

# FOR LEASE

## MEDICAL OFFICE CONDOS



3100-3132 CAPITAL WAY, FORT WORTH, TX 76244



### PROPERTY HIGHLIGHTS

- 8 buildings ranging from ±3,147 to 9,742 SF
- Medical/Office Condos
- Sale/Lease Options
- Owner/User or Investment Buildings
- Shell / Turn-Key Delivery
- Explosive Growth & Strong Demographics
- Adjacent to Texas Health Resources Hospital
- Excellent Visibility to Golden Triangle Blvd and I-35
- Part of Hillwood's Alliance Town Center - Master Development
- Located at Golden Triangle & I35W

LEASE RATE \$29.00 SF/YR | NNN



### CONTACT INFORMATION

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#### Champions DFW Commercial Realty

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

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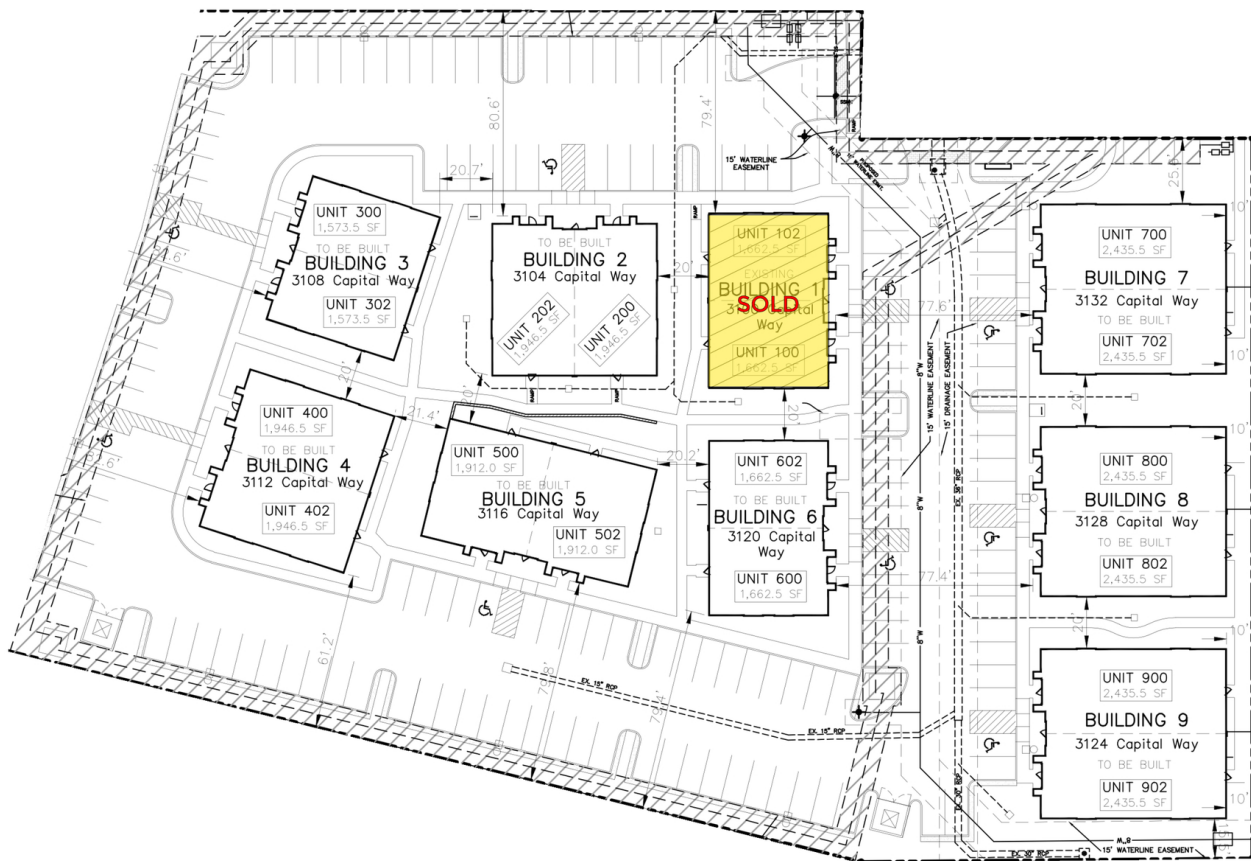
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## SITE PLANS



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## EXTERIOR PHOTOS



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## RETAILER MAP



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### LEASE SPACES

### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	60 to 120 months
Total Space:	3,147 - 3,893 SF	Lease Rate:	\$29.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	
3108 Capital Way Building 3	Available	3,147 SF	NNN	\$29.00 SF/yr	-
3112 Capital Way Building 4	Available	3,893 SF	NNN	\$29.00 SF/yr	-
3120 Capital Way Building 6	Available	3,325 SF	NNN	\$29.00 SF/yr	-

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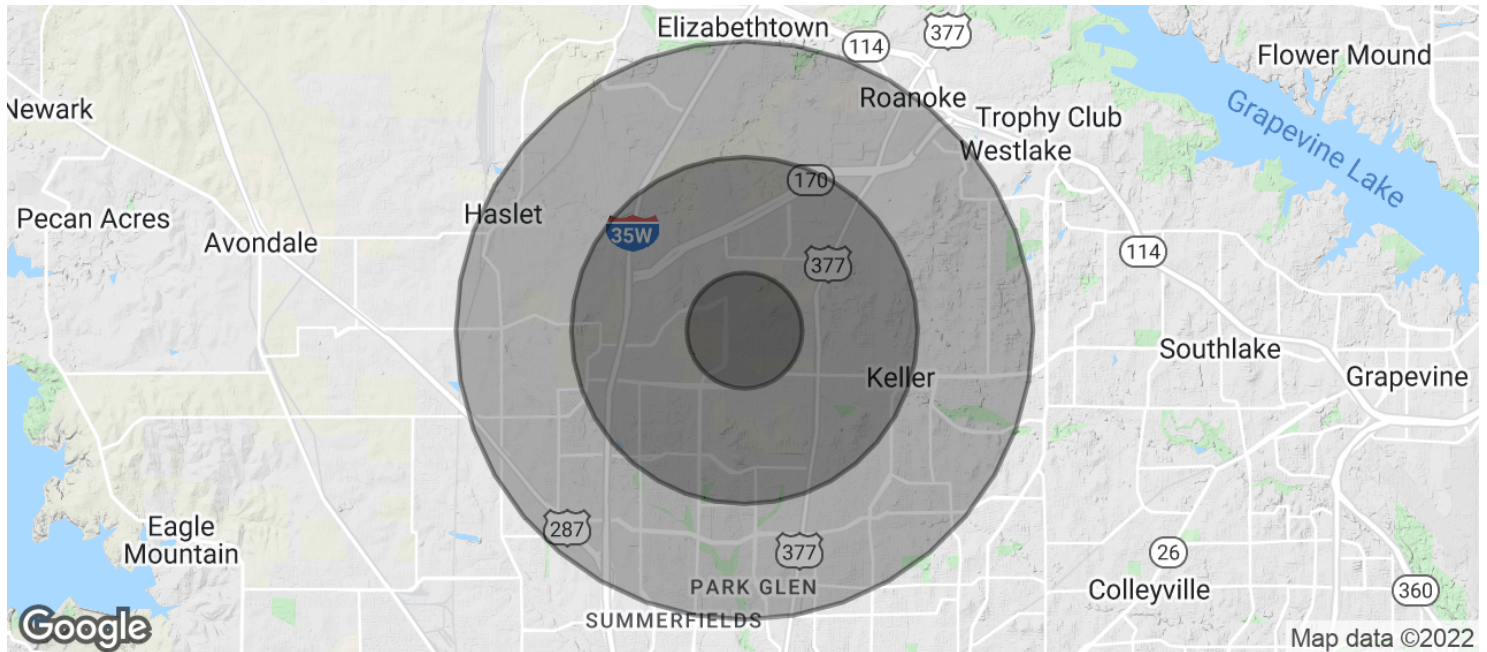
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,352	42,675	134,951
Average Age	30.5	30.7	31.8
Average Age (Male)	30.2	30.6	30.9
Average Age (Female)	31.0	30.9	32.1

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,718	13,645	43,527
# of Persons per HH	3.1	3.1	3.1
Average HH Income	\$91,020	\$91,142	\$91,630
Average House Value	\$179,776	\$182,971	\$186,527

*\* Demographic data derived from 2010 US Census*

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### BROKER CONTACTS



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