

# Medical/ Office ★ LEASE

LanCarteCRE.com

12461 TIMBERLAND BLVD FORT WORTH, TX 76244  
SUITE 309



LANCARTE  
COMMERCIAL

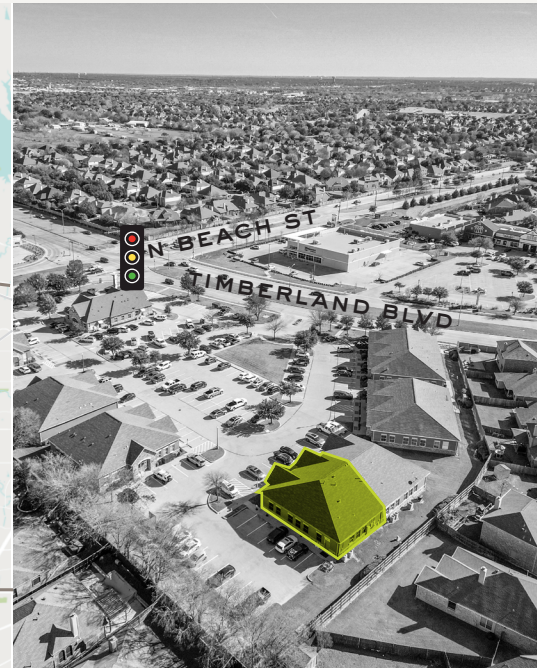
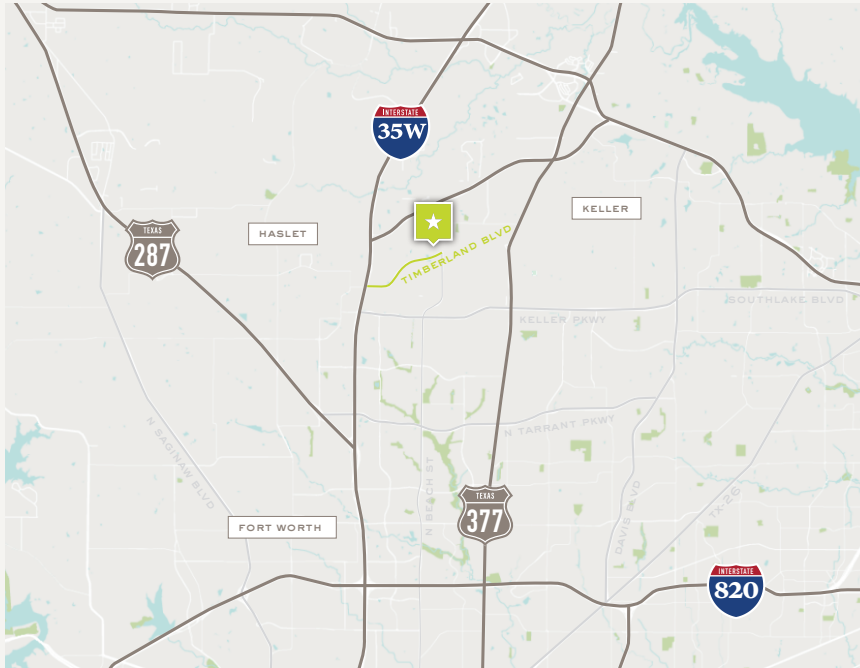
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## PROPERTY FEATURES

- Freestanding Building
- End Cap Space with Natural Light
- Great Visibility/Access
- Ample Parking
- Building and Monument Signage Available
- Dedicated Intersection

## LOCATION OVERVIEW

12461 Timberland Blvd is located within the Woodland Springs Office Park, which is located at the NWQ of Timberland Blvd and N Beach Street (approx. 14,830 VPD). A grocery-anchored retail center is across from the property, which is a large traffic generator for the area.

## AVAILABLE SPACE

SUITE 309      **3,713 SF**

- 2 Reception and Waiting Rooms
- 10 Exam Rooms
- 2 Procedure Rooms
- 2 Patient and 1 Staff Restrooms
- 3 Doctor's Offices
- 2 Nurse Stations
- Breakroom
- Checkout Counter

## LEASING STRUCTURE

**\$23.00** /SF NNN  
(OPEX \$12.29)

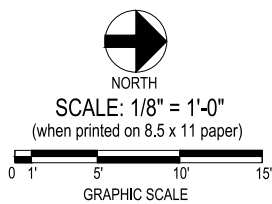


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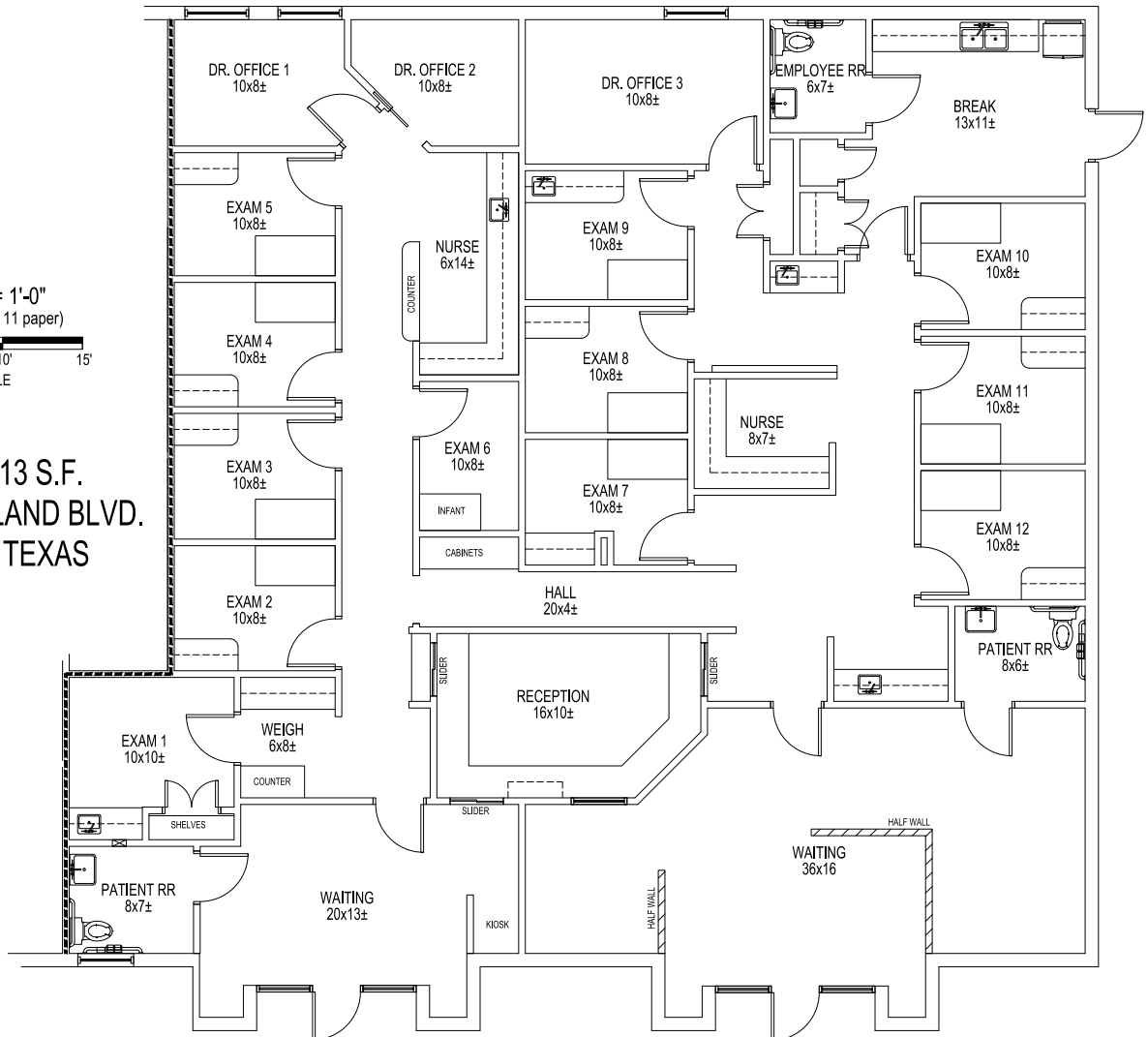
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## FLOOR PLAN



SUITE 309 - 3,713 S.F.  
12461 TIMBERLAND BLVD.  
FORT WORTH, TEXAS  
Revised: 6/15/23



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## EXAM ROOMS





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**NURSES STATION**





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## WAITING ROOMS

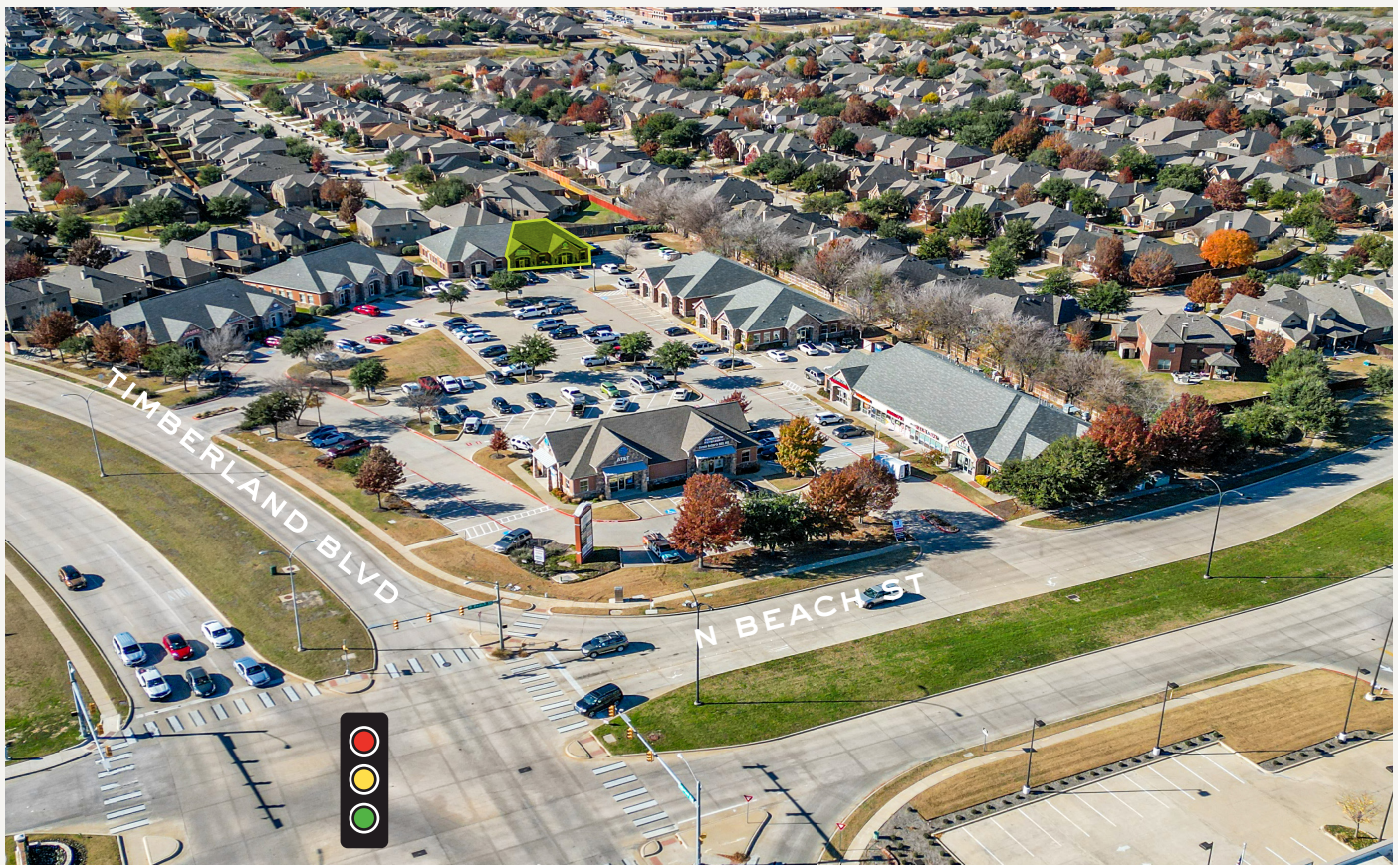




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EXTERIOR







# LANCARTE

## COMMERCIAL

*Relentlessly Pursuing What Matters*

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