

711 St. Louis Ave

FORT WORTH, TX 76104

Available
For Lease

Ground
Floor Suites

Under
Construction

Total Available
Space 9,161 SF



New Construction | Class A Medical Office



AVAILABLE FOR LEASE

FLOOR 1:

SUITE A - 2,880 RSF

SUITE B - 2,691 RSF

SUITE C - 3,590 RSF

SUITE D - LEASED

FLOOR: 2

FULLY LEASED

Property Highlights

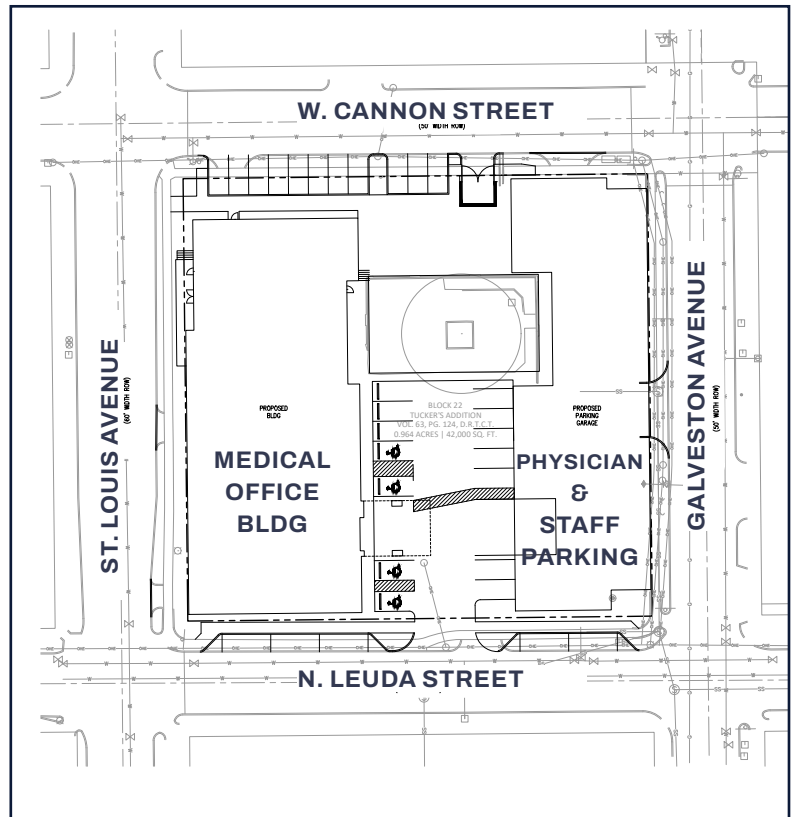
- New Construction
- Class A medical office
- Under Construction, estimated shell delivery October 2026
- Largest contiguous suite (A+C) 6,470 RSF
- Total available space 9,161 RSF
- 2nd floor | Leased - Tarrant Nephrology
- Porte Corche at Entry
- Covered Parking available for Physician/Staff

Lease Information:

- Tenant Improvement Package available
- Lease Rate: Contact Broker

DEMOGRAPHICS

	<i>2 mile</i>	<i>5 mile</i>	<i>10 mile</i>
2026 Population	14,331	109,580	296,876
Average HH Income	\$92,183	\$105,394	\$102,633
Median Home Value	\$70,633	\$72,087	\$70,866

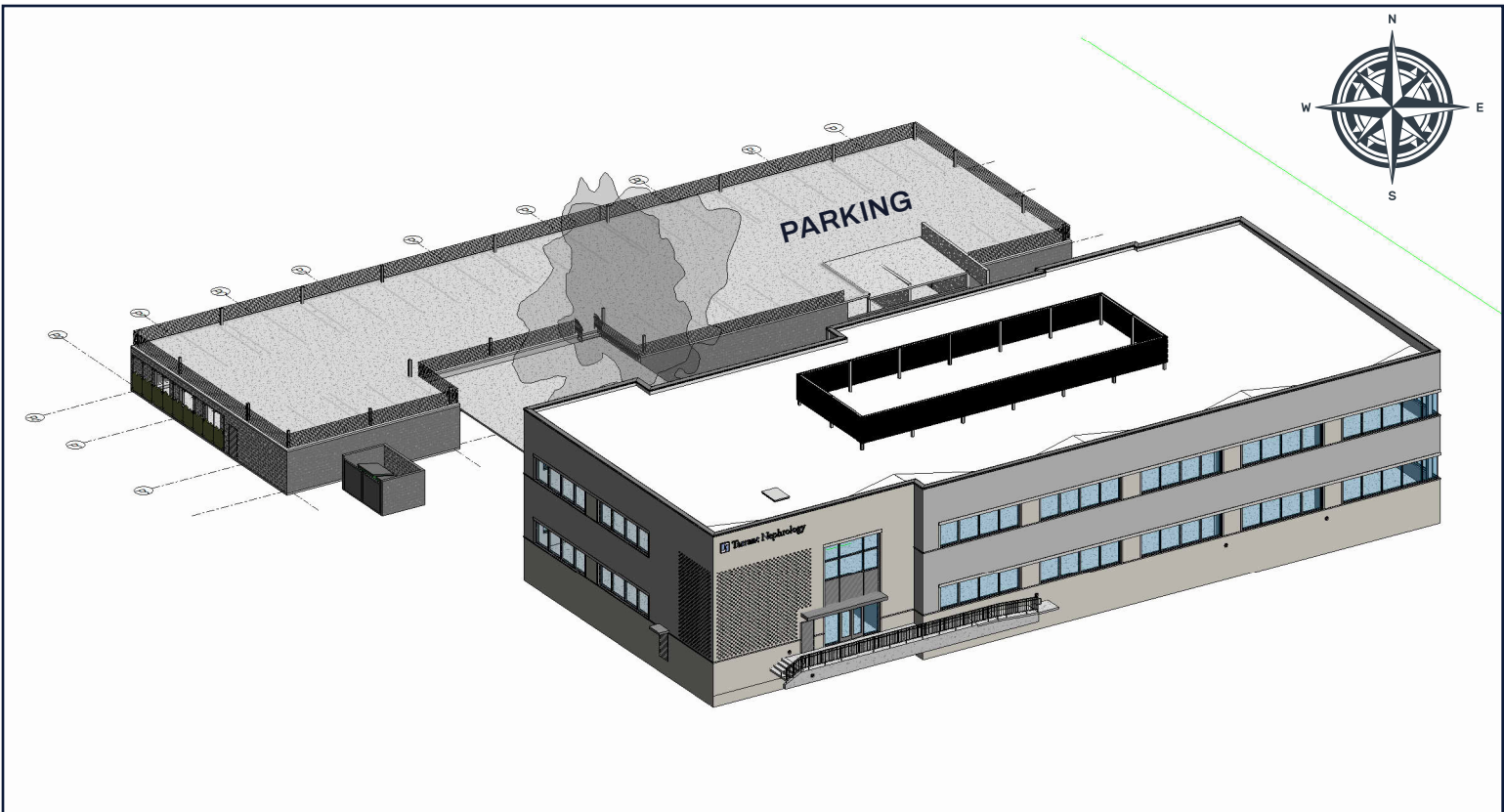
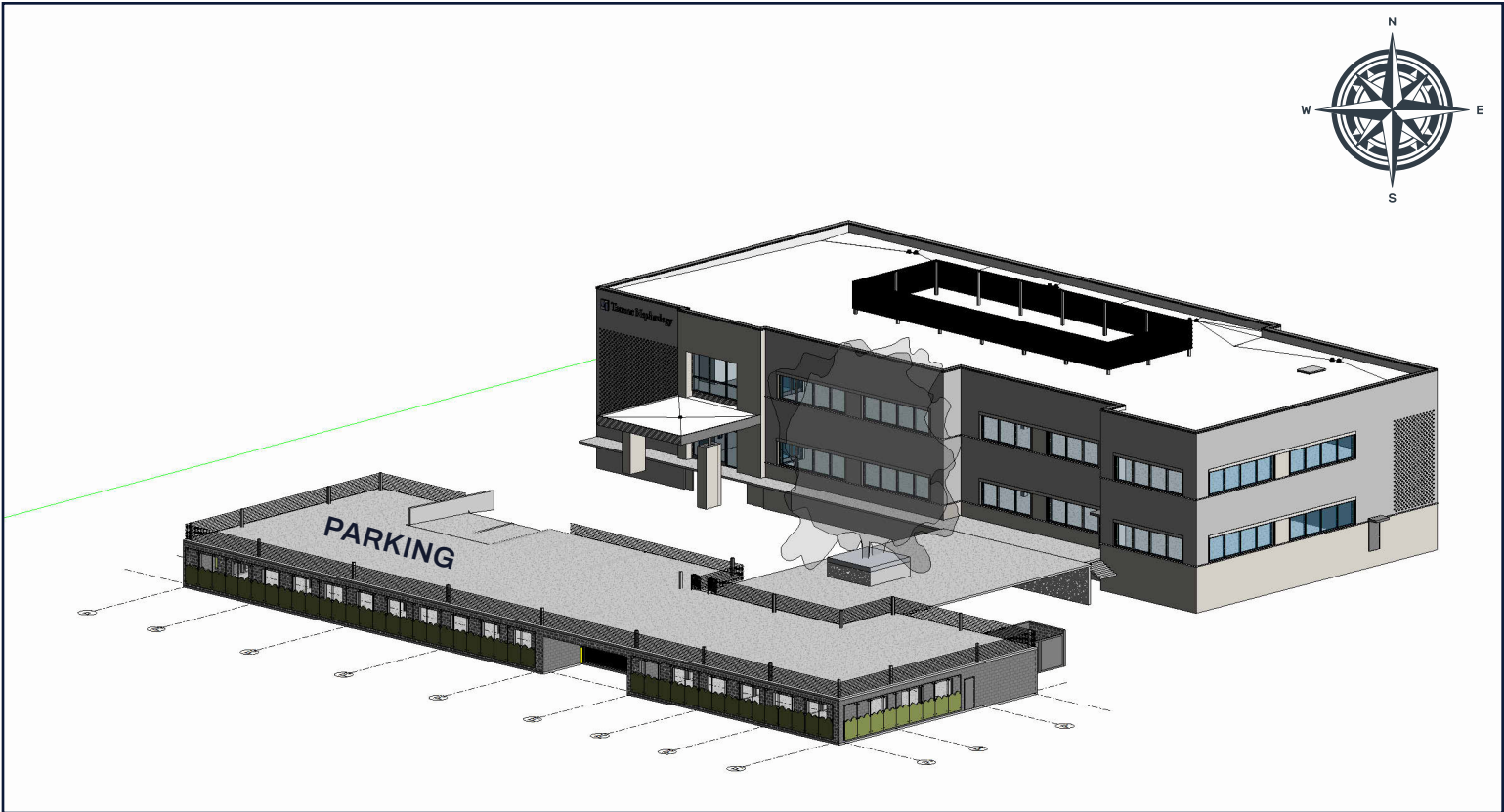


T Transwestern

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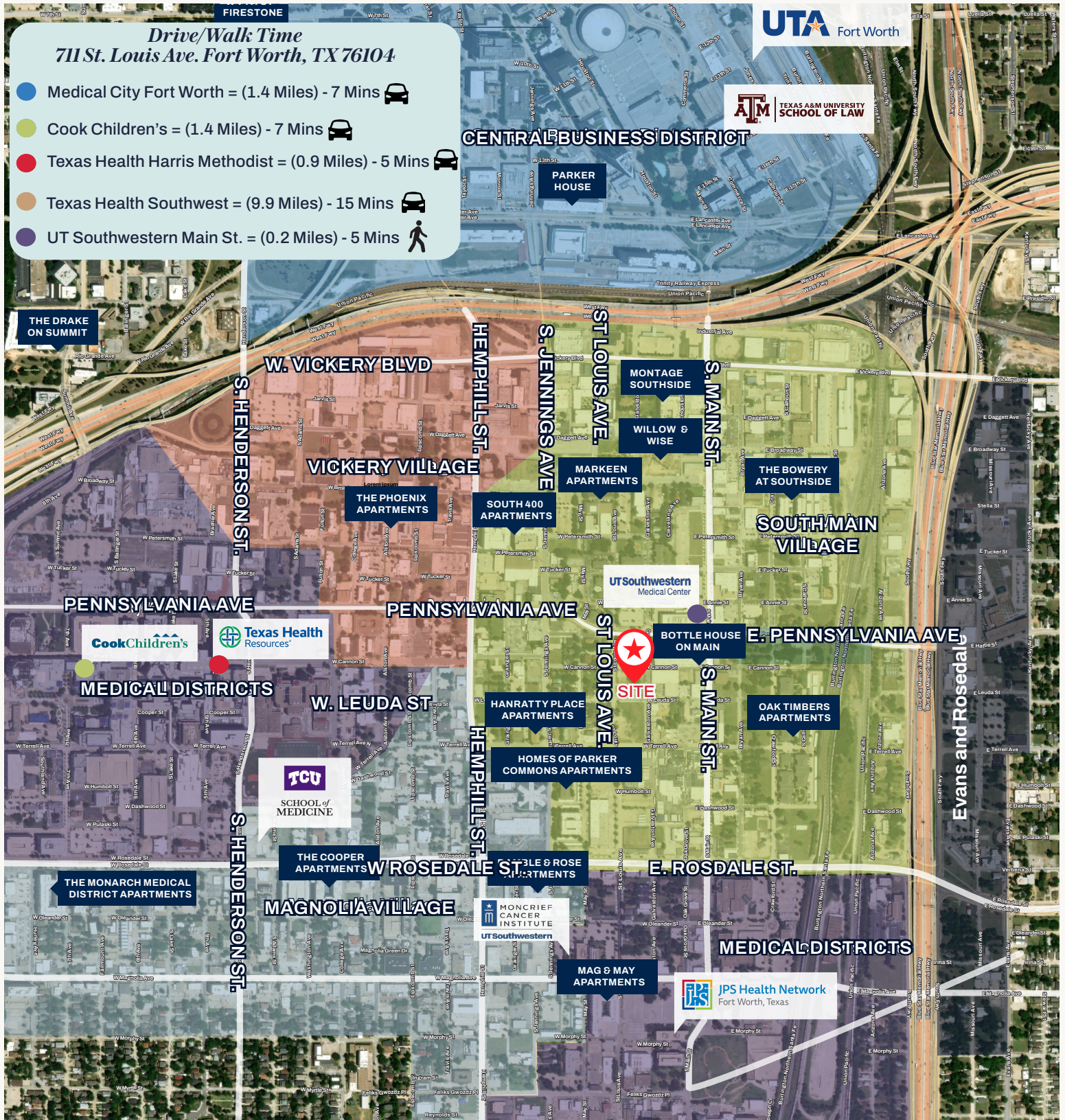
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MAP OVERVIEW



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