

Office ★ LEASE

LanCarte.com

12652 TIMBERLAND BLVD FORT WORTH, TX 76244



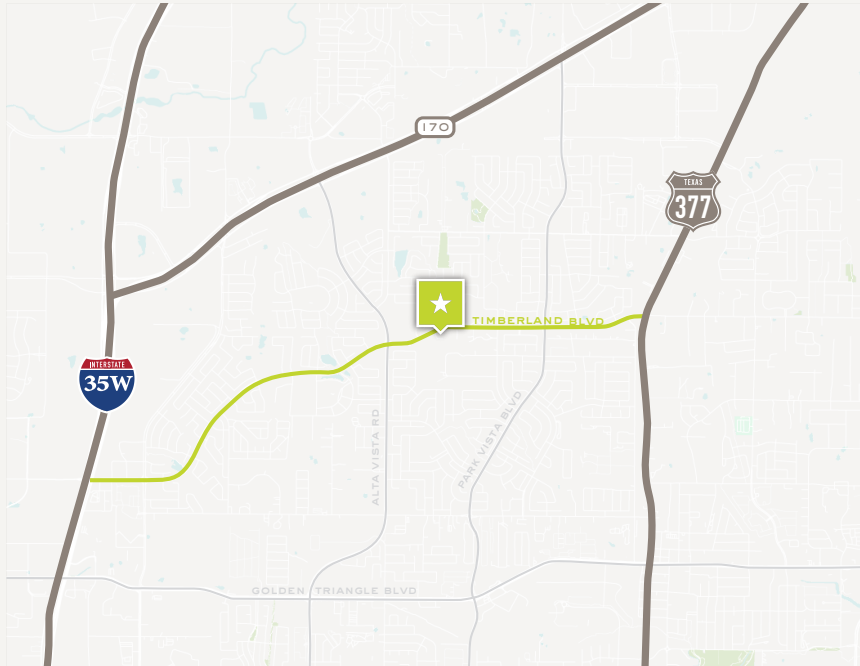
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PROPERTY FEATURES

- Class A 13,015 SF Office
- Brand New Construction - Built in 2024
- Monument Signage and Exterior Building Signage
- Tenant Improvement Allowance
- Shell Condition
- Custom Design Your Finish Out
- Easy Ingress/ Egress to Major Roads
- Plenty Surface Parking Spots
- Zoning: Commercial Medical/ Office

LOCATION OVERVIEW

This office space benefits from an affluent, family-friendly community with an average household income of approximately \$239,833 within a 2-mile radius, well above the national average. Positioned just minutes from I-35W, US-377, and I-20, it provides convenient access across the DFW region. Surrounded by highly rated schools, scenic parks, and well-appointed residential developments, the property offers both prestige and practicality for businesses looking to serve discerning clientele.

AVAILABLE SPACES

SUITE 1 2,485 SF

LEASING STRUCTURE

\$28.00 SF TI NEGOTIABLE

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EXTERIOR



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DRONE PHOTOS





LANCARTE
COMMERCIAL
BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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