

METHODIST ADDISON

17051 North Dallas Parkway
Addison, TX 75001

Medical Office For Lease

1,773 - 10,631 SF



Leasing Information:
214.461.2300

| | | |
|--|--|--|
| Nat Klein | Holt Martin | Banks Newton |
| 214.695.5786 | 214.461.2383 | 214.461.2388 |
| nklein@lpc.com | hmartin@lpc.com | bnewton@lpc.com |

Lincoln

8140 Walnut Hill Lane
Suite 700
Dallas, TX 75231

www.lpc.com

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Medical For Lease

1,773 - 10,631 SF



Property Highlights

- Plug & play second generation space available
- TI Available
- Suites available from 1,773 - 4,274 SF
- Convenient central location along the Tollway between Frisco, Plano, Park Cities, and North Dallas
- No Hospital Use Restrictions
- Covered & Reserved Physician Parking
- Free Valet
- Tenants include a great mix of physicians including: Pain Management, Orthopedic, Spine, Neurosurgery, Physical Therapy, Wound Care, Imaging, & Pharmacy.

Property Overview

This 4 story, 80,000 SF Medical Office building includes Trophy, 2nd Generation Medical Office Space available for Immediate Occupancy. The medical offices are located on the campus of the Methodist Hospital for Surgery. The Pavilion provides covered parking for physicians, free valet for patients, and is conveniently located off the Dallas North Tollway and Trinity Mills. Its strategic location provides for convenient access from both the Frisco/Plano and Park Cities/North Dallas patient bases.

Methodist Hospital for Surgery

Methodist Hospital for Surgery offers premier surgical services for Spine, Orthopedics, and Ear Nose & Throat and Podiatry. Touting some of the area's leading specialists in these fields, Methodist Hospital for Surgery is setting a new standard of care for the Dallas/Fort Worth metro area.

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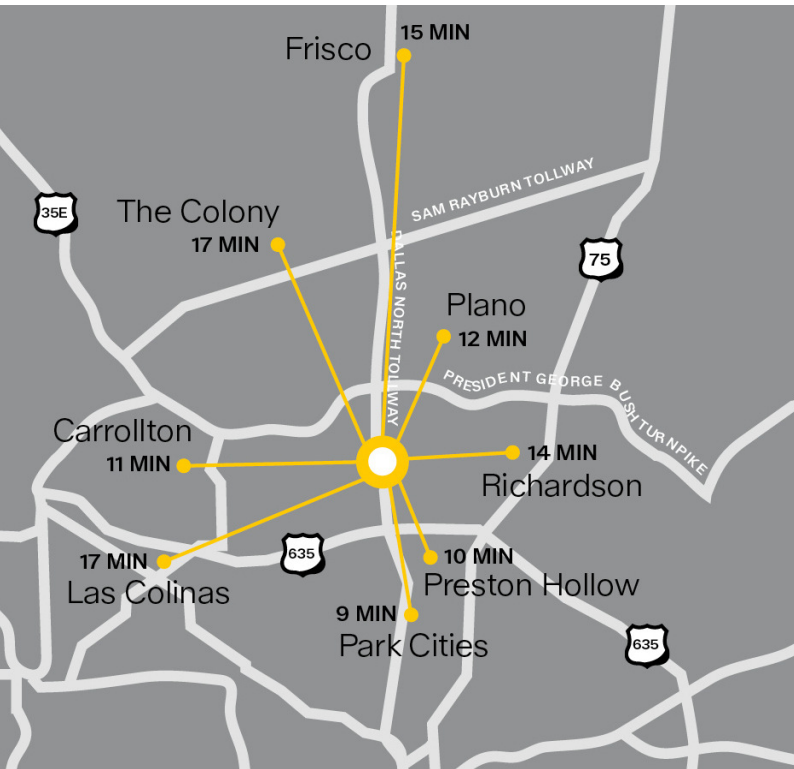
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Drive Time & Availability

1,773 - 10,631 SF



Trophy 2nd Gen Medical Space Available for Immediate Occupancy

Suite 210: 1,773 SF

Suite 230: 4,274 SF Shell Condition

Suite 310: 4,094 SF

Suite 420: 3,905 SF

Suite 440: 2,944 SF

Convenient central location along the Tollway between Frisco, Plano, Park Cities, and North Dallas

Large Contiguous Block Opportunity: 10,631 RSF

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Demographics Map & Report

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| Population | 0.25 Miles | 0.5 Miles | 1 Mile |
|----------------------|------------|-----------|-----------|
| Total Population | 813 | 2,903 | 11,304 |
| Average Age | 34.4 | 38.2 | 40.7 |
| Average Age (Male) | 34.7 | 38.6 | 40.9 |
| Average Age (Female) | 36.1 | 39.2 | 40.2 |
| Households & Income | 0.25 Miles | 0.5 Miles | 1 Mile |
| Total Households | 468 | 1,615 | 5,862 |
| # of Persons per HH | 1.7 | 1.8 | 1.9 |
| Average HH Income | \$78,055 | \$100,811 | \$116,662 |
| Average House Value | \$200,515 | \$315,913 | \$301,297 |

2020 American Community Survey (ACS)

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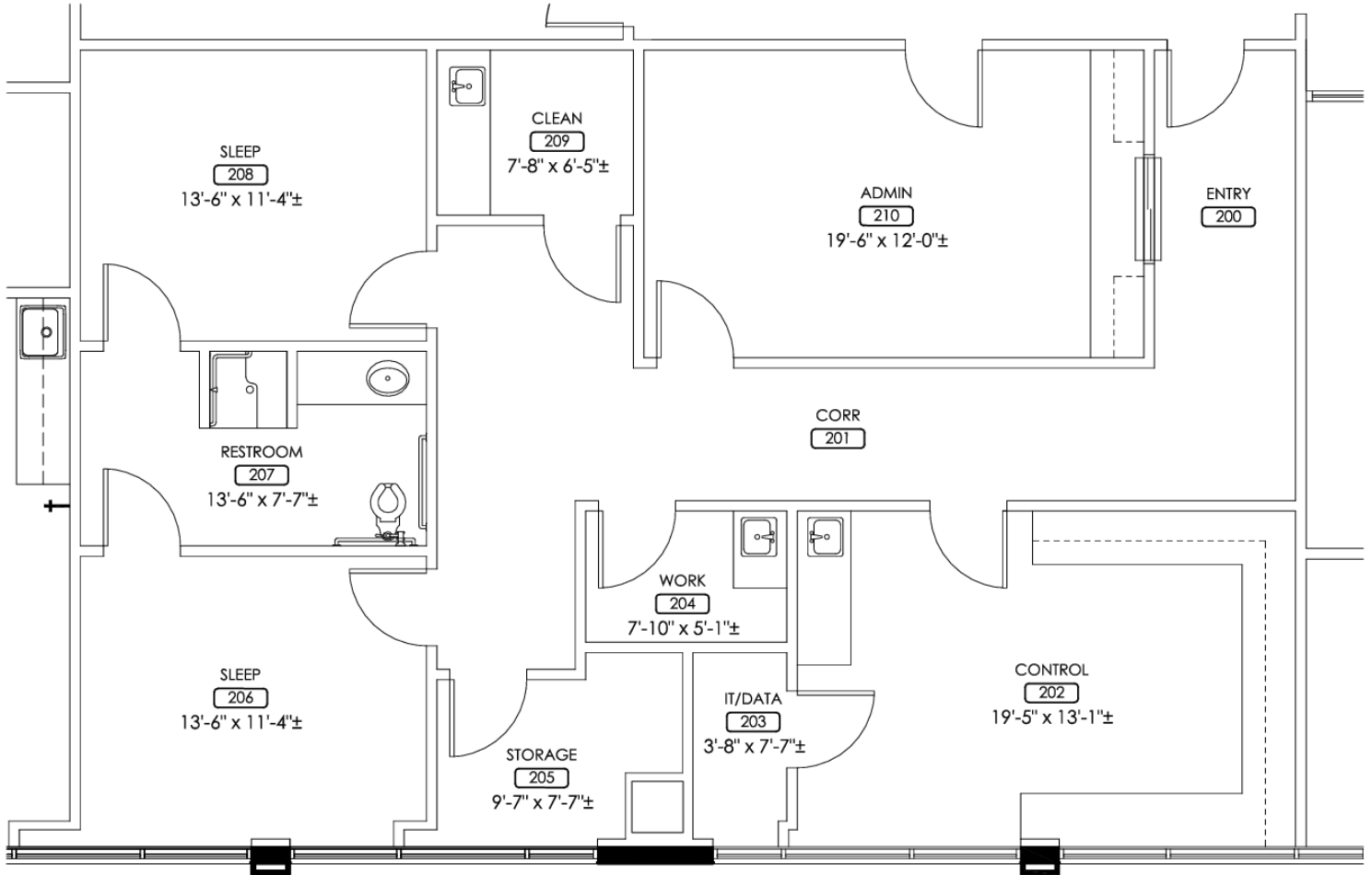
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17051 North Dallas Parkway | Addison, TX 75001

Suite 210

1,773 SF



| Suite | Size | Lease Rate | Description |
|-----------|----------|------------|-------------|
| Suite 210 | 1,773 SF | Negotiable | - |

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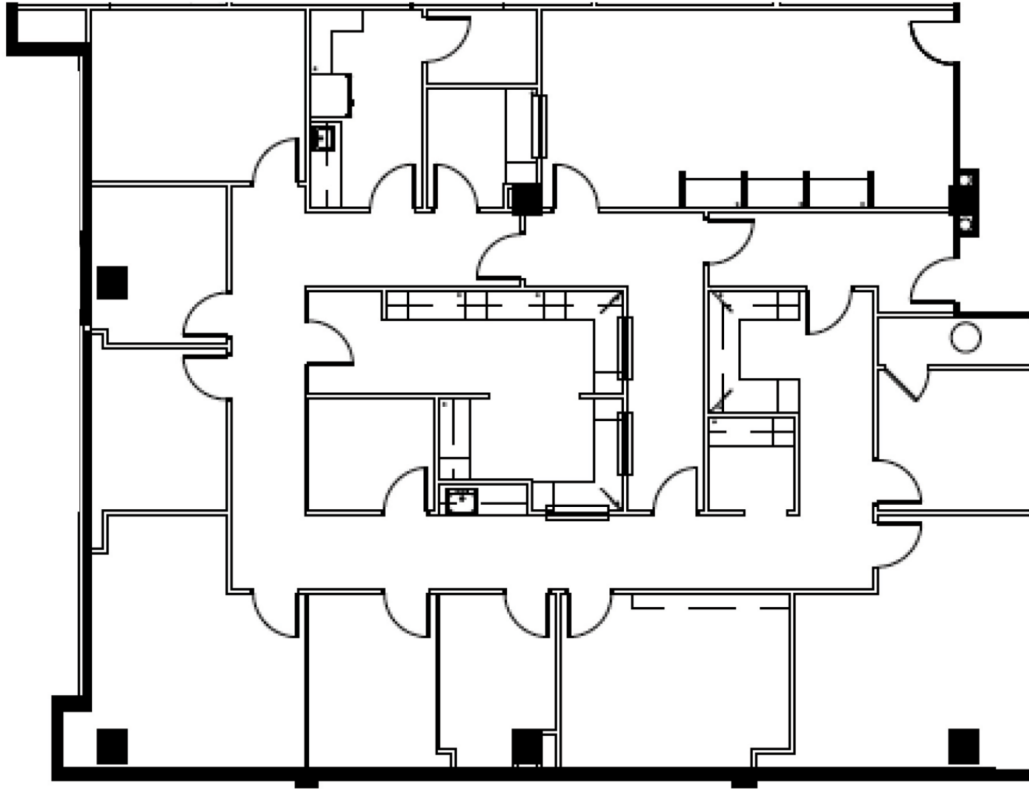
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Suite 310

4,094 SF



Scan Here



| Suite | Size | Lease Rate | Virtual Tour |
|-----------|----------|------------|---------------------------|
| Suite 310 | 4,094 SF | Negotiable | View Here |

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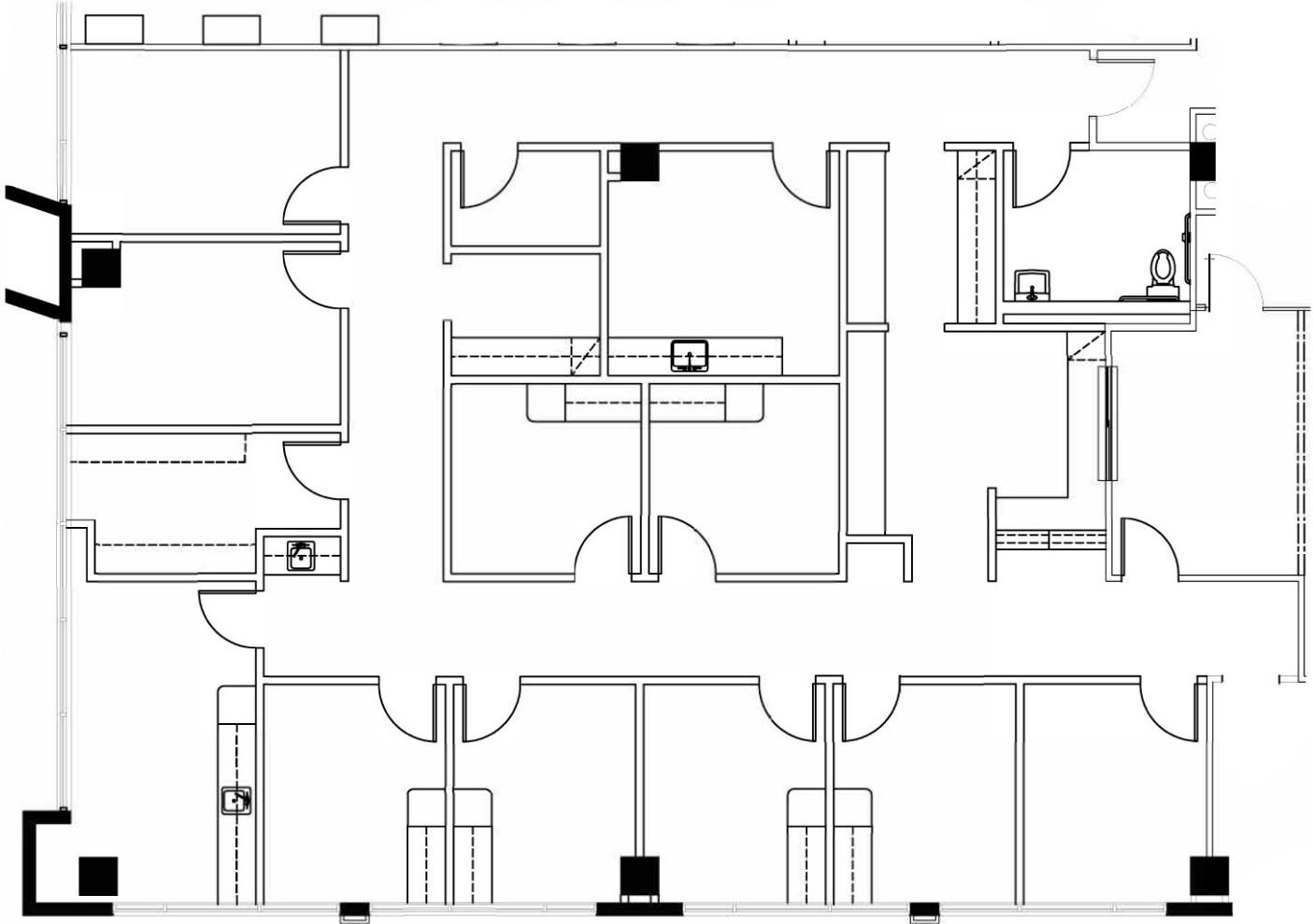
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17051 North Dallas Parkway | Addison, TX 75001

Suite 420

3,905 RSF



| Suite | Size | Lease Rate | Description |
|-----------|----------|------------|-------------|
| Suite 420 | 3,905 SF | Negotiable | Available |

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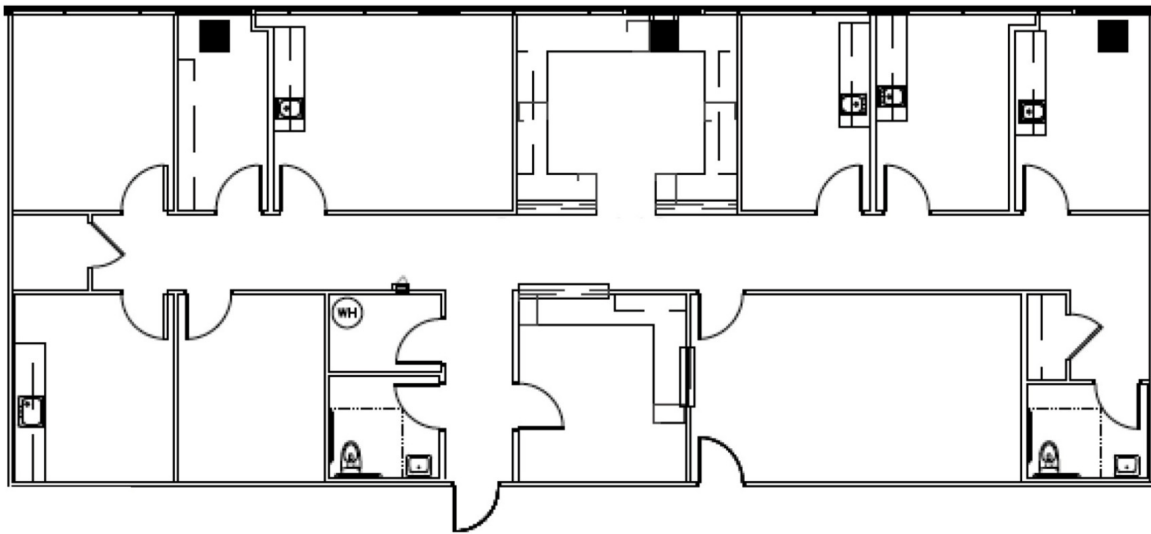
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17051 North Dallas Parkway | Addison, TX 75001

Suite 440

2,944 SF



Scan Here



| Suite | Size | Lease Rate | Video URL |
|-----------|----------|------------|---------------------------|
| Suite 440 | 2,944 SF | Negotiable | View Here |

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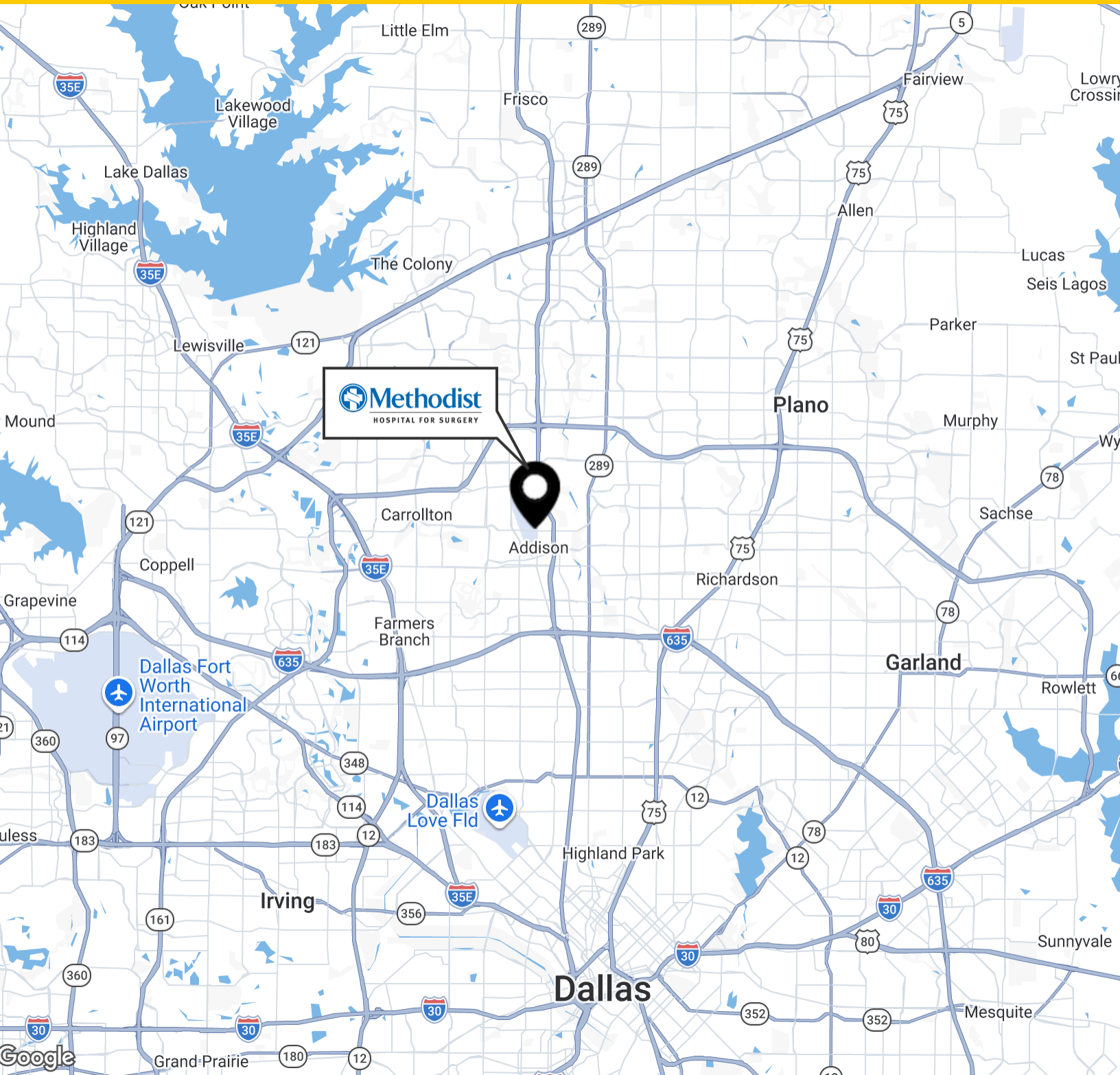
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Location Map

1,773 - 4,274 SF



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