



1401 HENDERSON ST. | FORT WORTH, TEXAS 76102

ROBERT MAXEY
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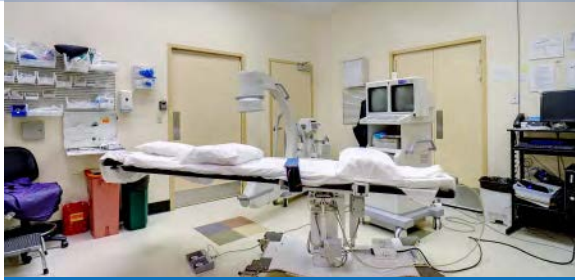


MetroCom Properties, Inc.

1401 HENDERSON ST. | FORT WORTH, TEXAS 76102

**LOCATION AVAILABLE FOR
MEDICAL FACILITY
ESSENTIAL BUSINESS**

Own a piece of history - location of the original
Dr. Pepper Plant in Fort Worth.
Designed by Hubert Hammond Crane and built
by Thos. Byrne Construction, Inc.



OPERATING ROOM



EXAM ROOM



WAITING ROOM



12,776 sq. ft.

Operating Room, Exam Room, Waiting Room,
Recovery Rooms are equipped and ready for patients.

Bathrooms located on first floor with brushed aluminum finishes:
Female with 4 stalls and rest area. Mens with 4 stalls and 4 urinals.
Two unisex ADA bathrooms. Two additional bathrooms located
on second floor.

Library on first floor with custom mahogany
shelving, in ceiling power presentation screen.

Large conference room on the second floor
with beautiful view of downtown.

Well equipped Nurses Station with
ample storage and room for staff.

Large breakroom with partial kitchen.
Custom lockers for employees.

Additional photos available at
www.metrocomproperties.com



LIBRARY



RECOVERY ROOMS



CONFERENCE ROOM



NURSES STATION



BREAK ROOM

Fort Worth CBD



LOCATION LOCATION LOCATION

Great location with easy access to both East and West bound I30 between Downtown Fort Worth and the Medical District.

Located in the designated Downtown renovation section with attractive funding opportunities.

- Interior and exterior video monitoring and recording 24/7 accessible via cell phone and computer. Security gate controlled by cell phone.
- Internet cabling throughout both floors with secure computer room in mezzanine. WiFi upgrade throughout first floor in 2020.
- AC units: Total of seven units.
 - One 4 ton unit - 1996
 - Two 5 ton units - 2000 and unknown
 - Four 10 ton units, 2010, 2001, 2008, and unknown
 - All older 10 ton units had copper replacement and upgraded in 2010.
- Tankless hot water heater installed in 2019.
- Loading skylights and suspension ring remain in place.
- 40 total parking spaces. 27 of those spaces inside fence. 5 spaces within the fence are also covered. 2 handicap designated spaces in back.
- ADA entrance/exit in rear of building.
- El Paso Street redesignation opportunity available.

Fort Worth Medical District



SCHEDULE A SHOWING WITH
ROBERT MAXEY
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MetroCom Properties, Inc.

All parties should conduct their own investigation and due diligence.

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. WNC Commercial makes no warranties and/or representations regarding the veracity, completeness or relevance of any financial data or assumptions. MetroCom does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by MetroCom in compliance with all applicable fair housing and equal opportunity laws.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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 interests 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 state 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 or any other 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 the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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