

1307 8th Ave, Fort Worth, TX 76104



## FOR LEASE

Medical office building located on Magnolia Avenue in the Fort Worth Medical District within close proximity to five major hospitals.

# MAGNOLIA

## MEDICAL TOWER

### EXCELLENT TENANT MIX

Superb tenant mix to help grow your practice.

### CUSTOMIZABLE SUITES

Generous tenant improvement allowances available for customizable space layouts.

### FREE COVERED PARKING

Free covered garage parking for physicians and patients.

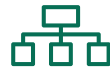
# MAGNOLIA

## MEDICAL TOWER

### FEATURES

Magnolia Medical Tower is a 6-story medical office building with institutional ownership, consisting of over 89,000 square feet. Conveniently located across the street from Baylor All Saints Hospital. The building offers patients and healthcare professionals convenient access to medical care in a professional environment. This medical office building offers customizable suite options to fit the need of a new or expanding practice.

### REFERRAL OPPORTUNITIES



MEDICAL DISCIPLINES IN BUILDING:

- |                         |                         |
|-------------------------|-------------------------|
| <b>Podiatry</b>         | <b>Primary Care</b>     |
| <b>Infusion Therapy</b> | <b>Home Healthcare</b>  |
| <b>Women's Health</b>   | <b>Pain Management</b>  |
| <b>Neurology</b>        | <b>Rheumatology</b>     |
| <b>Family Medicine</b>  | <b>Medical Research</b> |

### DEMOGRAPHICS 5-MILE RADIUS



#### KEY FACTS

**302,020**  
2022 Population

**2.7**  
Average Household Size

**33.7**  
Median Age



#### POPULATION TRENDS

**2,774**  
2022 Population Density  
(per square mile)

**1.1%**  
2022-2026 Population Annual  
Growth Rate

**935,718**  
2022 Total Daytime Population



#### WEALTH

**\$77,953**  
Median Household Income

**\$187,087**  
Median Home Value

**4.3%**  
Unemployment Rate





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