

# Medical/Office Space For Sale and For Lease (Up To 5,000 SF)

851 GRAINGER STREET  
FORT WORTH, TX 76104



**LANCARTE**  
COMMERCIAL

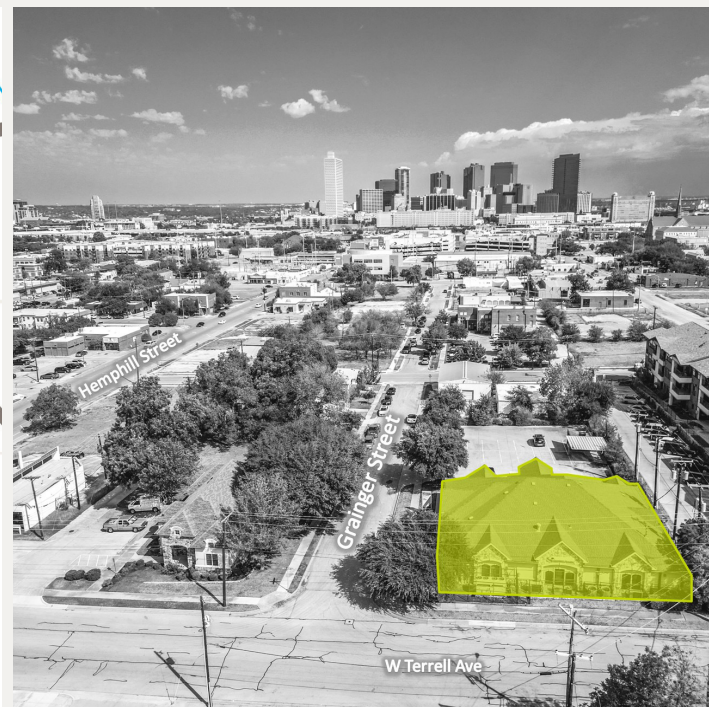
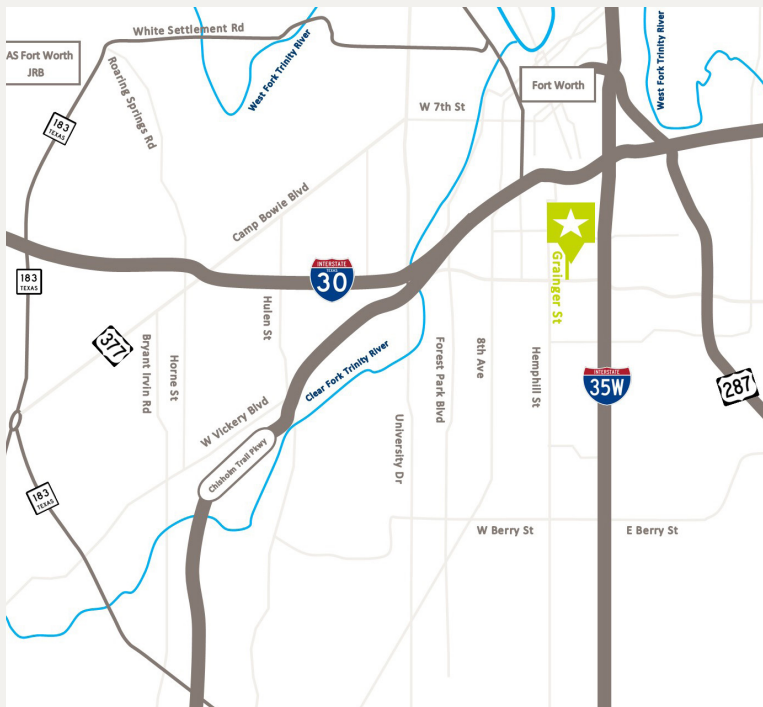
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LanCarteCRE.com  
2627 Tillar Street, Suite 121  
Fort Worth, TX 76107

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LEASE RATE & STRUCTURE

Contact Broker

SALES PRICE

Contact Broker

## PROPERTY FEATURES

- Building Signage Available
- Upgraded Power for Medical Imaging/MRI Scanners
- Parking - 3.80/ 1,000 SF

## LOCATION OVERVIEW

Located in the heart of the Fort Worth Medical District, the property provides easy access to major highways, I-30, I-35 W and 287. The building is near major hospitals, Cook Children's, Texas Health Harris, Baylor Scott & White and John Peter Smith. The property sits in the Fort Worth's Near Southside District, a vibrant, urban, mixed-use neighborhood.

## AVAILABLE SPACES

- **Suite 101 - Previous Imaging Center**
  - 3,342 SF
  - Two (2) MRI Rooms with Lead Lined Walls
  - MRI Control Room
  - Large Reception with Glassed Reception Desk and Check-Out Counter
  - Two (2) Changing Rooms
  - Two (2) Restrooms
  - Break Room
  - Doctors Office
  - Medical Tech Office
- **Suite 107 - Medical/General Office**
  - 1,658 SF
  - 5 Offices/ Exam Rooms
  - Large Reception with Glassed Reception Desk and Check-Out Counter
  - Two (2) Restrooms
  - Break Room

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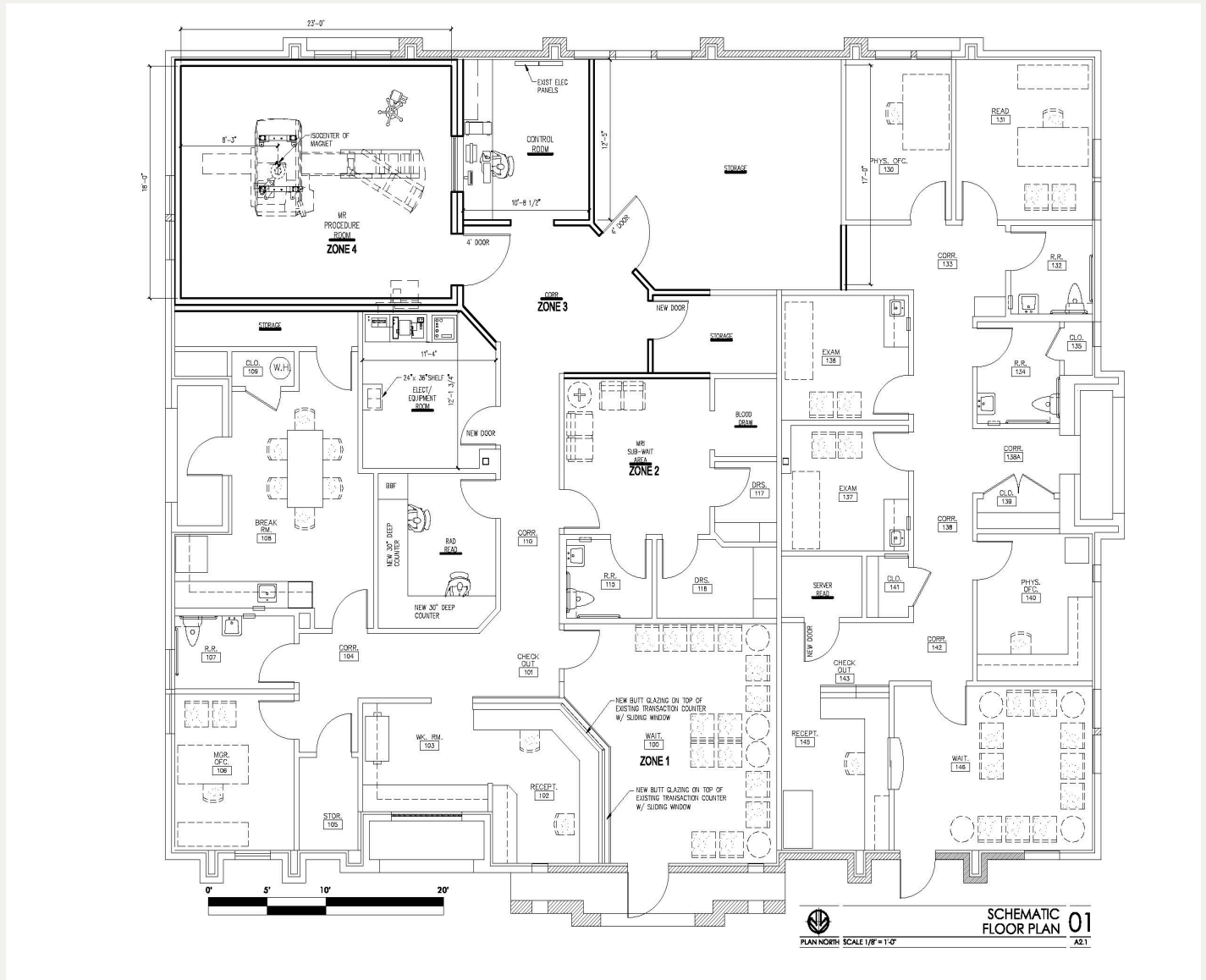


RELENTLESSLY PURSUING WHAT MATTERS.

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## FLOOR PLAN



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AERIAL



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## PHOTOS - SUITE 107



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# LANCARTE

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