

2831 W 7th Street

MEDICAL OFFICE FOR SUBLEASE



PRACTICE
REAL ESTATE



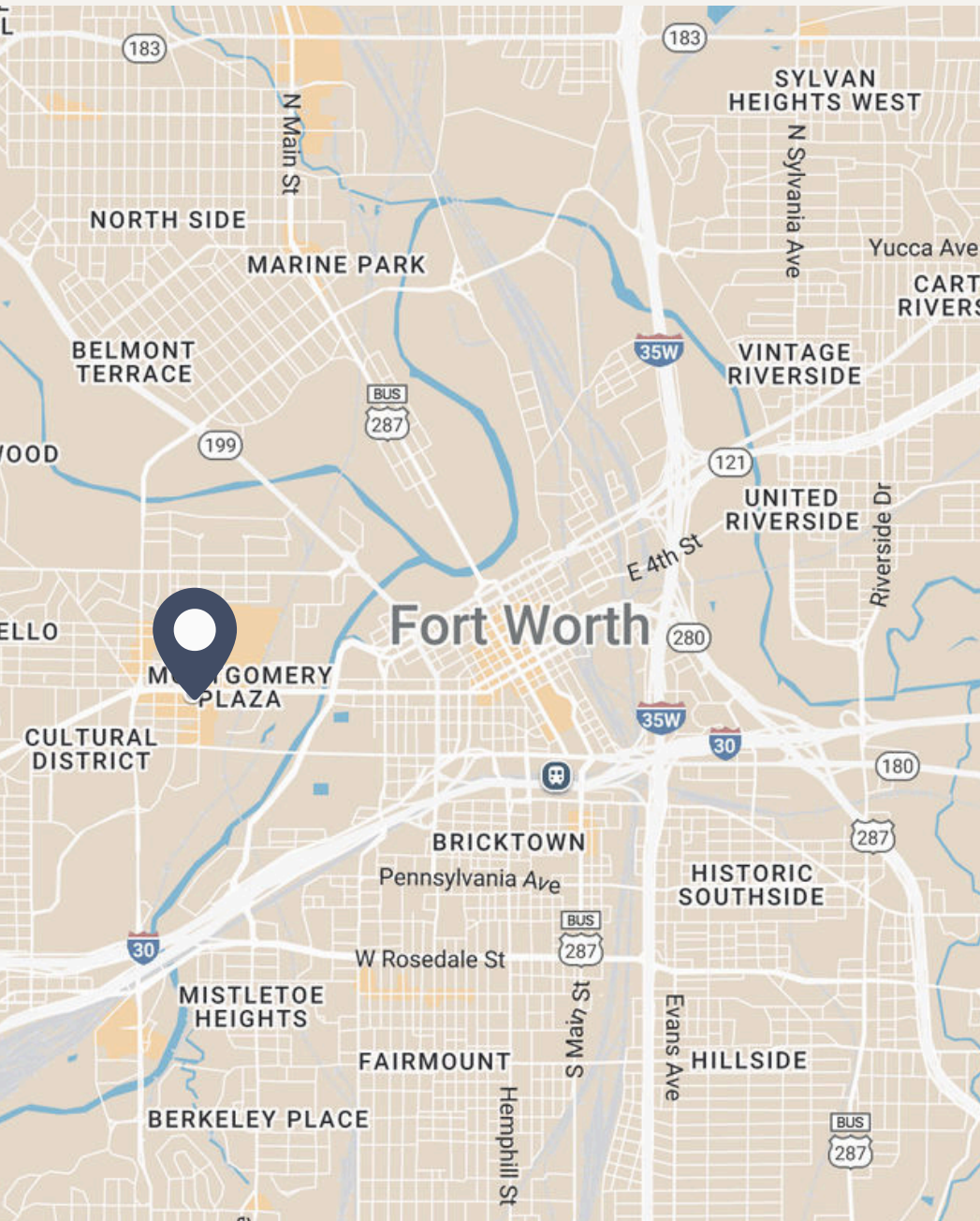
SUB LEASE	2831 W 7TH STREET // FORT WORTH, TX // 76107	
	MEDICAL OFFICE FOR SUBLEASE	Max Burrows // MBurrows@PracticeRealEstateGroup.com 903/380.9899

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1,569 SF | 2ND-GENERATION | FOR SUBLEASE

Opportunity to sublease a turn-key Med Spa space with premier 7th Street location and immediate access to Fort Worth CBD and Museum District.

EXECUTIVE SUMMARY

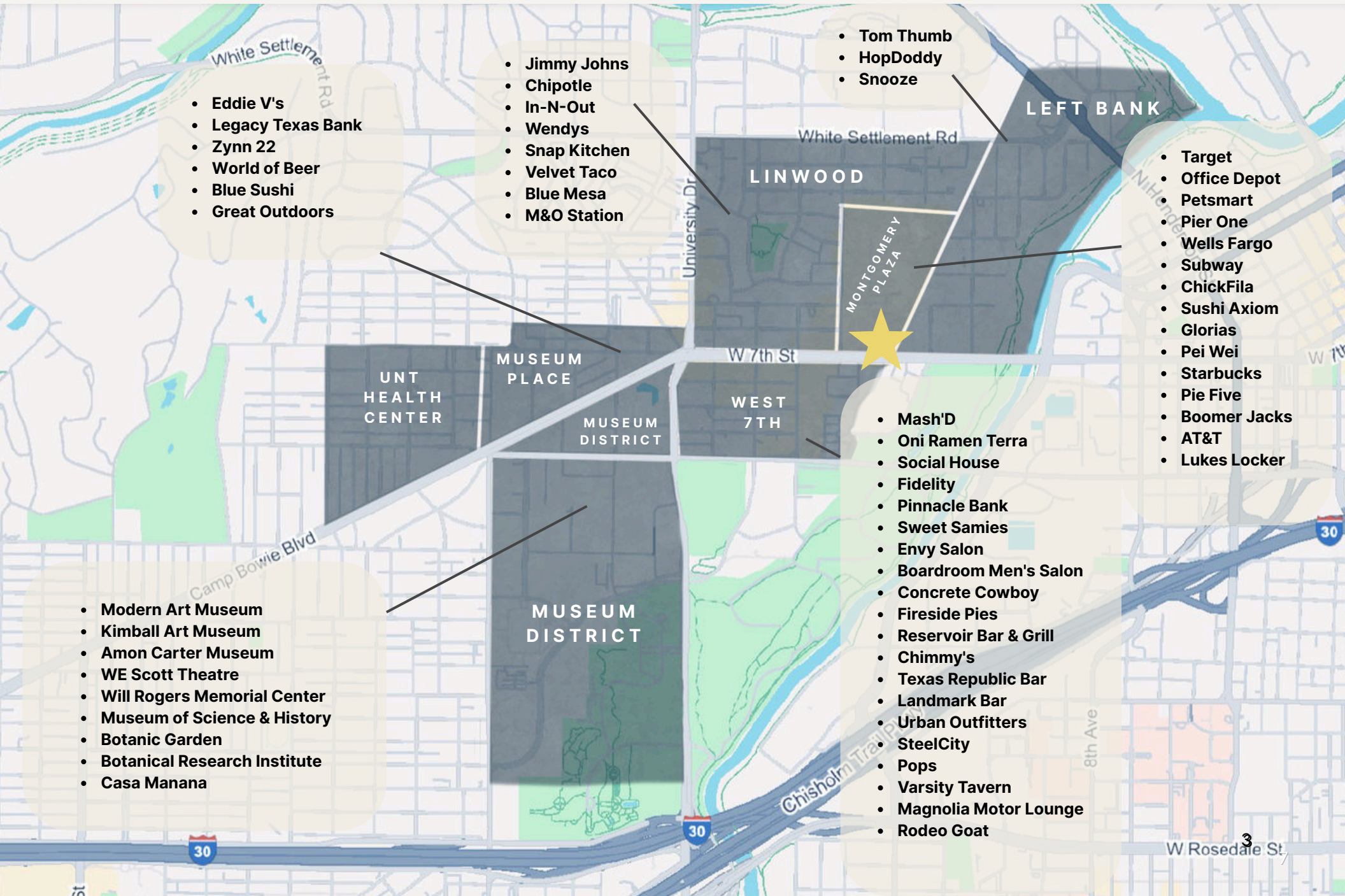
- 1,569 SF space with Class A Office finishes
- Steps to Artisan Circle, the prime entertainment district in Fort Worth's Cultural District with 5 city blocks of dining, entertainment and lifestyle retail
- University of North Texas Health and Science Center at Fort Worth, Medical City Fort Worth, Cook Children's Medical Center, Texas Health Harris Methodist Hospital
- Perfect for a Med Spa looking to establish their practice in a move-in ready, built-out space in a premier Fort Worth location
- Median Household Income
 - 1 Mile Radius: \$99,426
 - 2 Mile Radius: \$94,214
 - 3 Mile Radius: \$81,245
- Population
 - 1 Mile Radius: 10,324
 - 2 Mile Radius: 41,128
 - 3 Mile Radius: 97,235

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- Eddie V's
- Legacy Texas Bank
- Zynn 22
- World of Beer
- Blue Sushi
- Great Outdoors

- Jimmy Johns
- Chipotle
- In-N-Out
- Wendys
- Snap Kitchen
- Velvet Taco
- Blue Mesa
- M&O Station

- Tom Thumb
- HopDoddy
- Snooze

LEFT BANK

- Target
- Office Depot
- Petsmart
- Pier One
- Wells Fargo
- Subway
- ChickFila
- Sushi Axiom
- Glorias
- Pei Wei
- Starbucks
- Pie Five
- Boomer Jacks
- AT&T
- Lukes Locker

- Modern Art Museum
- Kimball Art Museum
- Amon Carter Museum
- WE Scott Theatre
- Will Rogers Memorial Center
- Museum of Science & History
- Botanic Garden
- Botanical Research Institute
- Casa Manana

- Mash'D
- Oni Ramen Terra
- Social House
- Fidelity
- Pinnacle Bank
- Sweet Samies
- Envy Salon
- Boardroom Men's Salon
- Concrete Cowboy
- Fireside Pies
- Reservoir Bar & Grill
- Chimmy's
- Texas Republic Bar
- Landmark Bar
- Urban Outfitters
- SteelCity
- Pops
- Varsity Tavern
- Magnolia Motor Lounge
- Rodeo Goat

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2831 W 7th Street
Fort Worth, TX 76107

For more information, contact

MAX BURROWS

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interest of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must say who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer)

to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.

- Must not, unless specifically authorized in writing to do so by the party, disclose:
- that the owner will accept a price less than the written asking price;
- that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- any confidential information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Thomas Allen	576767	TAllen@PracticeRealEstateGroup.com	713/299.4602
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord
Initials

Date

Regulated by the Texas Real Estate
Commission

Information available at
www.trec.texas.gov