# MAGNOLIA CENTRE

1227 W Magnolia Avenue, Fort Worth, TX 76104

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# PROPERTY INFORMATION

1227 W Magnolia Avenue is a ±30,000-square-foot commercial office building located in the heart of Fort Worth's highly sought-after Medical District and the vibrant Near Southside neighborhood.

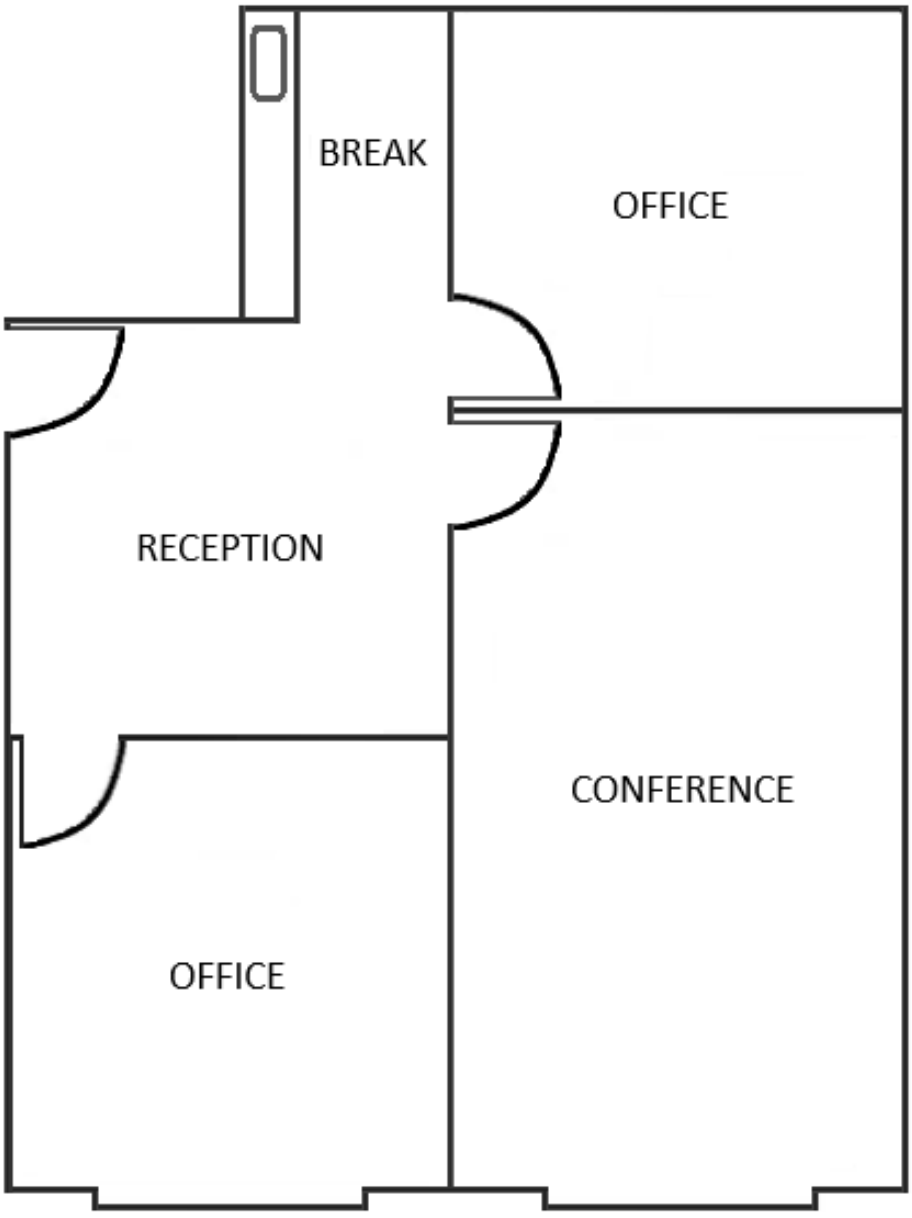
Positioned along the iconic Magnolia Avenue, tenants benefit from walkable access to a wide range of restaurants, coffee shops, and local amenities that define the Near Southside's energetic, mixed-use environment. The building's central location also provides convenient connectivity to Downtown Fort Worth, Interstate 35W, and surrounding submarkets.

1227 W Magnolia presents flexible office space opportunities in a well-established area known for its strong demand, visibility, and long-term growth. This property is an ideal option for tenants seeking a professional office setting in one of Fort Worth's most dynamic and recognizable districts.

- Located in Fort Worth's Near Southside
- Renovated Lobby
- Surface Parking
- Responsive Management
- Secure Access
- Walkable Restaurants/Bars
- Common Area Renovations

# AVAILABLE SPACES

## Suite 502 –1,102 SF

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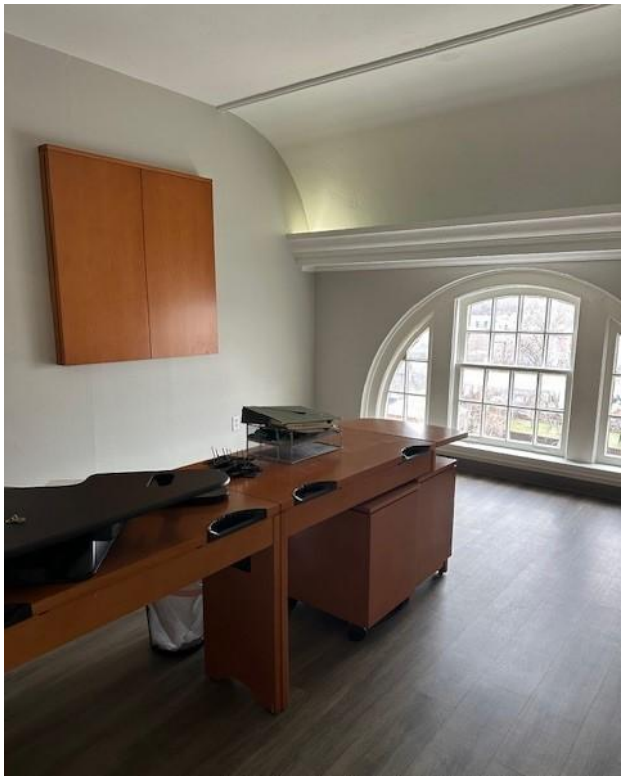
# SUITE PHOTOS



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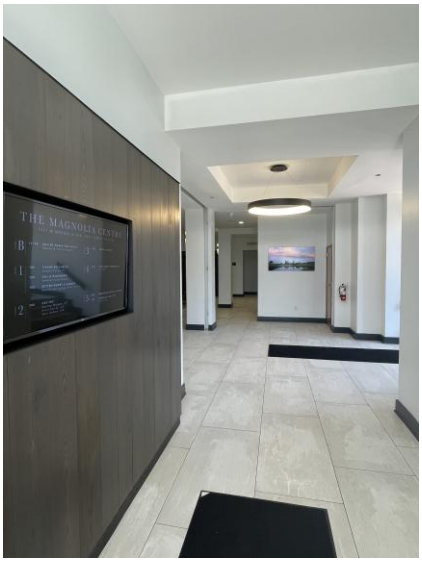
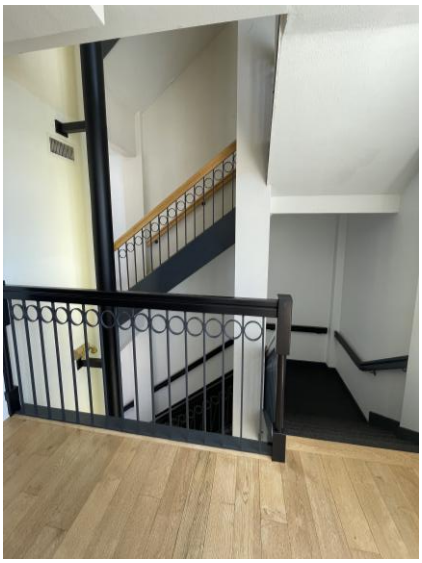
## TENANT AMENITY
## The Vault

Building ownership recently added The Vault - a building amenity for tenants located on the first floor in an old bank drive thru window space. Remnants of the ATM, teller window and night depository make for fun conversation pieces along with a 100-year-old exposed brick wall. The area features seating for 9 and can be used by tenants to host meetings, happy hours or small events. Each tenant in the building has access to The Vault which includes a secure liquor locker space for safe storage.

## BUILDING PHOTOS





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# LOCATION

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## LEASING INFORMATION

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