

Medical/Office ★ LEASE

LanCarte.com

12461 TIMBERLAND BLVD FORT WORTH, TX 76244
SUITE 309



LANCARTE
COMMERCIAL

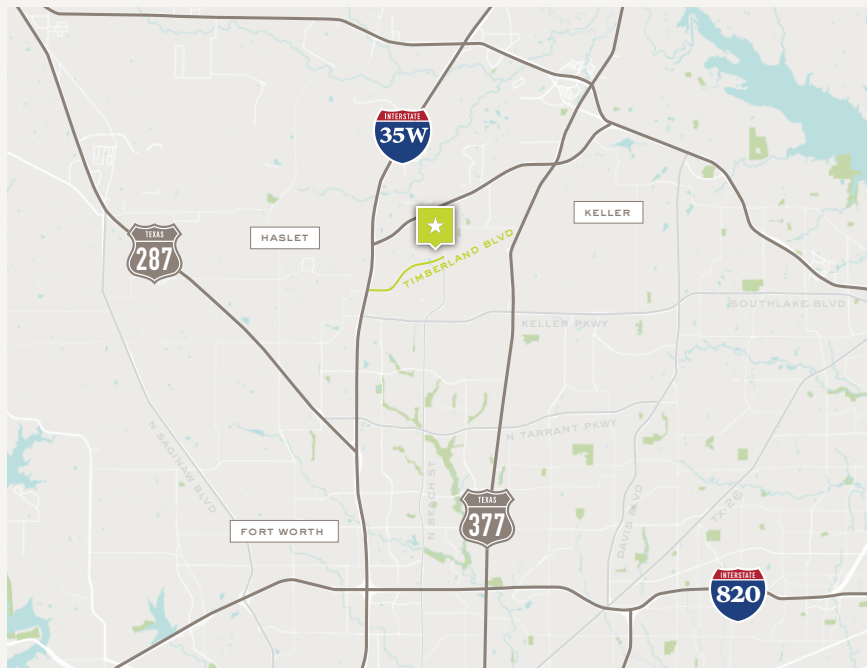
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PROPERTY FEATURES

- 1,460-3,713 SF Available
- Freestanding Building
- End Cap Space with Natural Light
- Great Visibility/Access
- Ample Parking
- Building and Monument Signage Available
- Dedicated Intersection

LOCATION OVERVIEW

12461 Timberland Blvd is located within the Woodland Springs Office Park, which is located at the NWQ of Timberland Blvd and N Beach Street (approx. 14,830 VPD). A grocery-anchored retail center is across from the property, which is a large traffic generator for the area.

AVAILABLE SPACE

SUITE 309 **3,713 SF**

- Landlord Willing to Demise
- 2 Reception and Waiting Rooms
- 10 Exam Rooms
- 2 Procedure Rooms
- 2 Patient and 1 Staff Restrooms
- 3 Doctor's Offices
- 2 Nurse Stations
- Breakroom
- Checkout Counter

LEASING STRUCTURE

\$22.00 /SF NNN
(OPEX \$12.29)

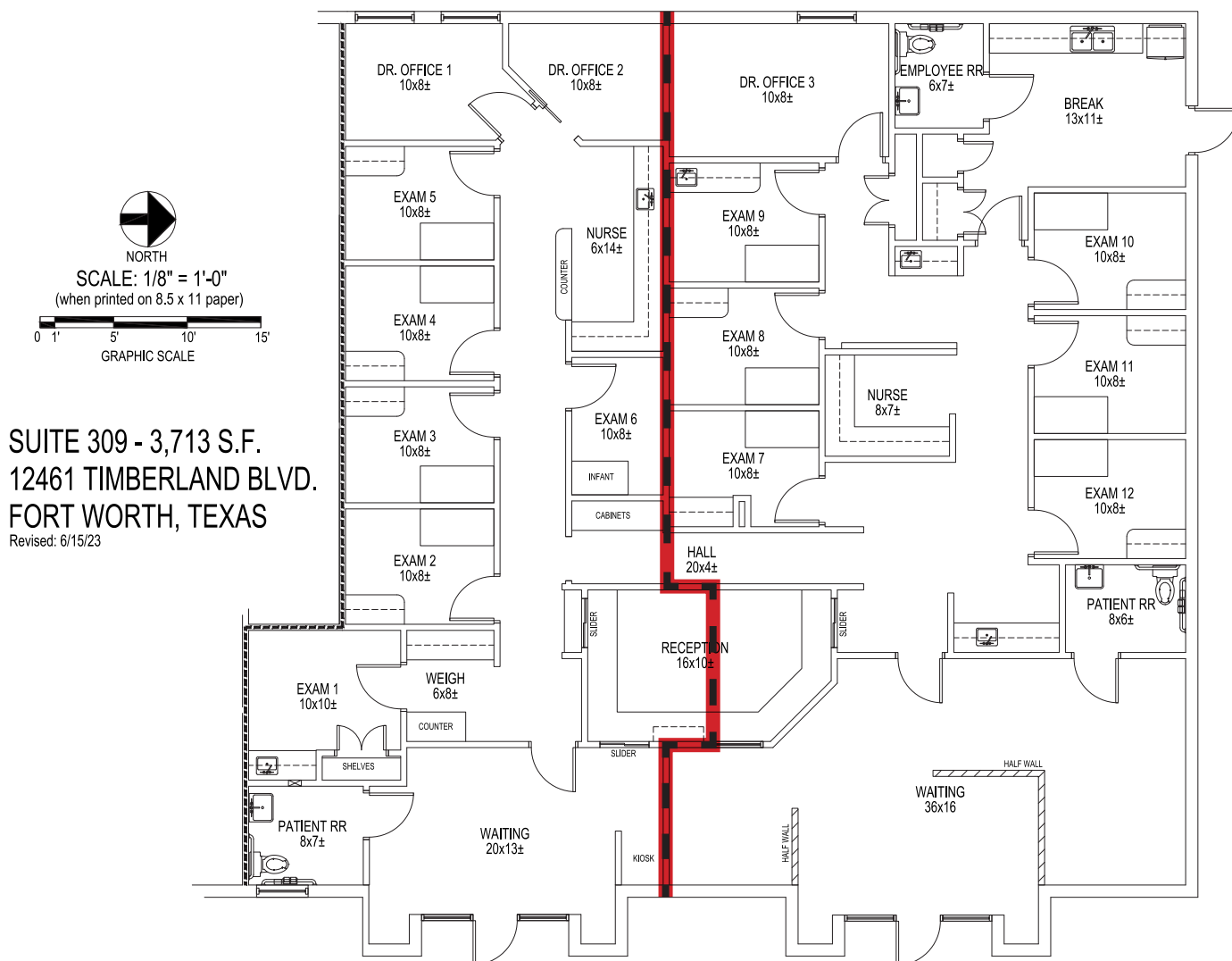
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FLOOR PLAN

305

309



Landlord willing to demise space into two suites.

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EXAM ROOMS



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NURSES STATION



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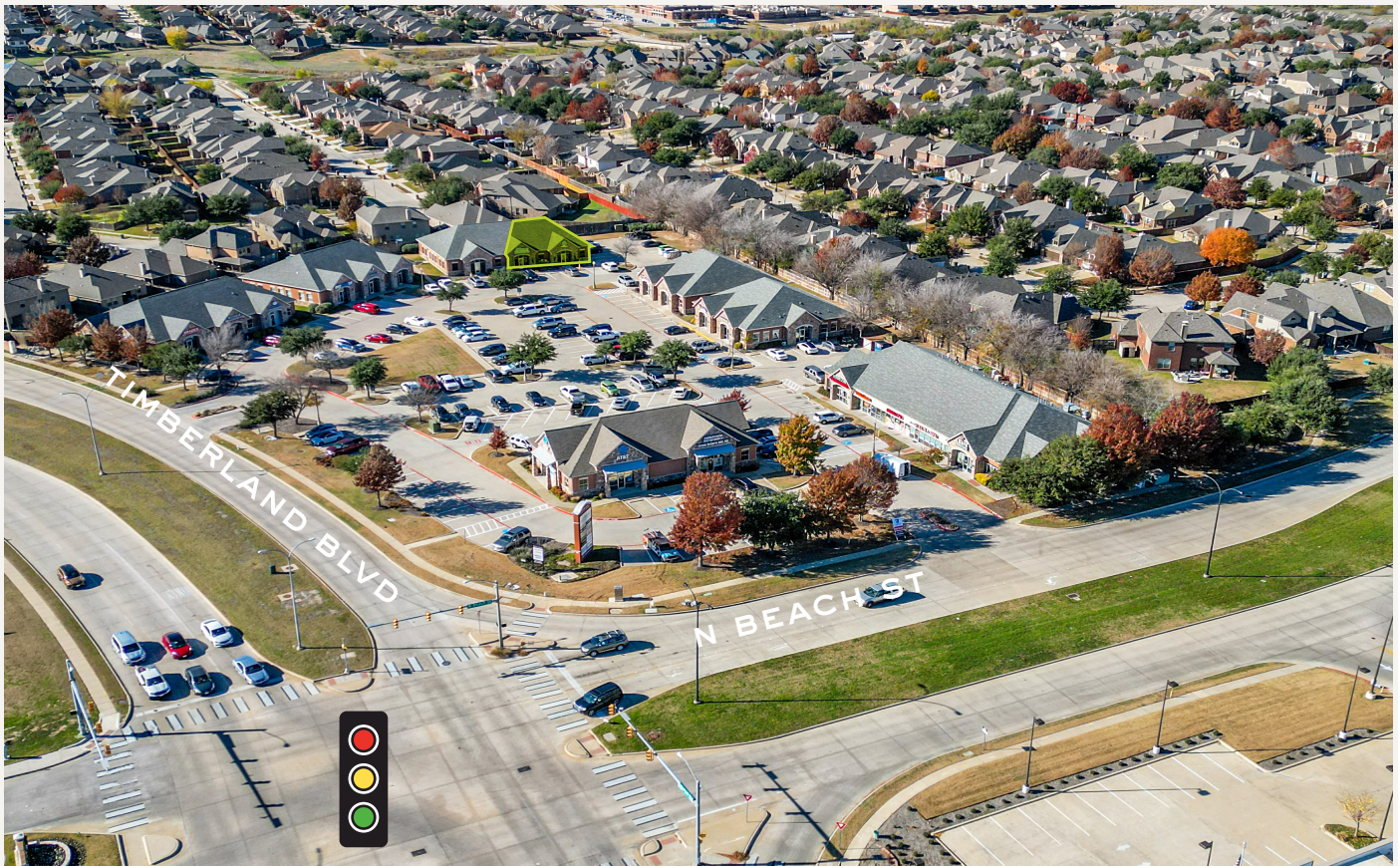
WAITING ROOMS



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EXTERIOR





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Relentlessly Pursuing What Matters

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