

# 1309 Washington Avenue

Fort Worth, TX 76104 • Near Southside / Medical District

## Freestanding Medical District Office Building with Dedicated Parking

4,616 SF single-tenant professional office opportunity in Fort Worth's Near Southside Medical District — surrounded by major hospital campuses, independent clinics, restaurants, and one of the city's strongest urban employment centers.



### OFFERING SUMMARY

BUILDING SIZE	4,616 SF
TENANCY	Single-tenant / freestanding
PROPERTY TYPE	Office / Medical Office
STORIES	One story
YEAR BUILT	1989
BUILDING CLASS	Class C
ZONING	NS-T4 (Near Southside)
PARKING	23 spaces (±5.0 / 1,000 SF)
LEASE RATE	\$20.00 / SF / YR, NNN
BASE RENT	≈ \$92,320 / YR • ≈ \$7,693 / MO

### PROPERTY HIGHLIGHTS

- Rare single-tenant office / medical-office building in the Southside Medical District
- 4,616 SF freestanding building with full professional office buildout
- Functional layout: foyer, reception, 11 private offices, 4 open offices & a training room
- Full kitchen with dishwasher and two refrigerators
- Strong on-site parking: 23 surface spaces, ≈5.0 / 1,000 SF
- Exterior signage opportunity
- Walkable Near Southside location near hospitals, clinics, restaurants & services
- NS-T4 zoning permits a broad range of commercial users
- Minutes to Downtown FW (~5 min), the Medical District (~2 min), Magnolia Ave (~3 min) and I-30 / I-35W (~3 min)

### EXECUTIVE SUMMARY

1309 Washington Avenue presents a rare opportunity to lease a freestanding office building in the heart of Fort Worth's Near Southside Medical District.

Located minutes from Downtown Fort Worth and surrounded by major healthcare institutions, the property offers a highly functional office layout, dedicated parking, strong visibility, and flexible NS-T4 zoning allowing a broad range of office, medical, retail, and mixed-use users.

The property's location within one of Fort Worth's most active employment centers provides immediate access to major hospitals, medical specialists, professional services firms, restaurants, and urban amenities.

Information herein is from sources deemed reliable but is not guaranteed. Figures are approximate and subject to change, errors, omissions, prior lease or withdrawal without notice.

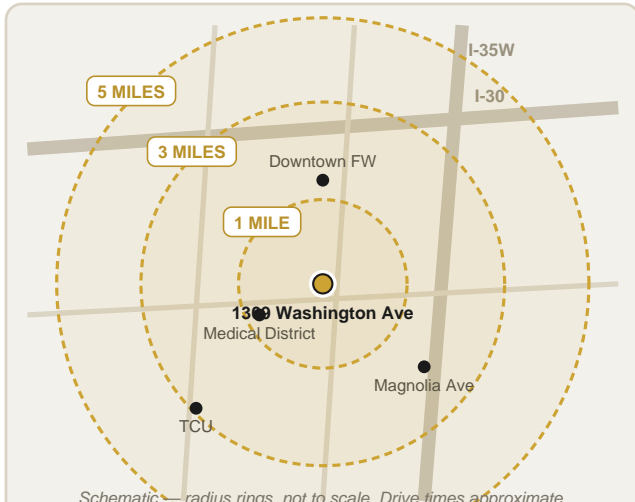
### For more information, contact:

**John Laudenslager, CCIM**  
 682-553-7432  
 john@blacktie-re.com

**Cynthia Sturns**  
 682-224-8321

# Location, Demographics & Floor Plan

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**1 MILE** ~3 min drive

POPULATION ≈ 15,000  
 AVG. HH INCOME ≈ \$76,000

**3 MILES** ~9 min drive

POPULATION ≈ 130,000  
 AVG. HH INCOME ≈ \$88,000

**5 MILES** ~15 min drive

POPULATION ≈ 310,000  
 AVG. HH INCOME ≈ \$96,000

*Schematic — radius rings, not to scale. Drive times approximate.*  
 Demographic figures are estimates derived from U.S. Census ACS ZIP-level data (2023–2024), provided for general reference only.  
 Map is schematic — radius rings, not to scale; drive times approximate. Order a CoStar / Esri report for verified ring-level demographics.

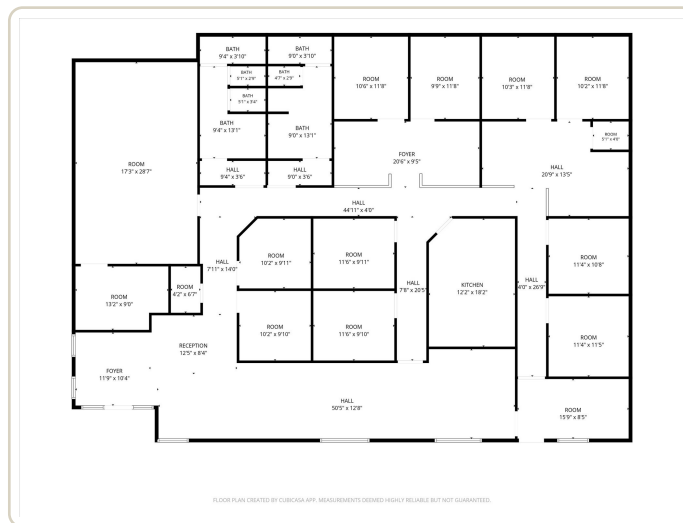
## IDEAL USES

- Medical office
- Behavioral health
- Dental / specialty
- Professional services
- Law / accounting
- Retail / mixed-use
- Nonprofit
- Administrative office

## Rent Positioning

At \$20.00/SF NNN, the building is competitively priced for a single-tenant Class C office/medical-office building with dedicated on-site parking — newer, design-forward Near Southside space quotes materially higher (e.g., \$26.00/SF + NNN).

## FLOOR PLAN



Floor plan created by CubiCasa app. Measurements deemed highly reliable but not guaranteed.

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