

A two-story house with a red tile roof and arched windows, with a large 'FOR LEASE' sign overlaid on the image. The house has a stone base and a covered front porch. A large tree is on the right, and a parking lot is in the foreground. A dark blue box with the text 'FOR LEASE' in white is centered over the top half of the image.

- 100 – 250 SF Executive Suites Available
- Rate: \$500-\$850/Month
- Ample Parking (4.5/1,000)
- Traffic: 17,000 Vehicles/Day

- Within 5 miles of the Downtown Medical District
- Within 1 mile of the Southwest Medical District
- Close Proximity to I-20 and Chisholm Trail Parkway

Fort Worth, Texas 76132



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PROPERTY HIGHLIGHTS

- **Two-Story Office Building**
 - 8,650 SF on 0.87 Acres
 - Typical Floor of 4,325 SF
- **Built in 2003 & Renovated in 2022**
 - Updated interior finishes
 - Modern and well-maintained office environment
- **Ample Surface Parking**
 - 4.5/1,000 parking ratio with 38 dedicated spaces
- **Established Professional Corridor**
 - Surrounded by reputable healthcare providers and professional offices
- **Premier Neighborhood Access**
 - Seconds from Mira Vista Country Club and the prestigious Mira Vista residential community
 - Highly desirable location for patients, clients, and staff
- **Excellent Access**
 - Convenient to Bryant Irvin Road, Chisholm Trail Parkway, and key Fort Worth residential neighborhoods
- **Privacy**
 - Excellent visibility while benefiting from a calm, quaint environment
 - Ideal for medical or professional use





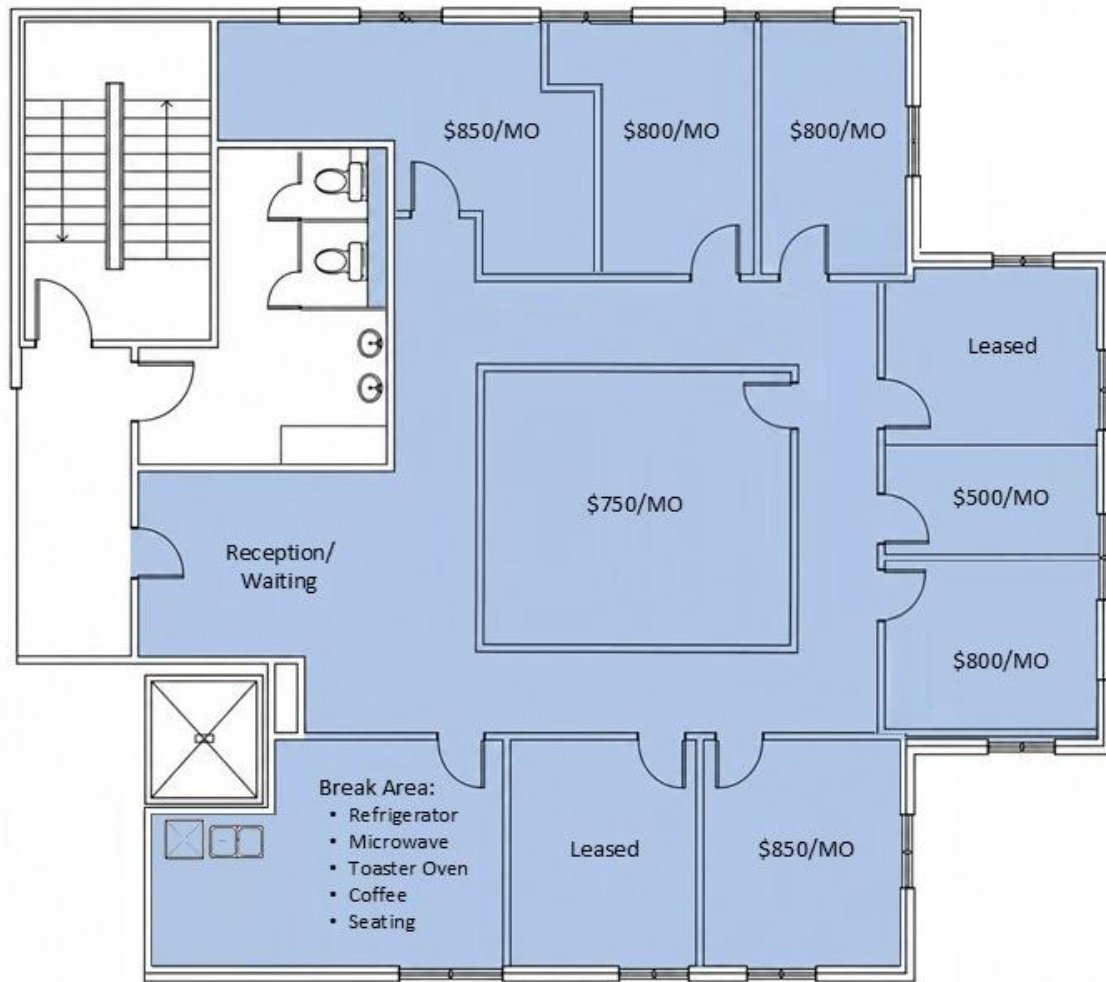
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LEASING INFORMATION

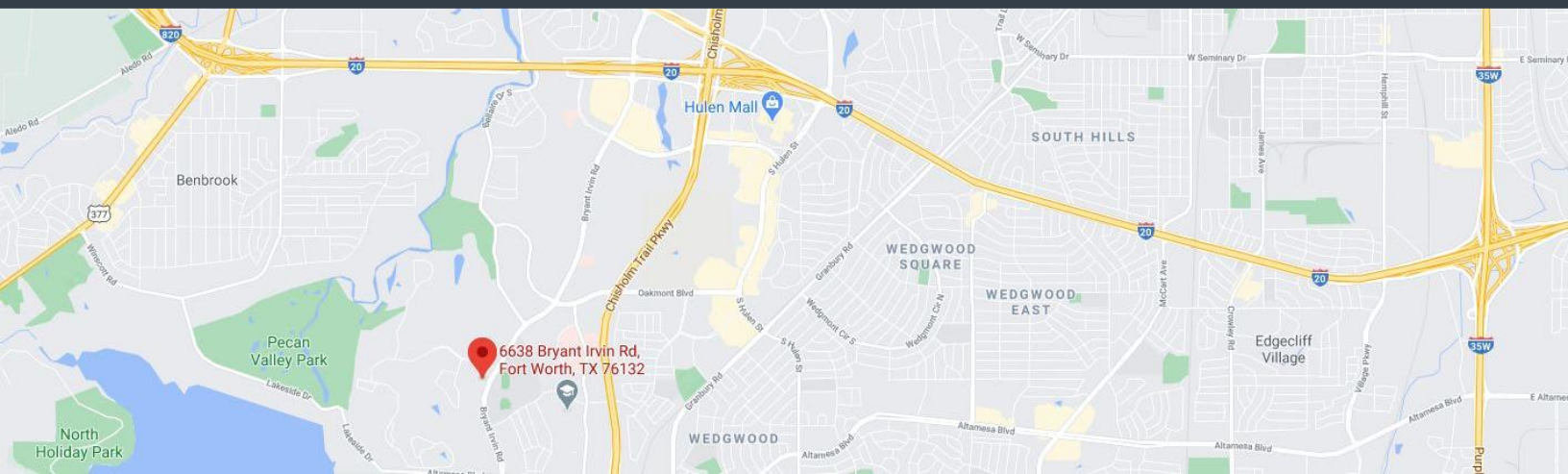
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6628 Bryant Irvin Road, Fort Worth



100-250 SF Executive Suites Available





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