

3100 NORTH TARRANT PARKWAY

3100 N Tarrant Pkwy
Fort Worth, TX 76177

Medical Office For Sublease

4,055 SF



Leasing Information:
469.363.9495

Kathleen O'Day
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Lincoln

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Suite 600
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Property Highlights

- Primary Lease Expires April 30, 2031
- Located at North Tarrant Parkway and I-35W
- 2nd Generation Medical Office Space
- 10 Exam Rooms / Offices
- Multiple staff & Nurses stations
- Across N. Tarrant Parkway from Medical City Alliance Hospital Campus
- Ample drive up parking

Property Overview

Discover the vibrant energy of Fort Worth, where the spirit of Texas comes alive. 3100 N Tarrant Pkwy is situated at North Tarrant Parkway and I-35 West, the property offers easy access to the bustling Alliance corridor and is across N. Tarrant Parkway from the Medical City Alliance Hospital Campus. Suite 100 contains 10 Exam Rooms / Offices, large Waiting Room, Conference Room, 2 Restrooms, Breakroom, Check In / Check Out and large centralized Nurse's Station.

Availabilities	SF	Lease Rate	Date Available
Unit 100	4,055 SF	Negotiable	Immediately

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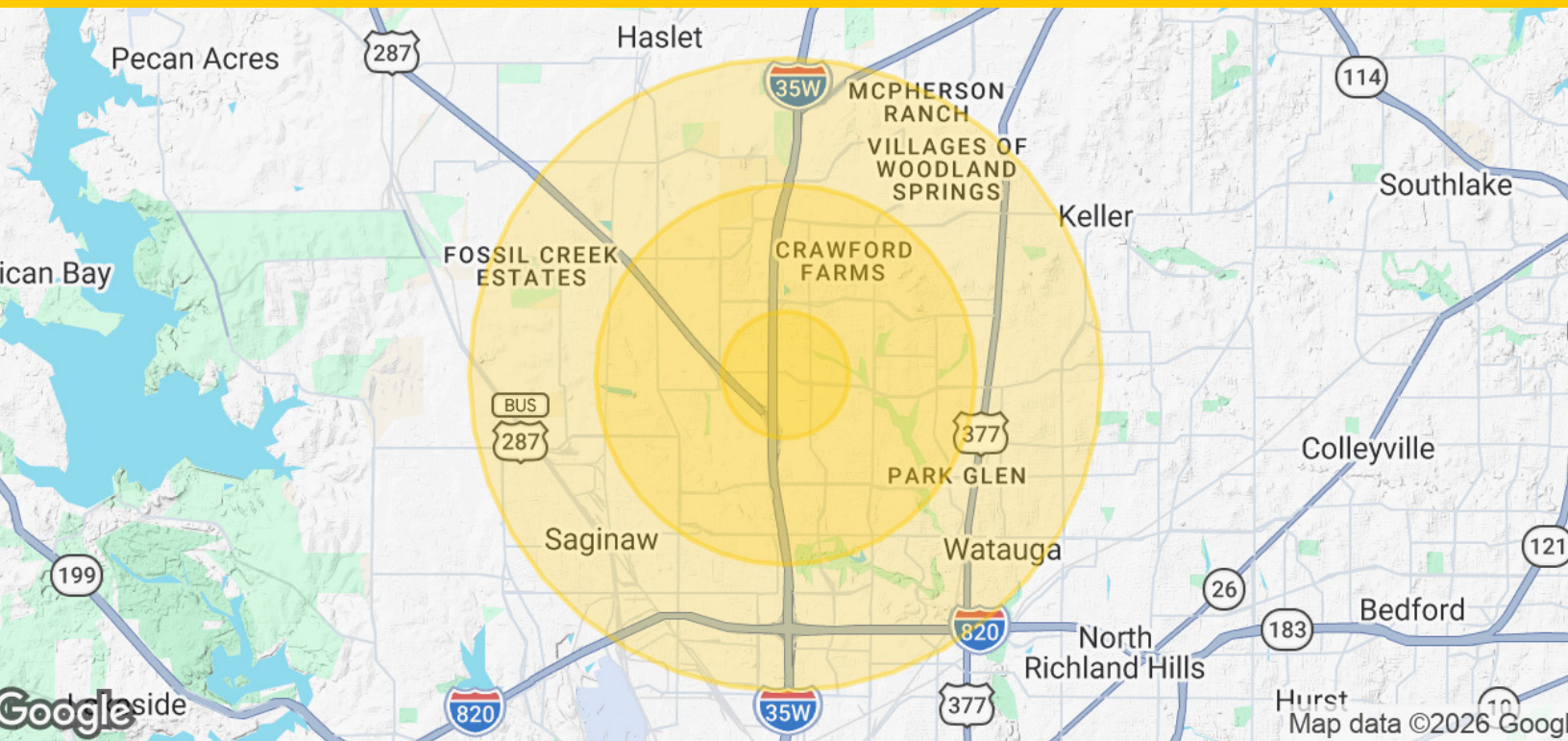
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Demographics Map & Report

4,055 SF



Population	1 Mile	3 Miles	5 Miles
Total Population	10,825	122,508	269,047
Average Age	35.7	35.7	36.2
Average Age (Male)	34.6	35.4	35.7
Average Age (Female)	36.0	35.6	36.4
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,115	42,984	94,913
# of Persons per HH	2.6	2.9	2.8
Average HH Income	\$118,327	\$126,963	\$122,954
Average House Value	\$307,178	\$342,992	\$334,020

2023 American Community Survey (ACS)

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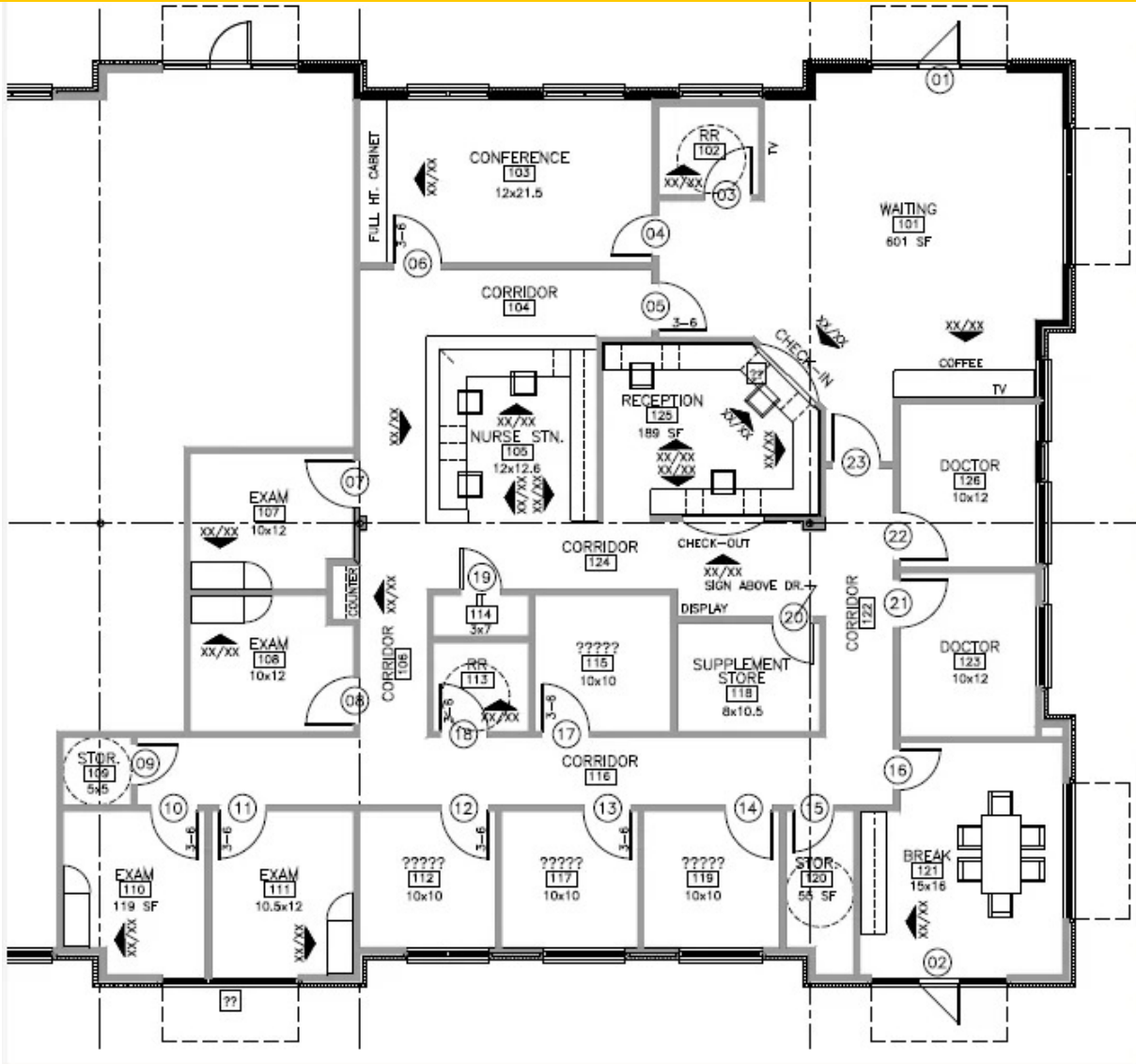
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Unit 100
4,055 SF



Suite	Size	Lease Rate	Description
Unit 100	4,055 SF	Negotiable	2nd Generation / "Move in Ready"

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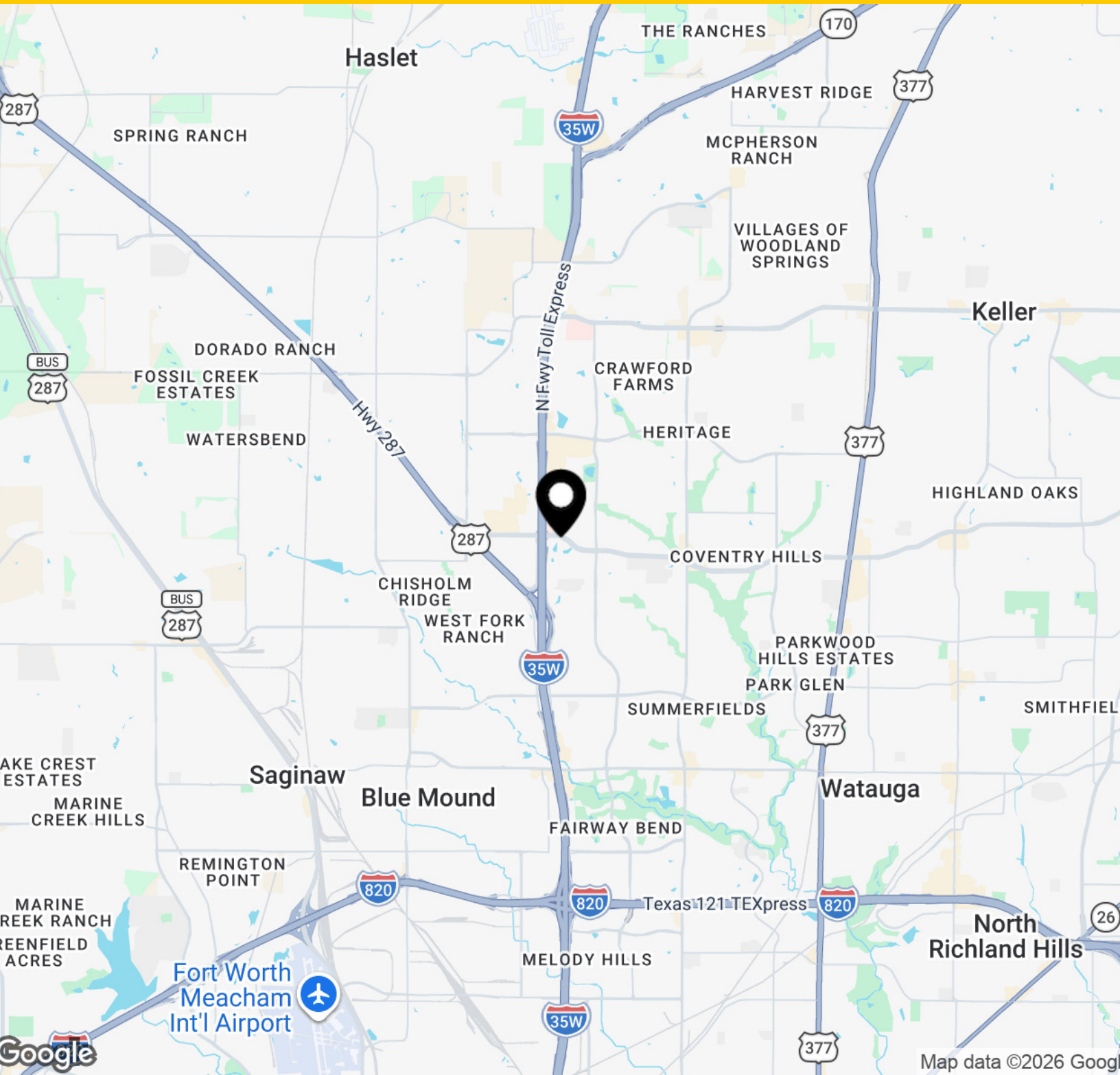
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Location Map

4,055 SF



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Suite 100 Photos



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