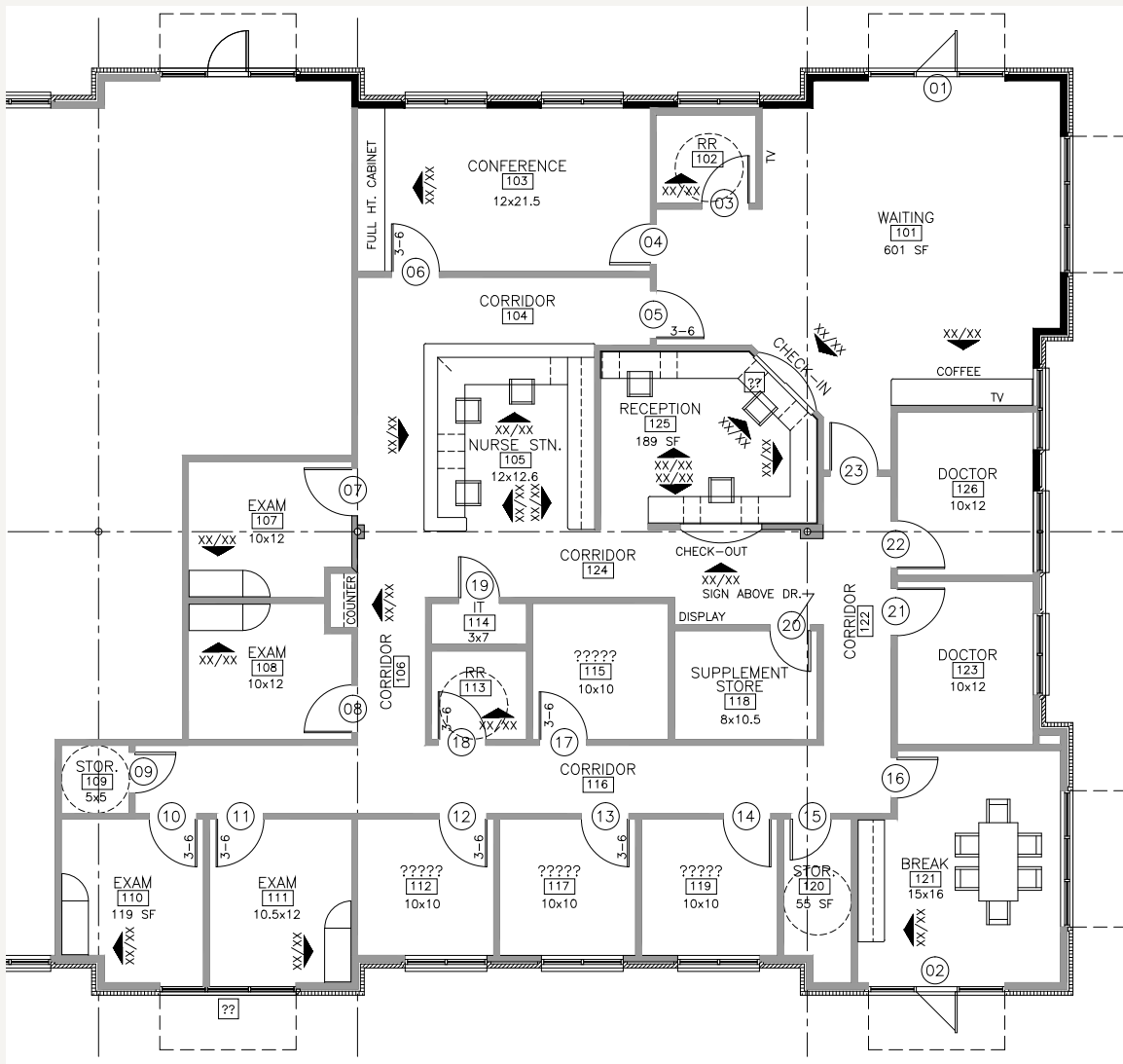
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DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Median Income	\$121,024	\$115,023	\$111,033
Population	23,699	136,344	296,604
Employees	17,876	102,651	224,579

FLOOR PLAN





LANCARTE
COMMERCIAL
BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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