



810 LIPSCOMB STREET

BAKER ORTHOTICS & PROSTHETICS | FORT WORTH, TX

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Rare opportunity to lease medical office space in Fort Worth's established Medical District, surrounded by both large Hospitals and smaller boutique facilities



Unparalleled walkability to dozens of shops and restaurants



Versatile floorplan to accommodate both fabrication and patient visits



Surface parking with 20 spaces and ADA-Compliant Wheelchair Ramp



5 minute drive to I-30, I-35W and Chisholm Trail Parkway



Existing tenant occupying the space with one year remaining on NNN lease





LOCATION OVERVIEW

1-30, I-35W, CTP | **5 Minutes**

Sundance Square | **7 Minutes**

Museum District | **10 Minutes**

TCU | **10 Minutes**

The Shops at Clearfork | **10 Minutes**

Dickies Arena | **10 Minutes**

Fort Worth Zoo | **10 Minutes**

Fort Worth Stockyards | **15 Minutes**

Meacham Field | **20 Minutes**

DFW Airport | **30 Minutes**

Downtown Dallas | **35 Minutes**



**Cook Children's
Medical Center**



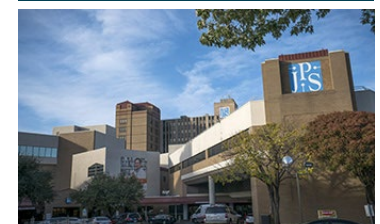
**Texas Health
Harris Methodist Hospital**



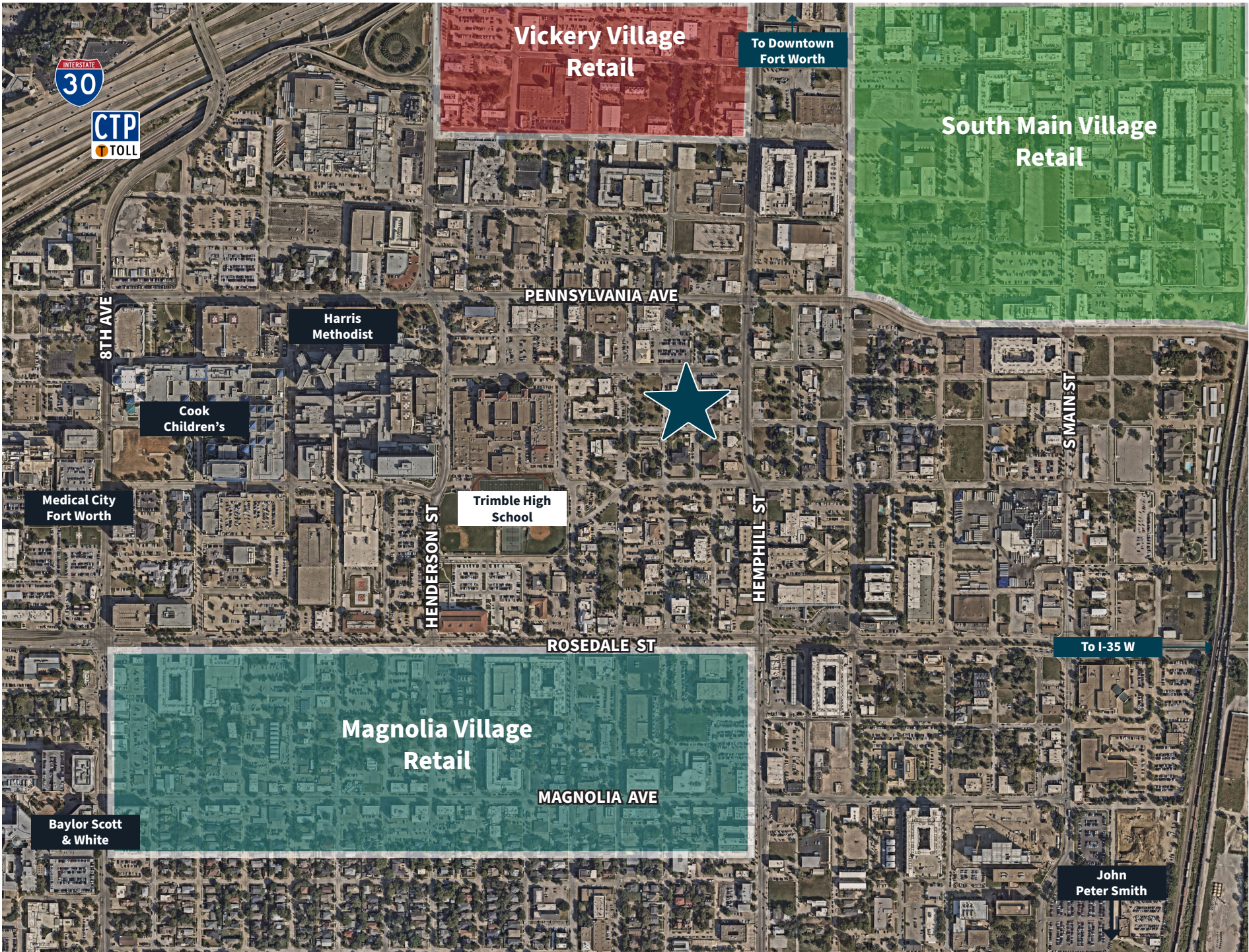
**Medical City
Fort Worth**



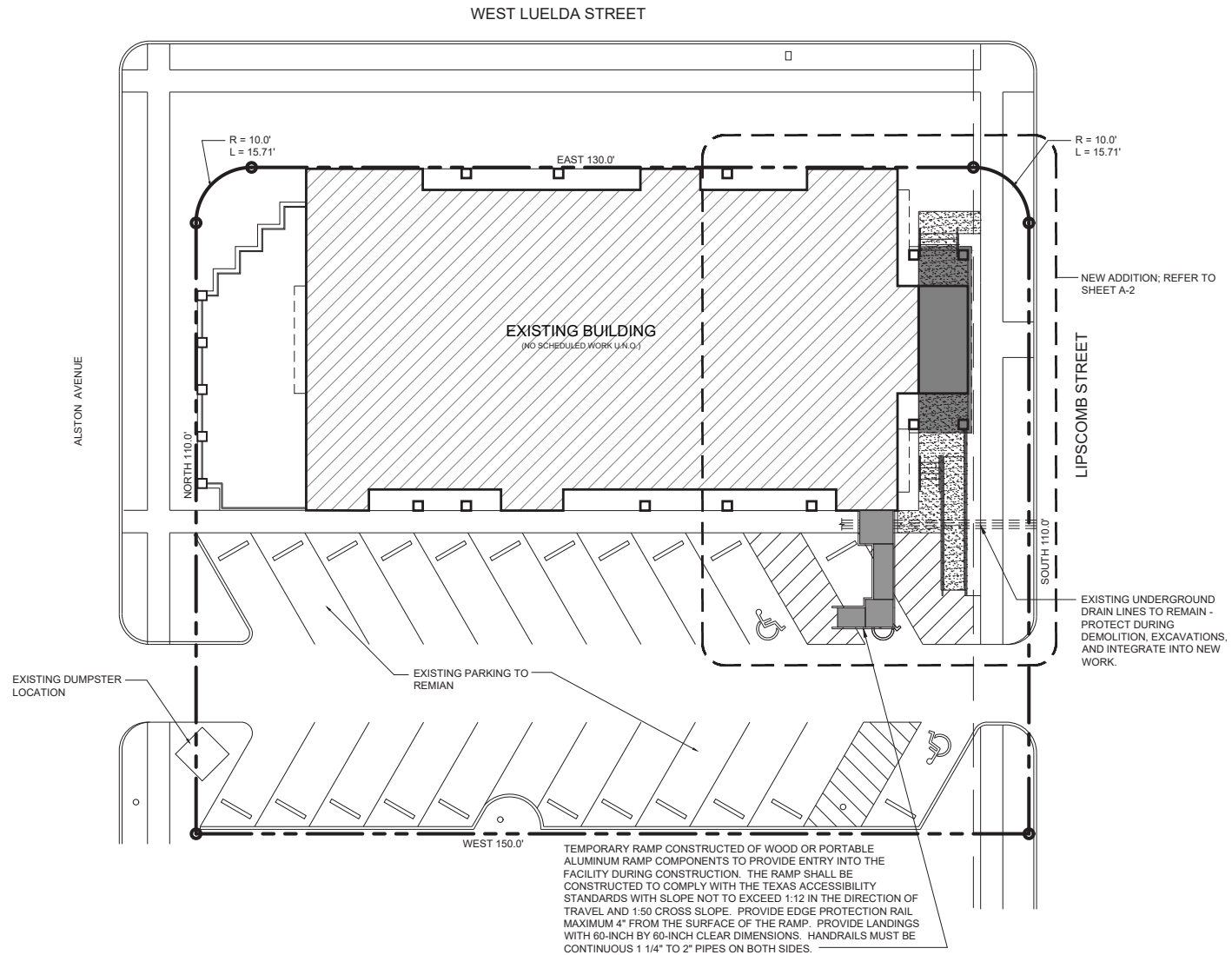
**Baylor Scott & White
All Saints Medical**



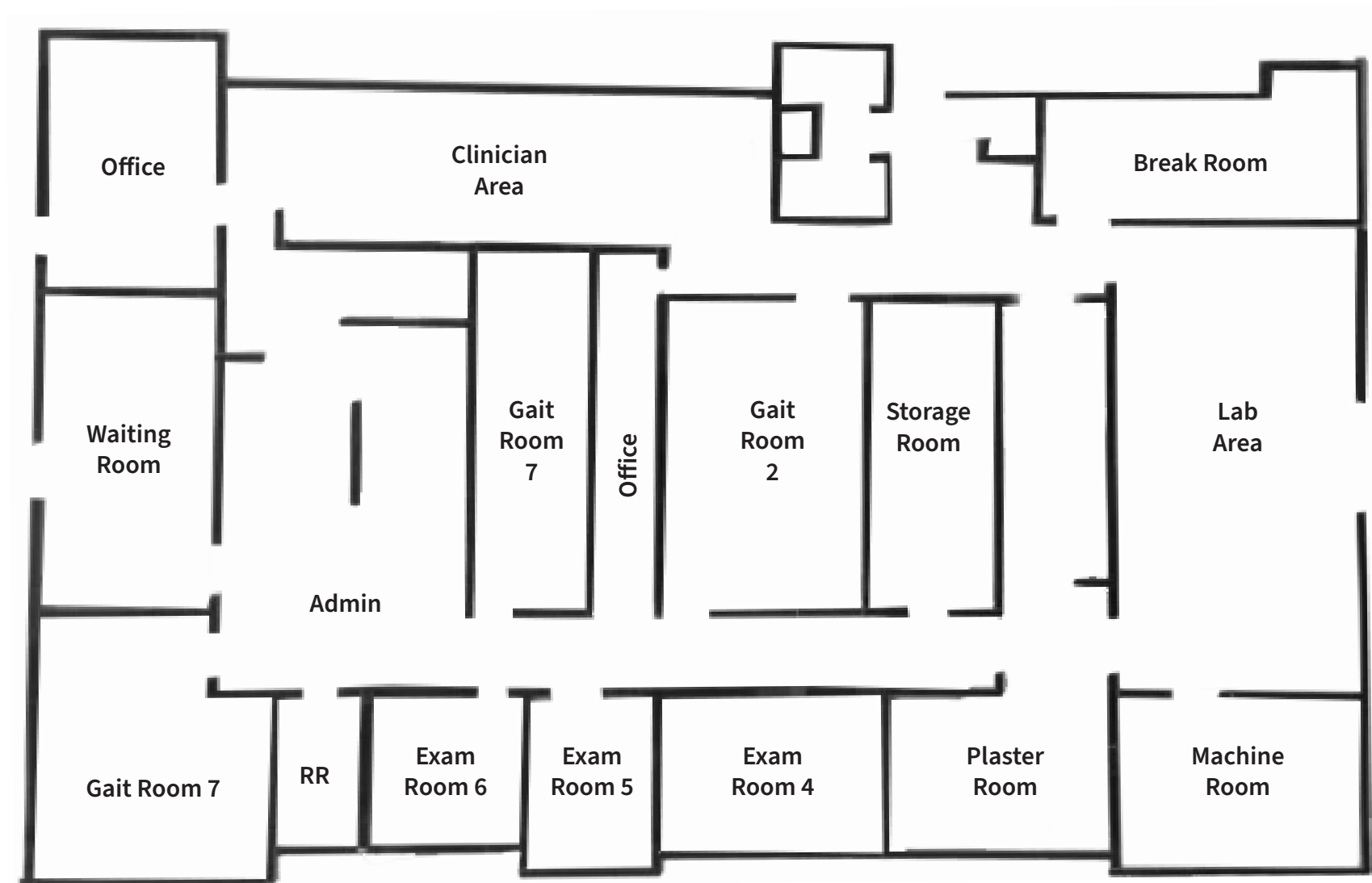
**John Peter Smith
Hospital**



SITE PLAN



FLOORPLAN





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