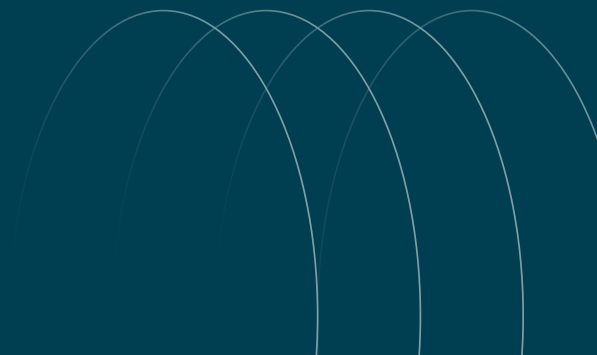




810 LIPSCOMB STREET

BAKER ORTHOTICS & PROSTHETICS | FORT WORTH, TX



810 LIPSCOMB STREET



Rare opportunity to lease medical office space in Fort Worth's established Medical District, surrounded by both large Hospitals and smaller boutique facilities



Unparalleled walkability to dozens of shops and restaurants



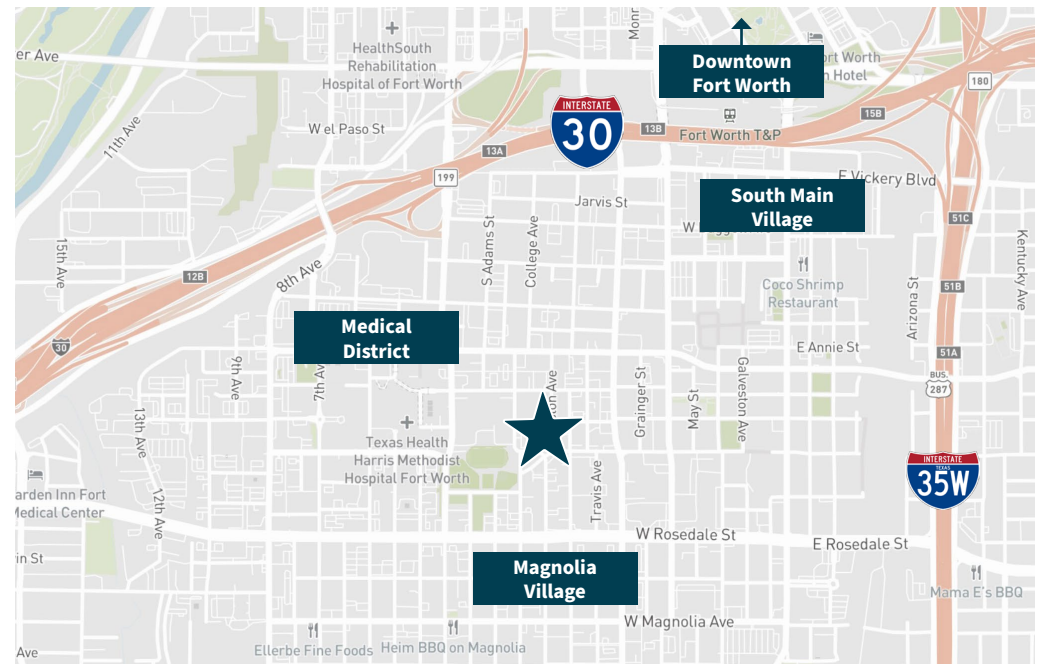
Versatile floorplan to accommodate both fabrication and patient visits



Surface parking with 20 spaces and ADA-Compliant Wheelchair Ramp



5 minute drive to I-30, I-35W and Chisholm Trail Parkway





LOCATION OVERVIEW

1-30, I-35W, CTP | **5 Minutes**

Sundance Square | **7 Minutes**

Museum District | **10 Minutes**

TCU | **10 Minutes**

The Shops at Clearfork | **10 Minutes**

Dickies Arena | **10 Minutes**

Fort Worth Zoo | **10 Minutes**

Fort Worth Stockyards | **15 Minutes**

Meacham Field | **20 Minutes**

DFW Airport | **30 Minutes**

Downtown Dallas | **35 Minutes**



**Cook Children's
Medical Center**



**Texas Health
Harris Methodist Hospital**



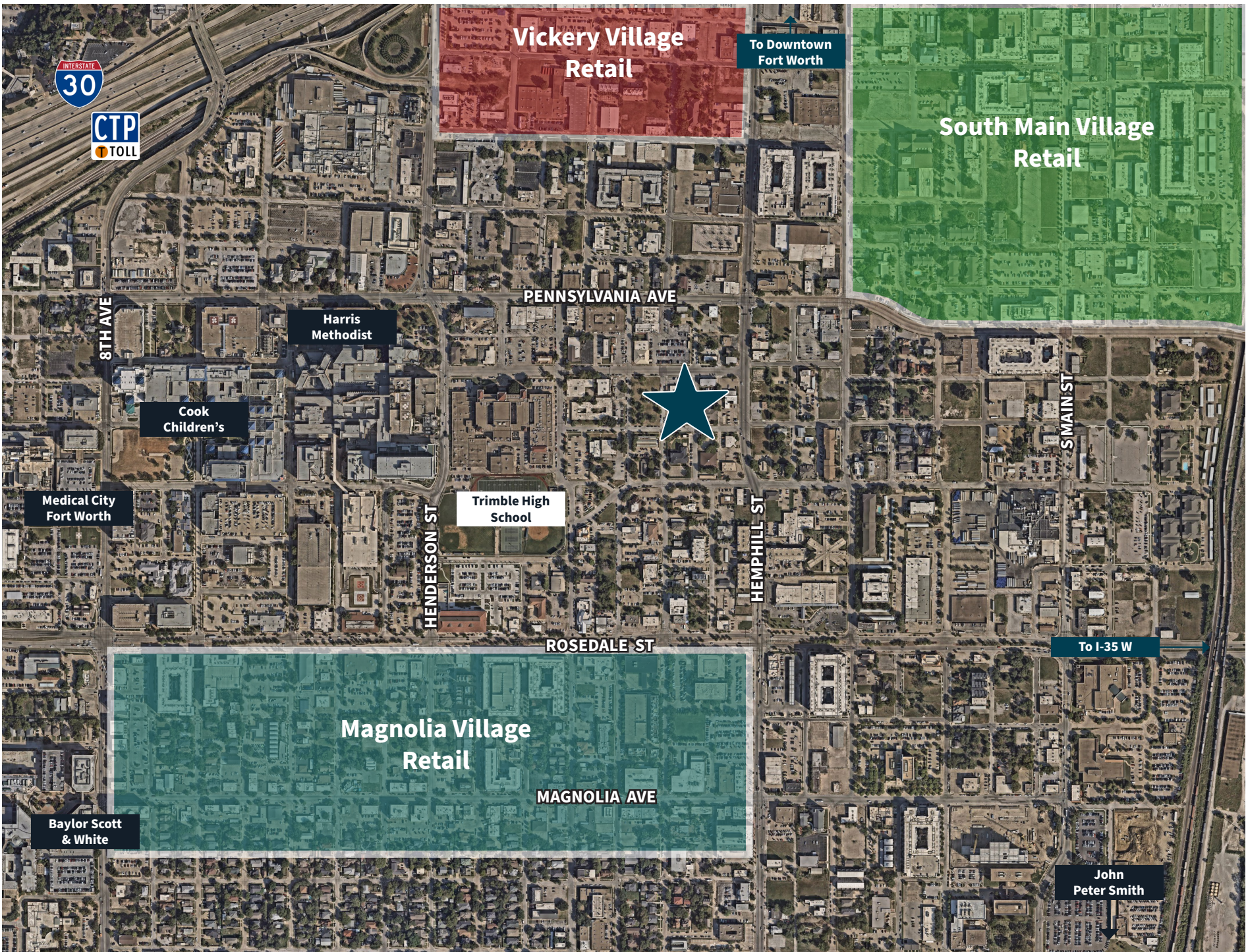
**Medical City
Fort Worth**



**Baylor Scott & White
All Saints Medical**



**John Peter Smith
Hospital**



INTERSTATE
30

CTP
TOLL

**Vickery Village
Retail**

To Downtown
Fort Worth

**South Main Village
Retail**

8TH AVE

**Harris
Methodist**

PENNSYLVANIA AVE

**Cook
Children's**



SMAIN ST

**Medical City
Fort Worth**

**Trimble High
School**

HEMPHILL ST

ROSEDALE ST

To I-35 W

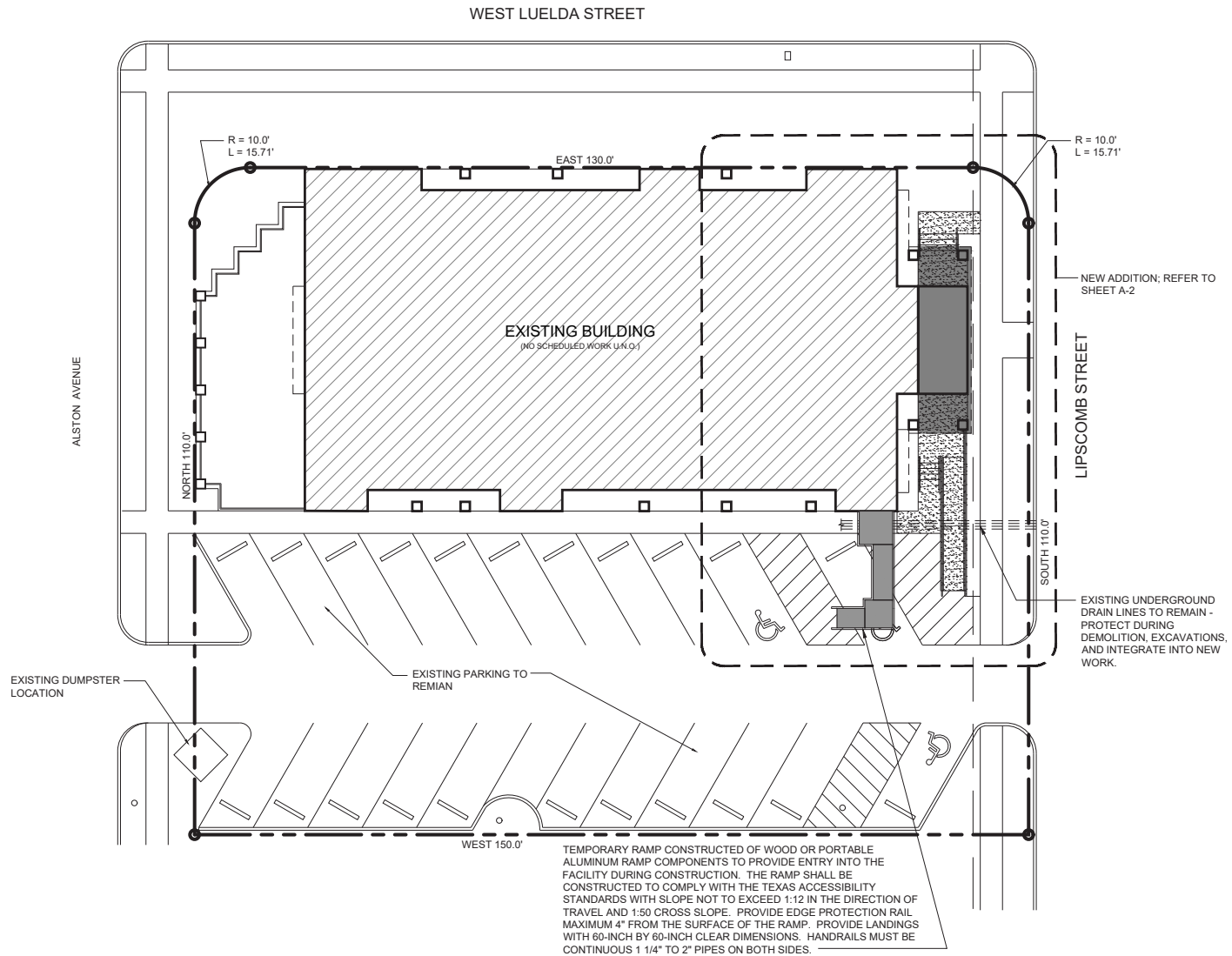
**Magnolia Village
Retail**

MAGNOLIA AVE

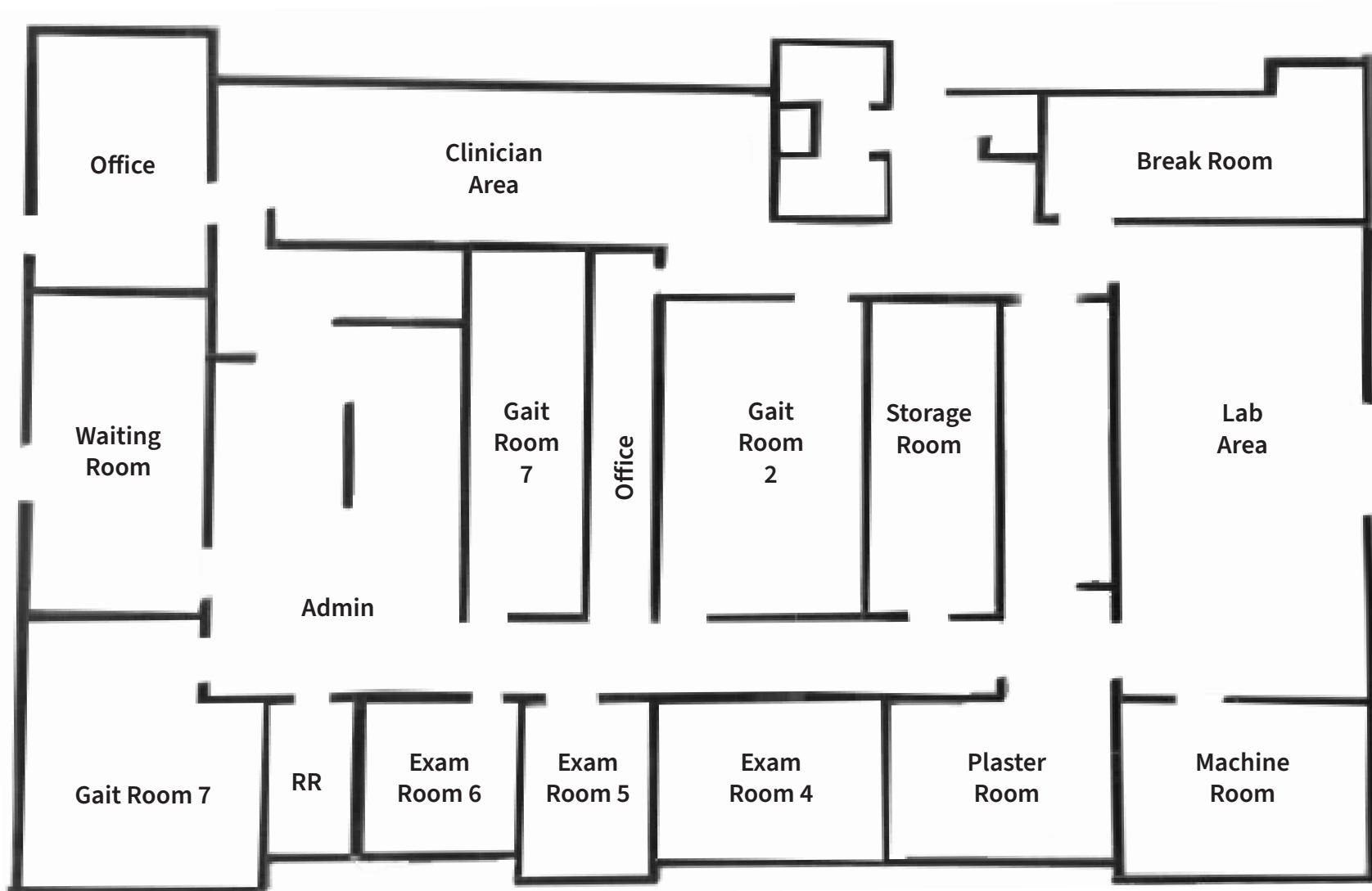
**Baylor Scott
& White**

**John
Peter Smith**

SITE PLAN



FLOORPLAN





CONTACT INFO



Jim Eagle
jim.eagle@jll.com
817 271 2775



Jim Nowell
jnowell@dominuscommercial.com
817 271 2775

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2024. Jones Lang LaSalle IP, Inc. All rights reserved.