FOR LEASE
MEDICAL/OFFICE BUILDING BUILDING

CHAMPIONS
DFW COMMERCIAL REALTY

809 W HARWOOD RD, HURST, TX 76054

PROPERTY HIGHLIGHTS

- ±1,730 - 28,144 SF
- Medical/Office Space
- Both Shell Space and 2nd Generation Spaces are available
- Contiguous or divisible spaces
- Move-In Ready Suites
- Current tenants include; Vascular, Ophthalmology, and Texas Health Adult Care
- Free rent and generous tenant improvement allowance are available
- Within close proximity to three major acute care facilities; Texas Health Harris Methodist, Cook's Children's Northeast Hospital, and Medical City North Hills Hospital.
- Conveniently located to Highway 183 and SH 121

LEASE RATE $18.00 - 20.00 SF/YR | NNN

CONTACT INFORMATION

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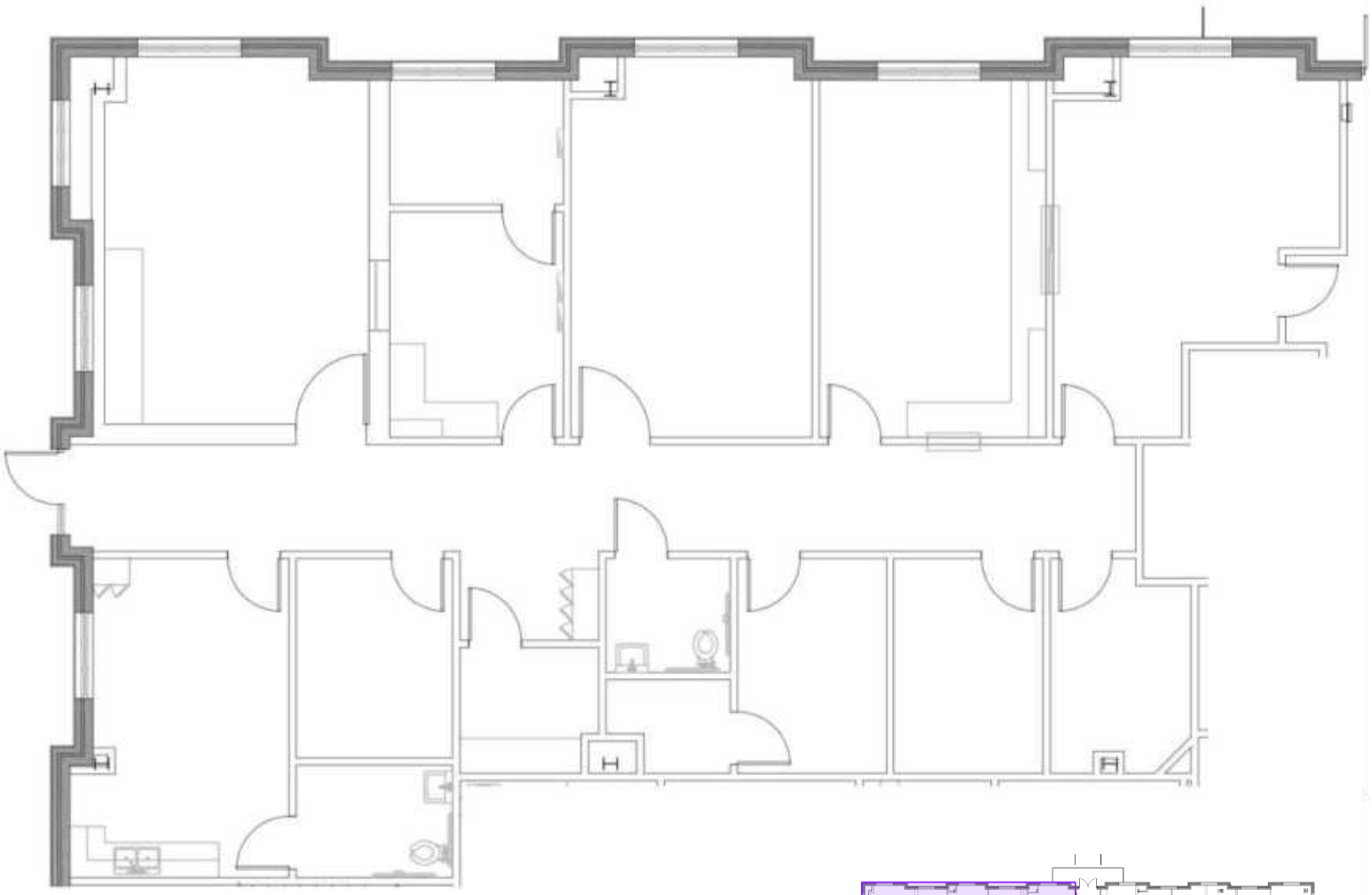
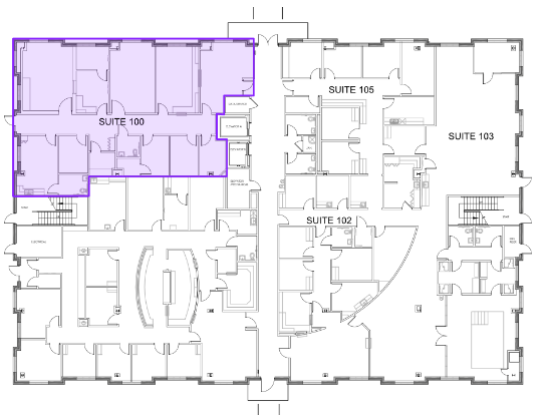
FLOOR PLAN - SUITE 100

360° VIRTUAL TOUR





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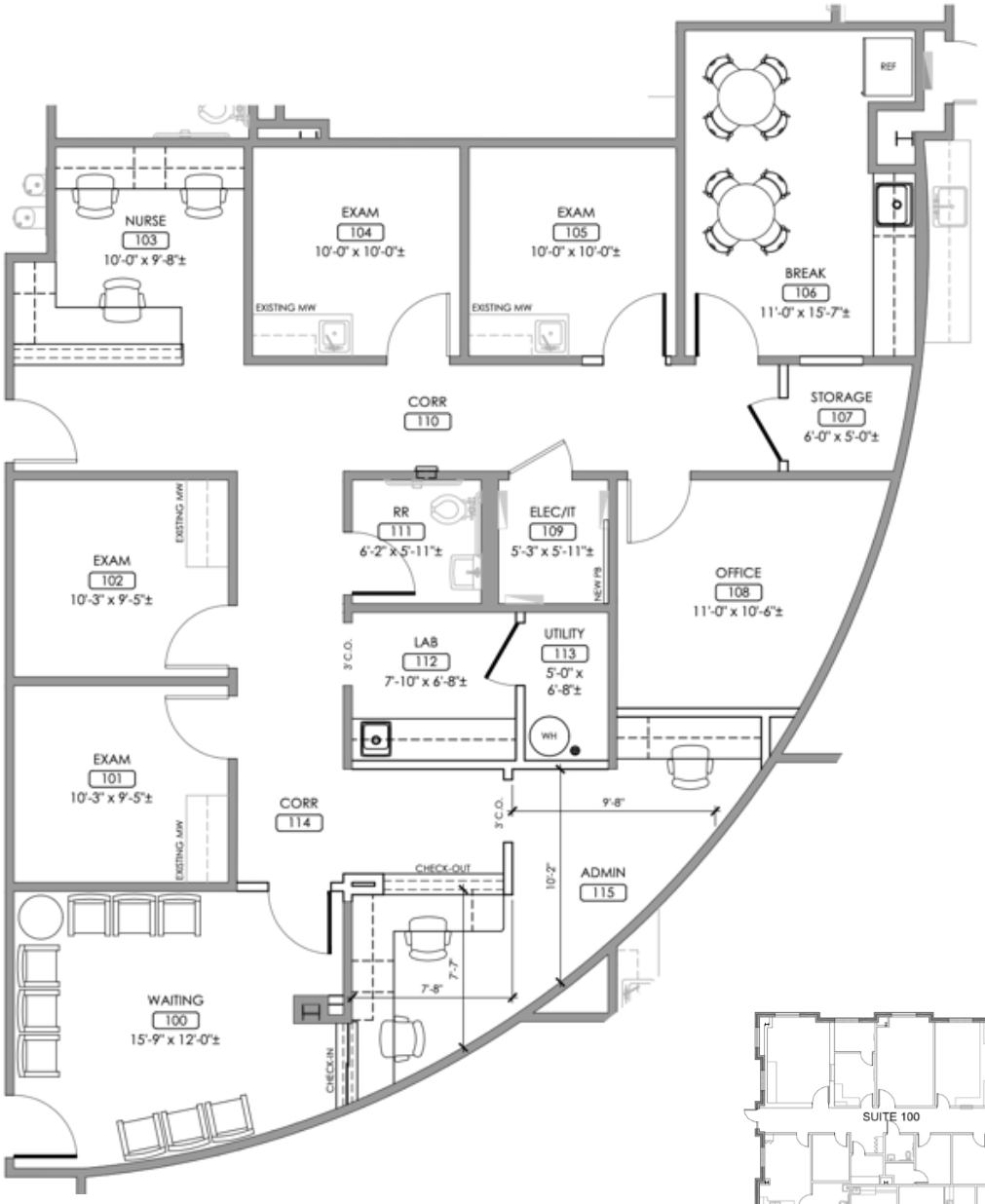
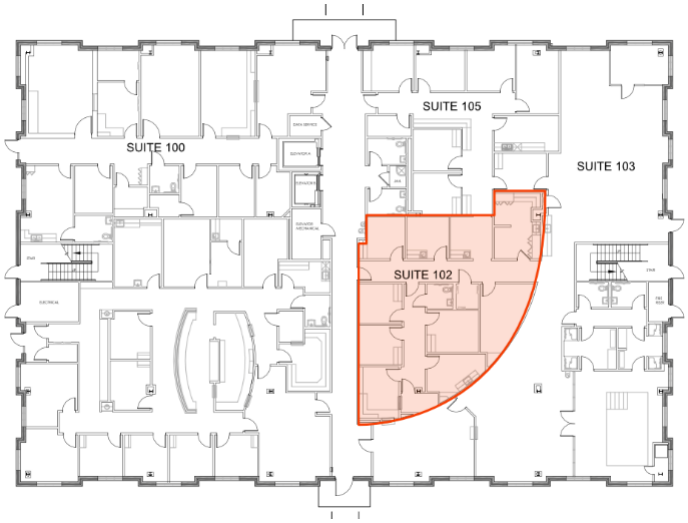
809 W HARWOOD RD, HURST, TX 76054

FLOOR PLAN - SUITE 102





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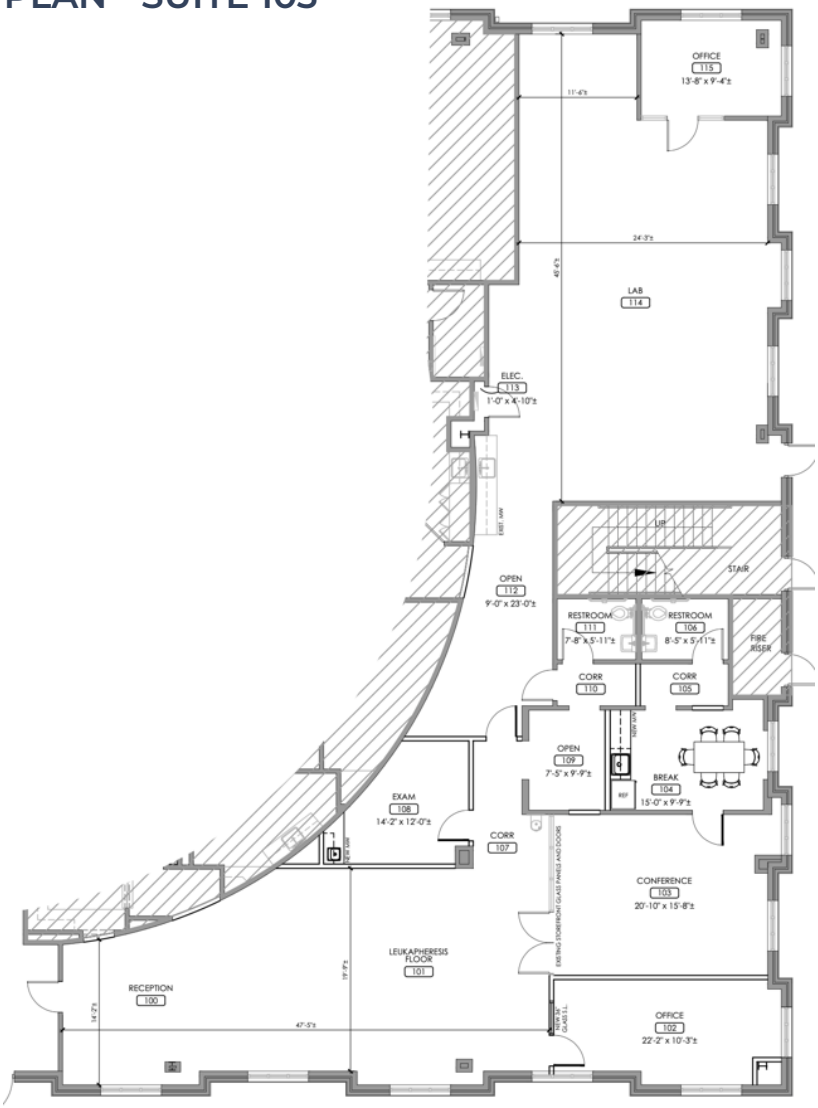
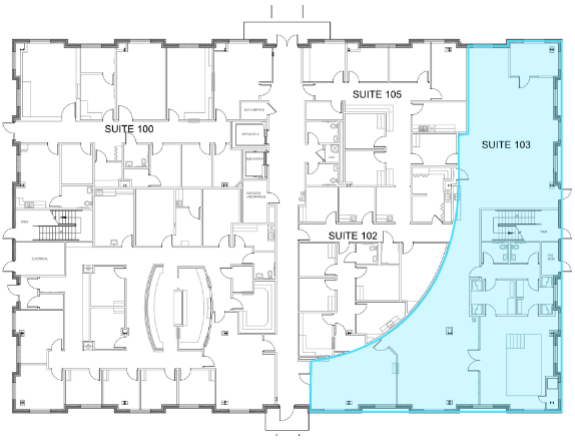
FLOOR PLAN - SUITE 103





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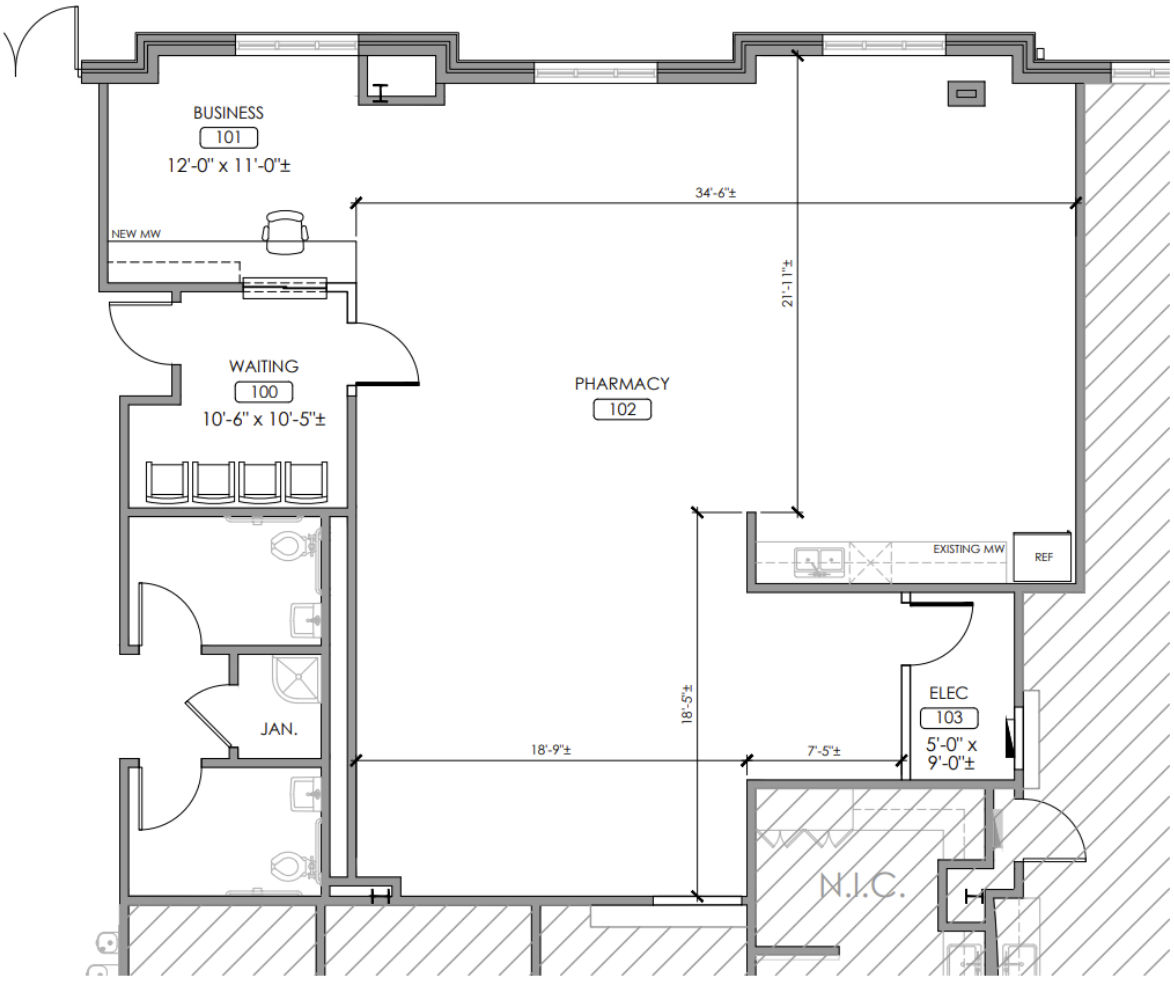
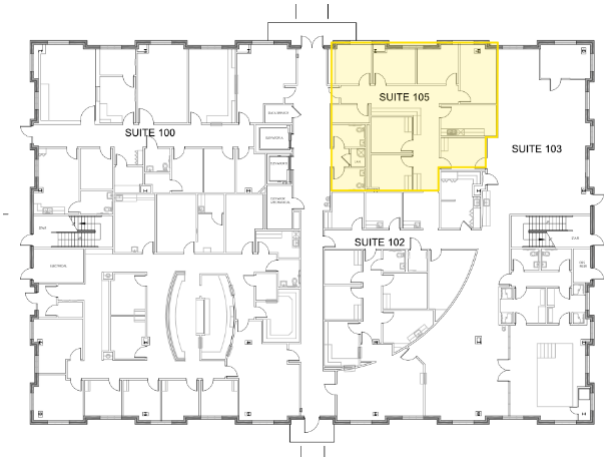
FLOOR PLAN - SUITE 105



SPACE PLAN



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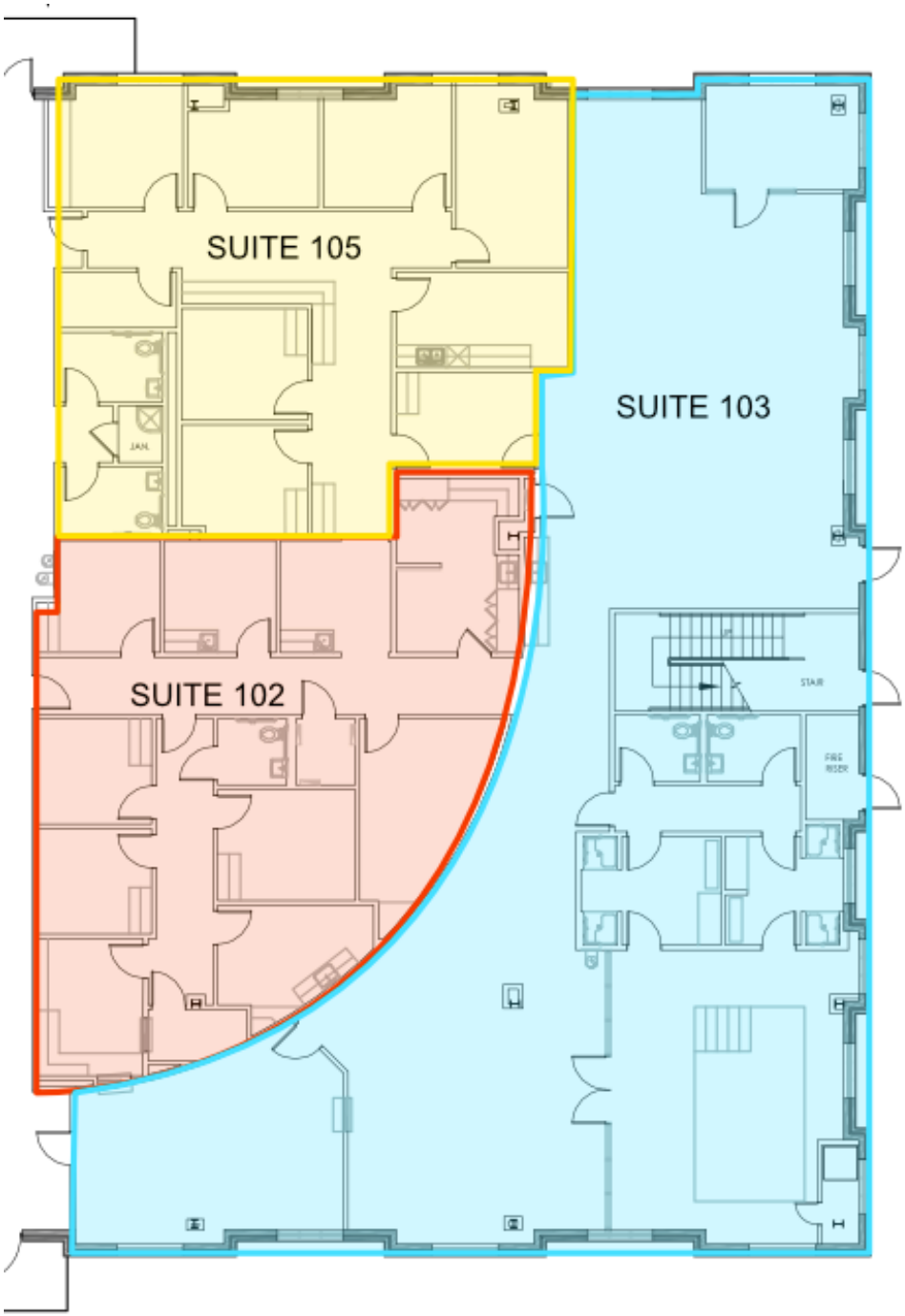
FLOOR PLAN OPTION - COMBINED



****Suites can be leased individually or combined.*

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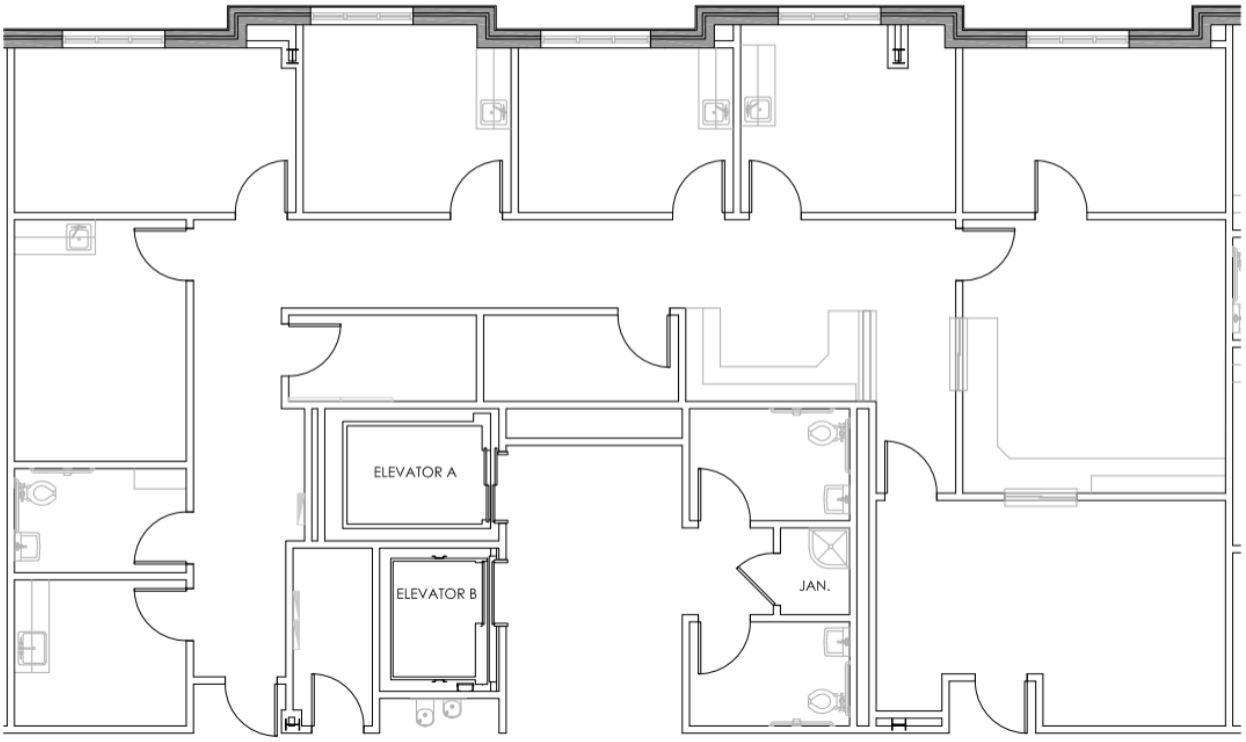
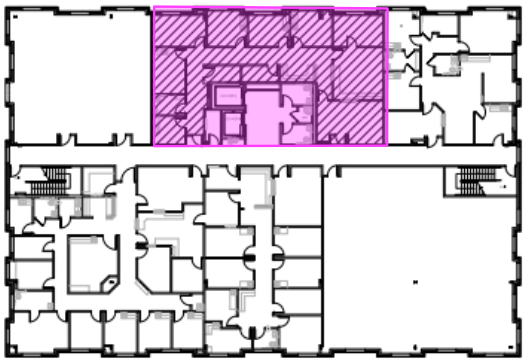
809 W HARWOOD RD, HURST, TX 76054

FLOOR PLAN - SUITE 201

360° VIRTUAL TOUR





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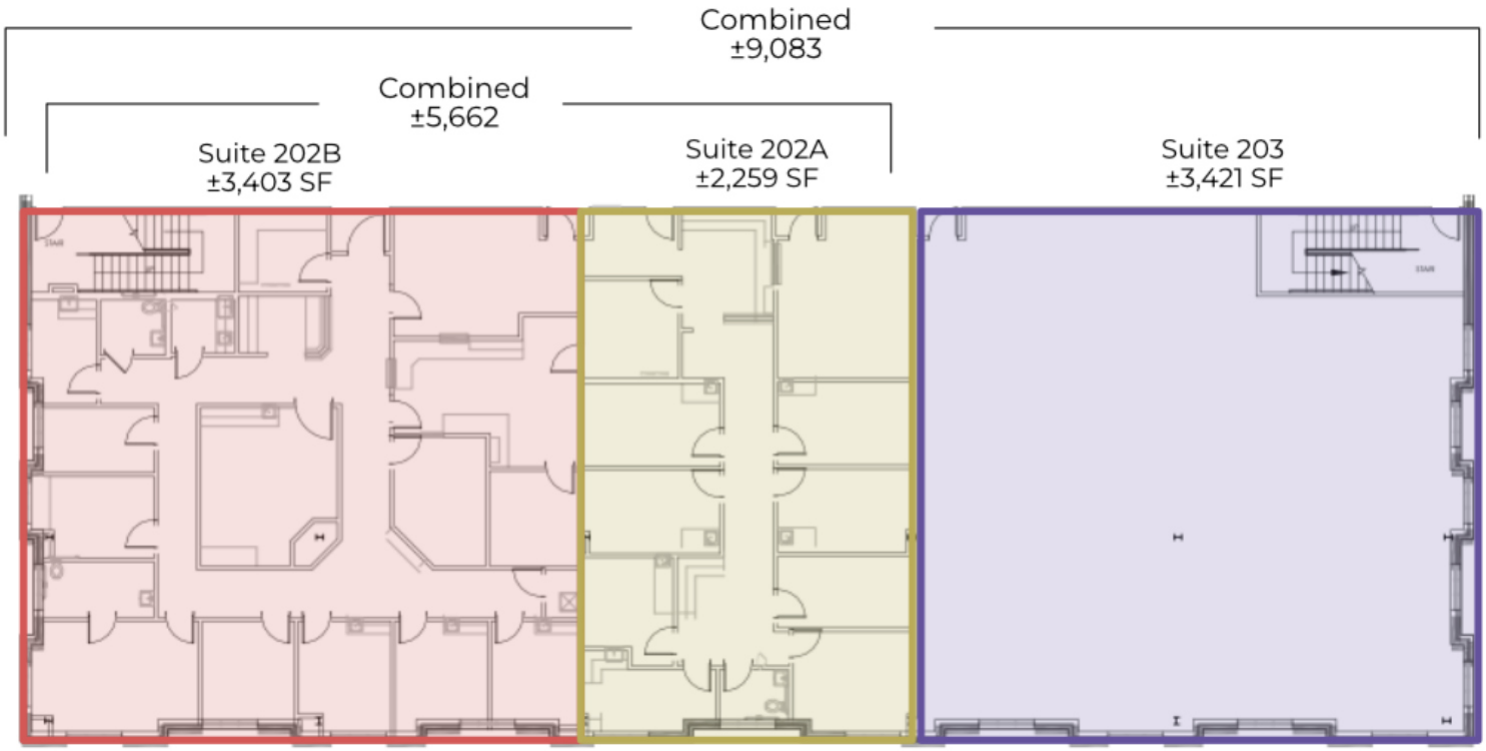
SECOND FLOOR OPTIONS



****Suites can be leased individually or combined.*

Options	Square Footage
Suite 202 A	2,259 SF
Suite 202 B	3,403 SF
Suites 202A + 202B	5,562 SF
Suites 202A + 202B +203	9,083 SF

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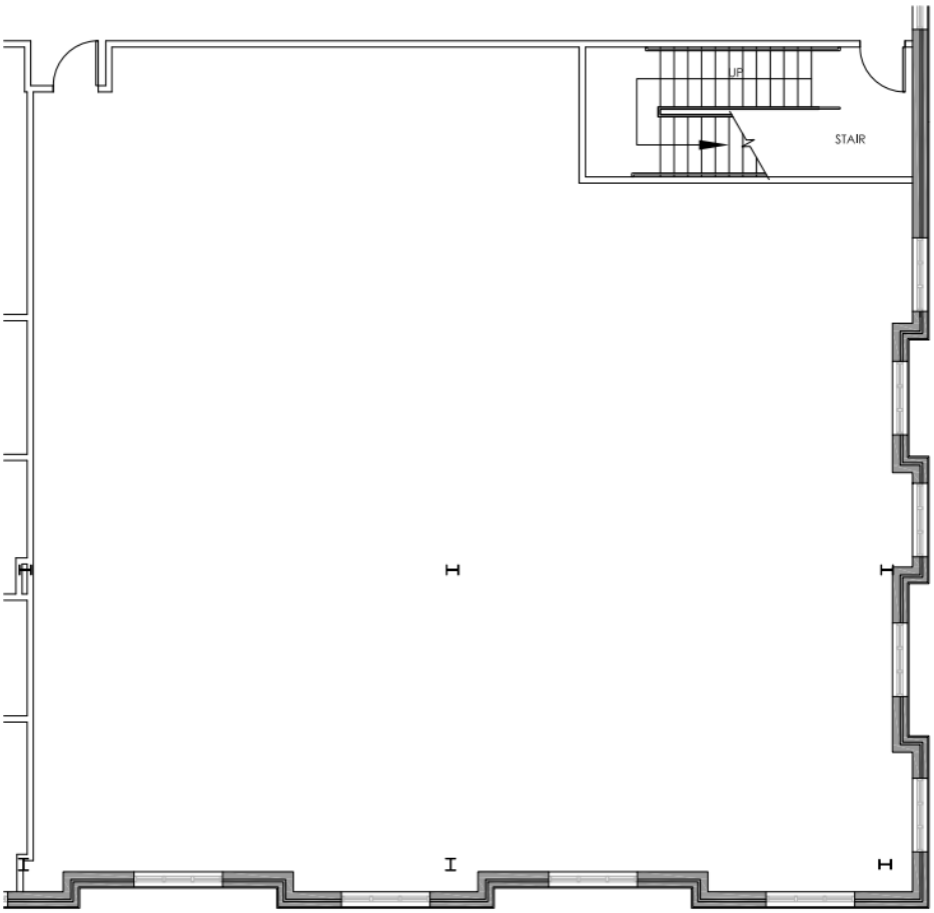
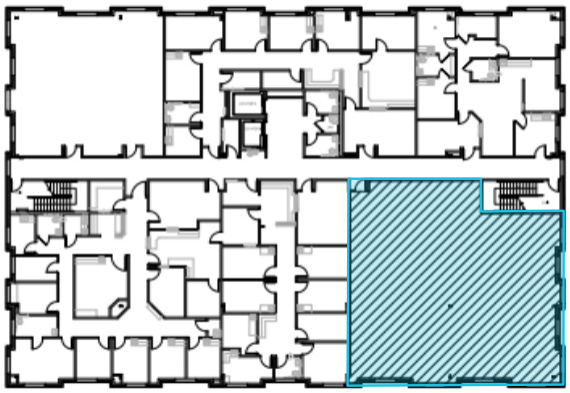
FLOOR PLAN - SUITE 203





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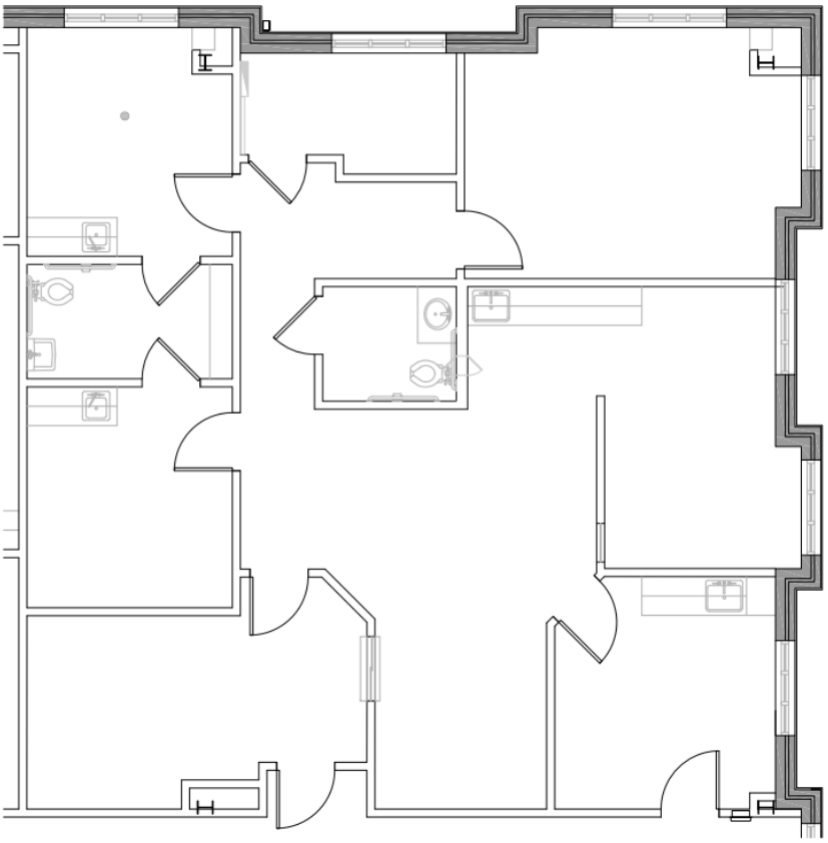
FLOOR PLAN - SUITE 204

360° VIRTUAL TOUR



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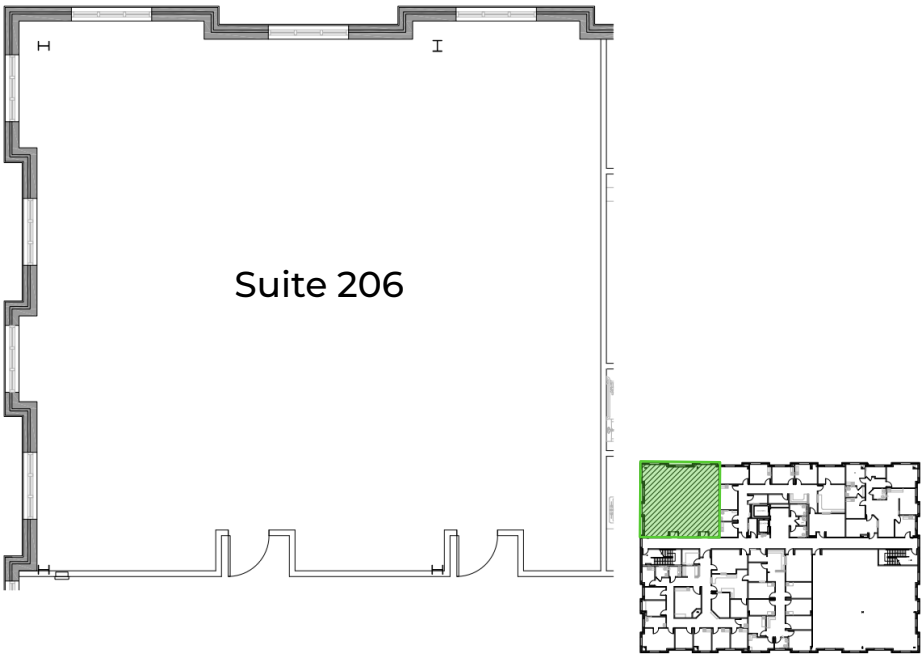
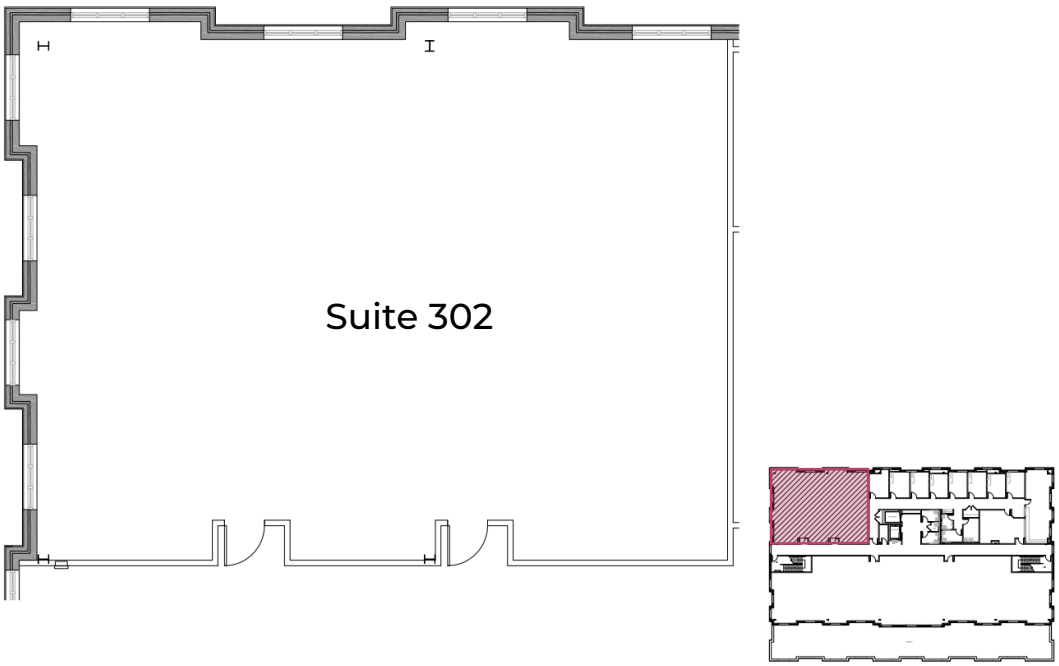
FLOOR PLANS - SUITE 206 & 302





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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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LEASE SPACES

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 to 120 months
Total Space:	±1,730 - 28,144 SF	Lease Rate:	$18.00 - $20.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF	LEASE TYPE	LEASE RATE	
Suite 100	3,126 SF	NNN	$18.00 - 20.00 SF/yr	VIEW 3D TOUR
Suite 102	1,730 SF	NNN	$18.00 - 20.00 SF/yr	-
Suite 103	4,068 SF	NNN	$18.00 - 20.00 SF/yr	-
Suite 102, 103, 105	7,749 SF	NNN	$18.00 - 20.00 SF/yr	-
Suite 105	1,700 SF	NNN	$18.00 - 20.00 SF/yr	-
Suite 201	2,424 SF	NNN	$18.00 - 20.00 SF/yr	VIEW 3D TOUR
Suite 202 A	2,259 SF	NNN	$18.00 - 20.00 SF/yr	-
Suite 202 B	3,403 SF	NNN	$18.00 - 20.00 SF/yr	-
Suite 202 A & 202B	5,662 SF	NNN	$18.00 - 20.00 SF/yr	-
Suite 202 A & 202B, 203	9,083 SF	NNN	$18.00 - 20.00 SF/yr	-
Suite 203	3,421 SF	NNN	$18.00 - 20.00 SF/yr	-
Suite 204	1,771 SF	NNN	$18.00 - 20.00 SF/yr	VIEW 3D TOUR
Suite 206	1,895 SF	NNN	$18.00 - 20.00 SF/yr	-
Suite 302	2,347 SF	NNN	$18.00 - 20.00 SF/yr	-

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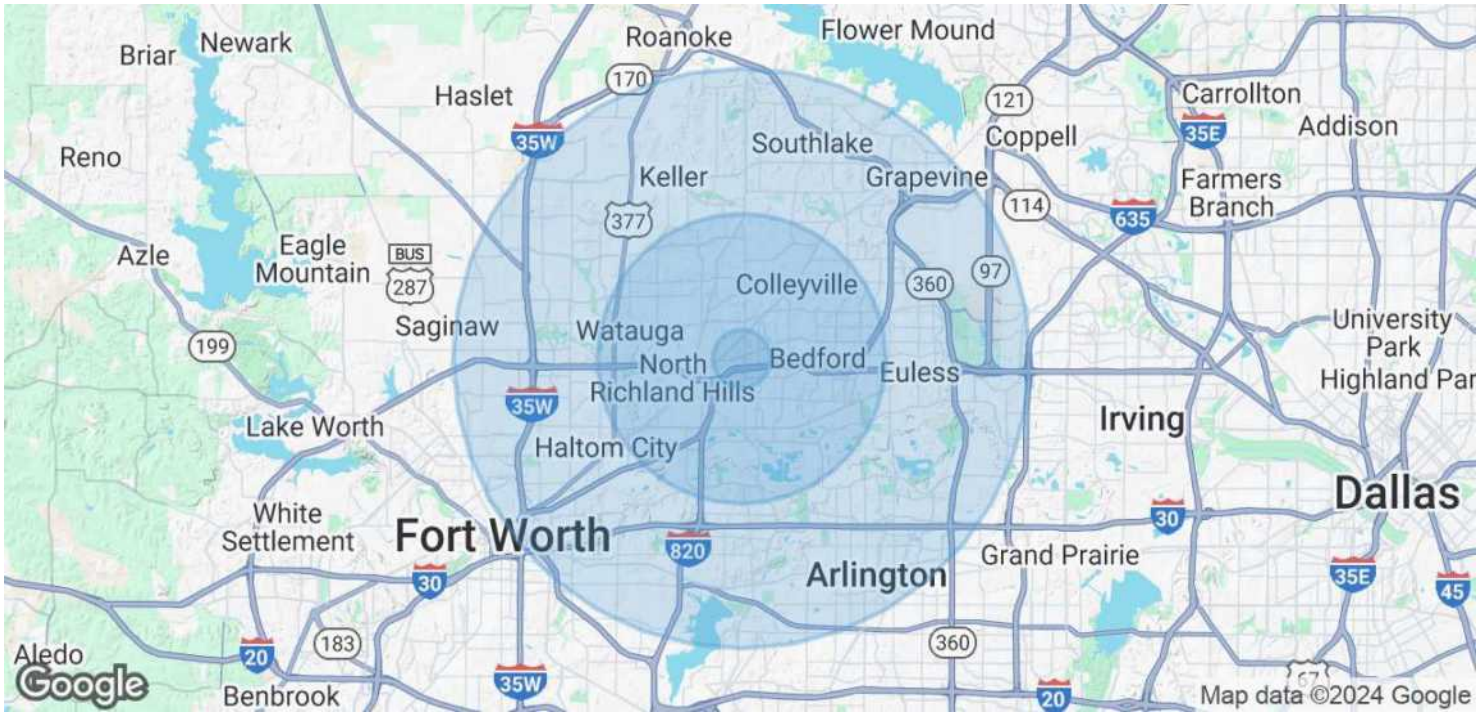
DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	13,651	263,707	919,148
Average Age	37.4	39.4	36.6
Average Age (Male)	35.5	37.8	35.4
Average Age (Female)	37.9	40.5	37.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,433	102,249	356,454
# of Persons per HH	2.5	2.6	2.6
Average HH Income	$81,432	$94,196	$92,667
Average House Value	$191,469	$253,779	$231,787

2020 American Community Survey (ACS)

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BROKER CONTACTS

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