

# AVAILABLE FOR SALE OR LEASE

## PRIME MEDICAL/DENTAL SPACE



**6049 HARRIS PARKWAY, FORT WORTH, TX 76132**

### THE BASICS

- Size:** 4,000 sq. ft. medical office building one block from Texas Health Resources Southwest Hospital
- Parking:** 17 Spaces
- YOC:** 2005
- Signage:** Highly visible pole sign on Harris Parkway
- Lease Rate:** \$20.00 NNN + \$5.50 NNN Charges
- Finishout Allowance:** \$30.00/sq. ft. for unfinished space (2,000 sq. ft.)
- Sale Price:** \$825,000
- General:** Highly visible location in the southwest Fort Worth Medical District. Rare opportunity to own free standing building in this area.

### Bill Ellis

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### DEMOGRAPHICS

	2008	1 mile	3 Mile	5 Mile
Population		12,006	71,077	191,329
2013 Est. Pop.		13,455	75,990	209,662
Avg. HH Inc.		90,511	\$80,413	\$75,780

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