

NORTH DALLAS MEDICAL PAVILION

17051 North Dallas Parkway
Addison, TX 75001

Medical Office For Lease

1,773 - 10,731 SF



Leasing Information:
214.461.2300

Lincoln

Banks Newton	Peter Shaw	Douglas Maclay
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Medical For Lease

1,773 - 10,731 SF



Property Highlights

- Plug & play second generation space available
- Building Signage opportunities with exposure to 148,000 VPD
- TI Available
- Suites available from 1,771 - 10,731 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, 81,000 SF Medical Office building includes Trophy, 2nd Generation Medical Office Space available for Immediate Occupancy. 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.

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Market Demographics

	1-Mile	3-Mile	5-Mile
Population (2025)	10,945	158,662	408,834
Proj. growth '25-'30	8.79%	7.82%	7.75%
Median age	40.5	38.7	38.0
Population 65+	19.7%	15.8%	15.9%
Median HH income	\$98,207	\$80,551	\$87,558
Median home value	\$775,365	\$495,497	\$479,228
Privately insured	78.8%	68.2%	68.8%

Source: CoStar Group © 2026 — Demographic Detail Report (08/13/2026); 1-, 3- & 5-mile radius rings.



Trophy 2nd Gen Medical Space Available for Immediate Occupancy

- Suite 210: 1,771 SF
- Suite 230: 3,975 SF (Shell Condition)
- Suite 310: 3,495 SF
- Suite 420: 3,907 SF
- Suite 430: 3,850 SF
- Suite 440: 2,974 SF

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

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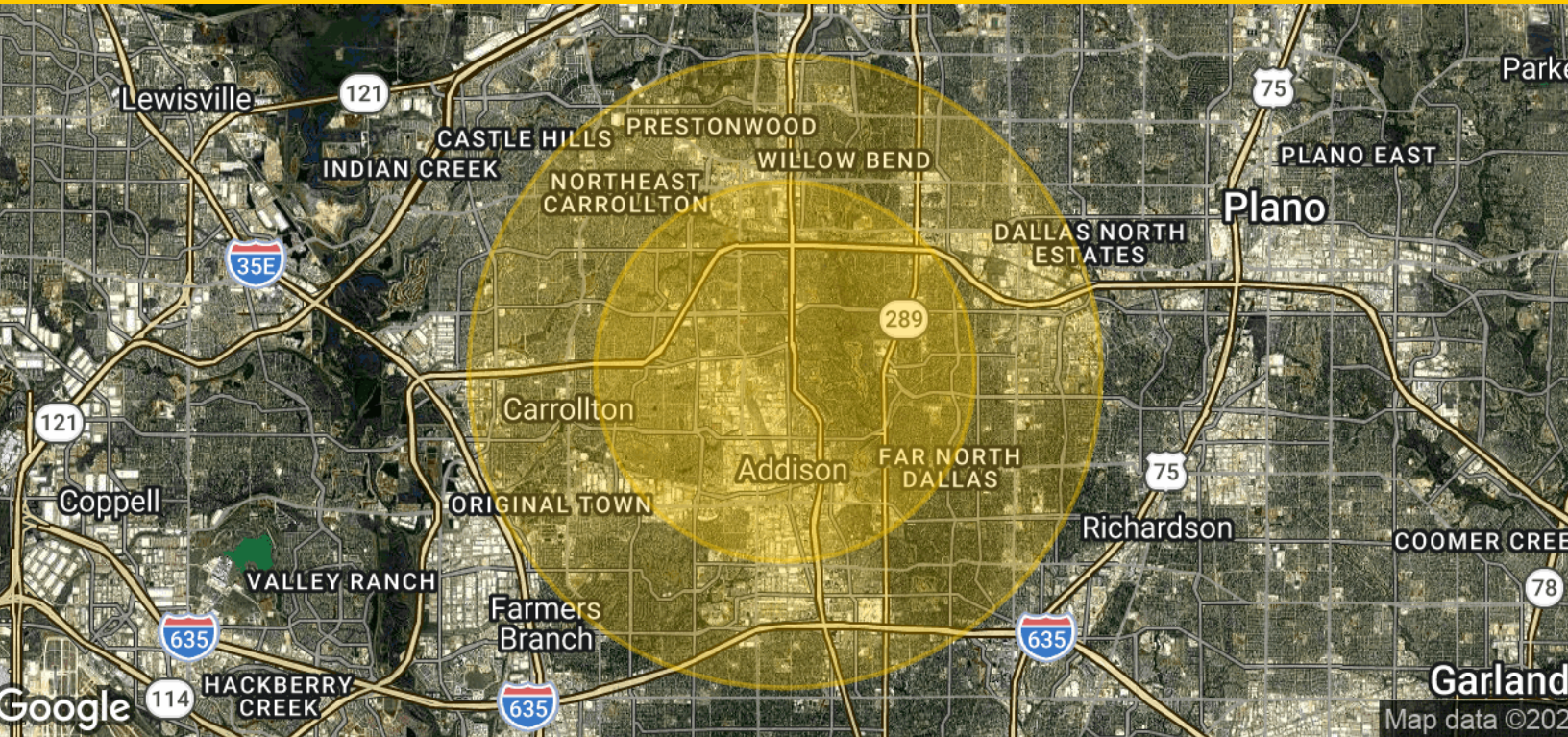
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Population	3 Miles	5 Miles
Total Population	151,968	376,321
Average Age	39.0	38.7
Average Age (Male)	38.4	37.7
Average Age (Female)	39.7	40.0
Households & Income	3 Miles	5 Miles
Total Households	75,366	164,480
# of Persons per HH	2.0	2.3
Average HH Income	\$116,540	\$127,206
Average House Value	\$484,098	\$493,301

2023 American Community Survey (ACS)

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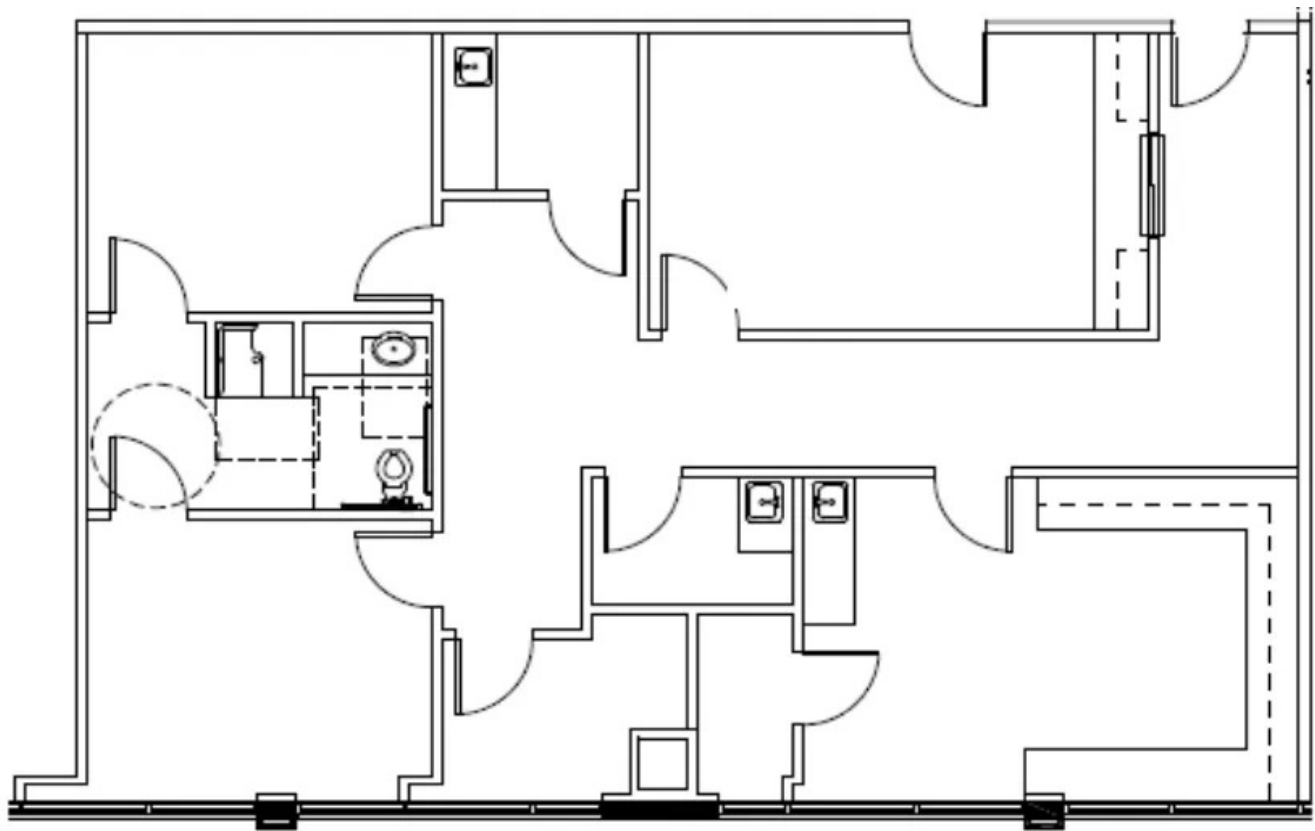
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17051 North Dallas Parkway | Addison, TX 75001

Suite 210

1,771 SF



Suite	Size
Suite 210	1,771 SF

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Suite 230
3,975 SF



Suite	Size
Suite 230 (Shell)	3,975 SF

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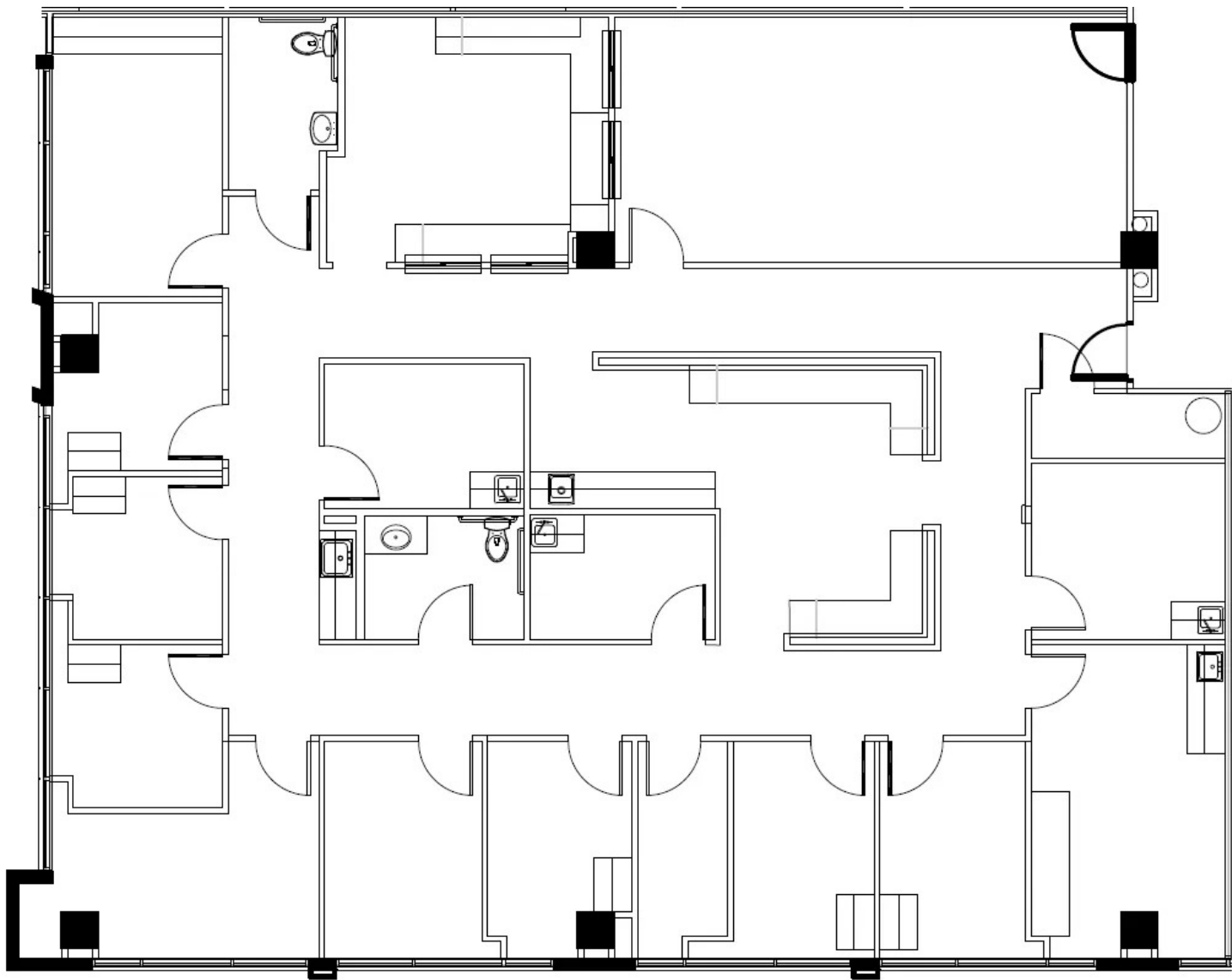
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NORTH DALLAS MEDICAL PAVILION

17051 North Dallas Parkway | Addison, TX 75001

Suite 310

3,495 SF



Suite	Size
Suite 310	3,495 SF

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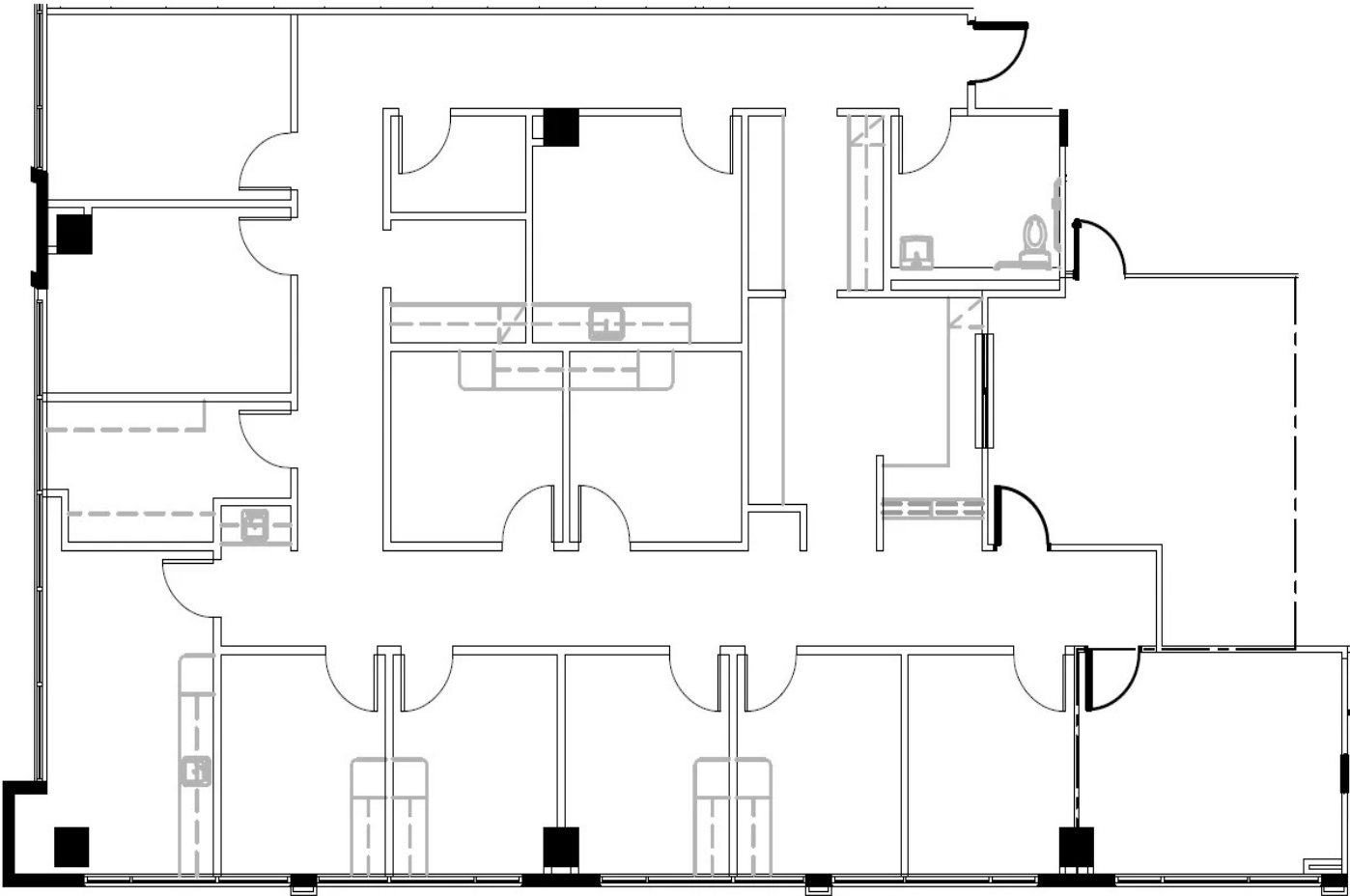
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NORTH DALLAS MEDICAL PAVILION

17051 North Dallas Parkway | Addison, TX 75001

Suite 420

3,907-10,731 RSF



Suite	Size
Suite 420	3,907 - 10,731 SF

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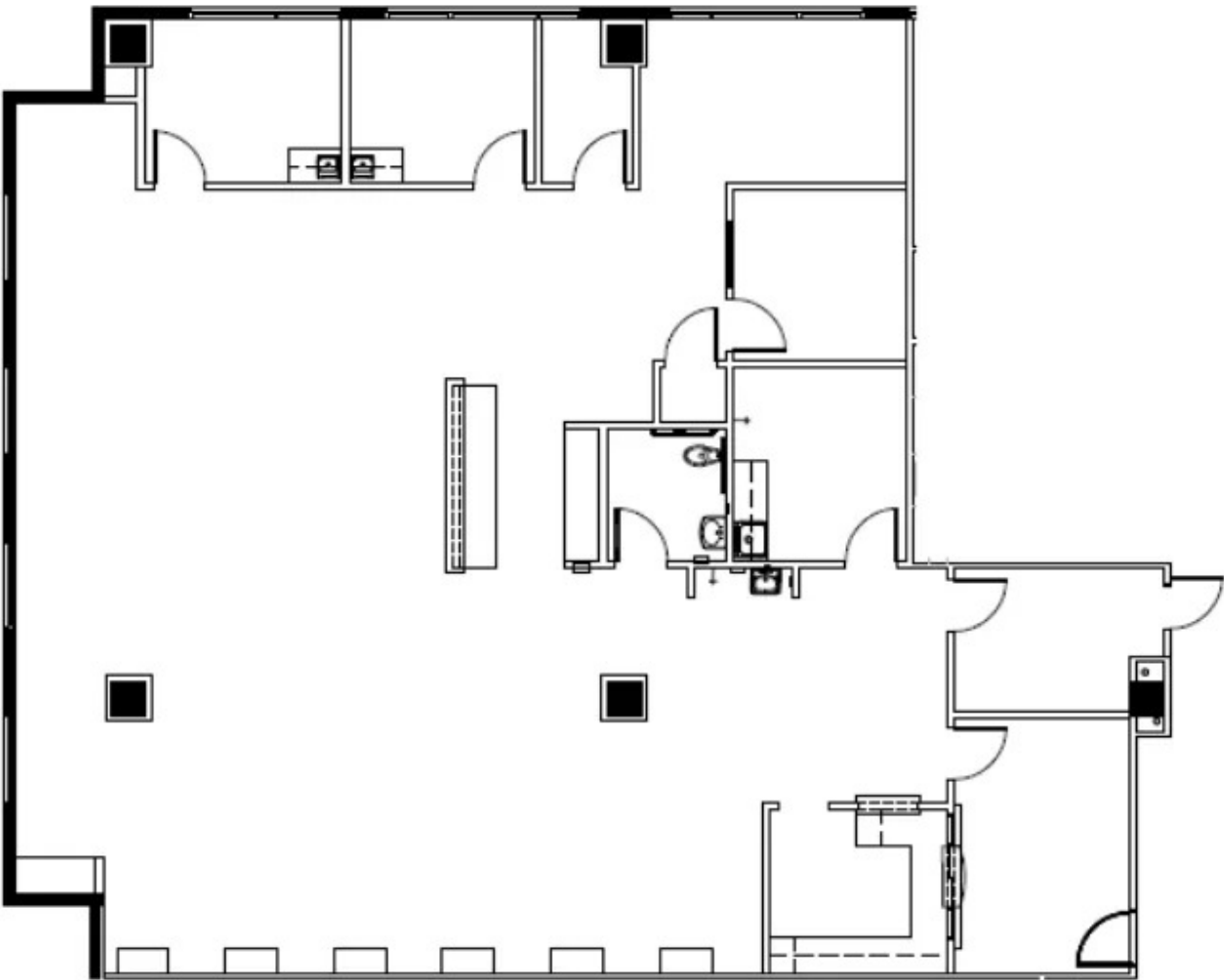
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NORTH DALLAS MEDICAL PAVILION

17051 North Dallas Parkway | Addison, TX 75001

Suite 430

3,850 - 10,731 SF



Suite

Size

Suite 430

3,767 - 10,731 SF

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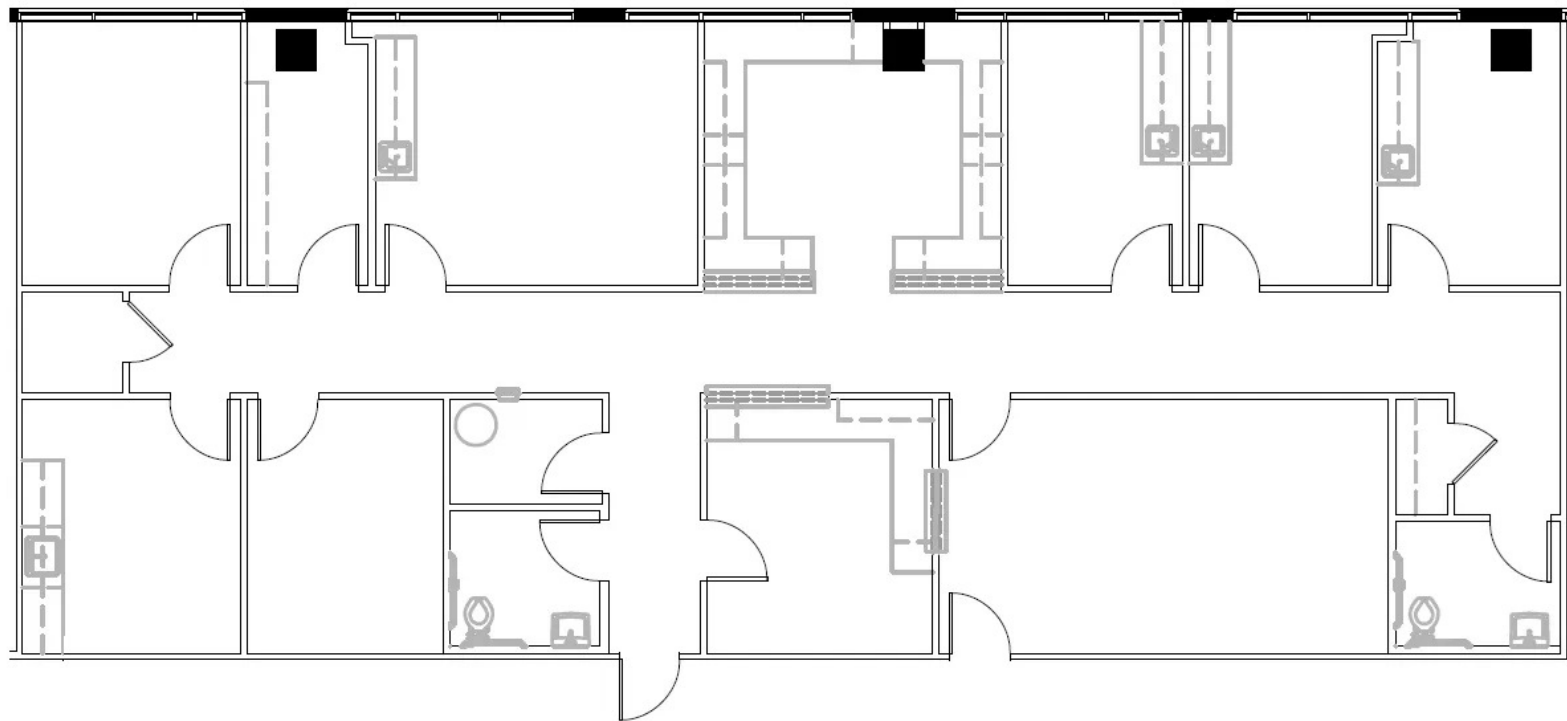
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NORTH DALLAS MEDICAL PAVILION

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Suite 440

2,974- 10,731 SF



Suite	Size
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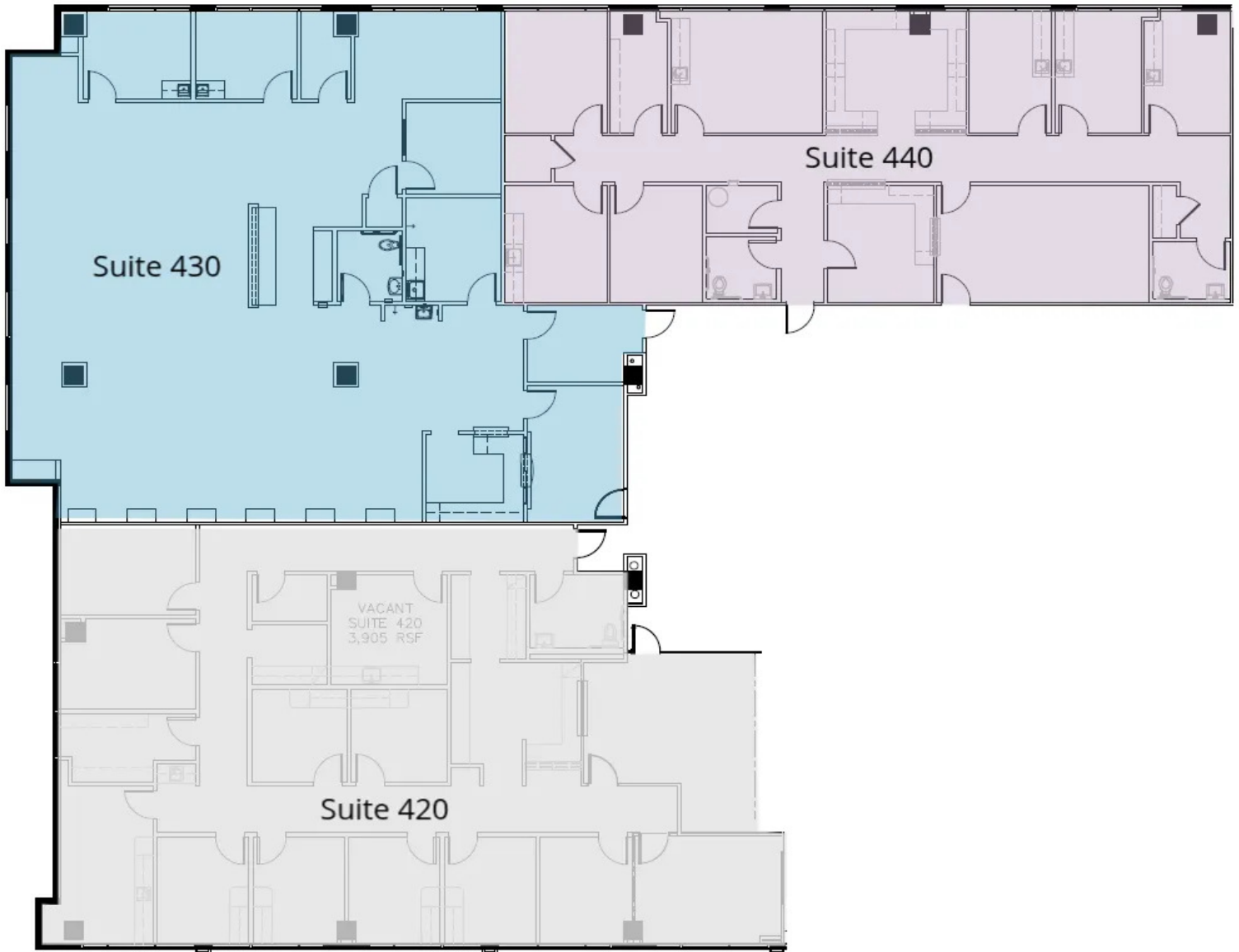
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NORTH DALLAS MEDICAL PAVILION

17051 North Dallas Parkway | Addison, TX 75001

4th Floor

2,974- 10,731 SF



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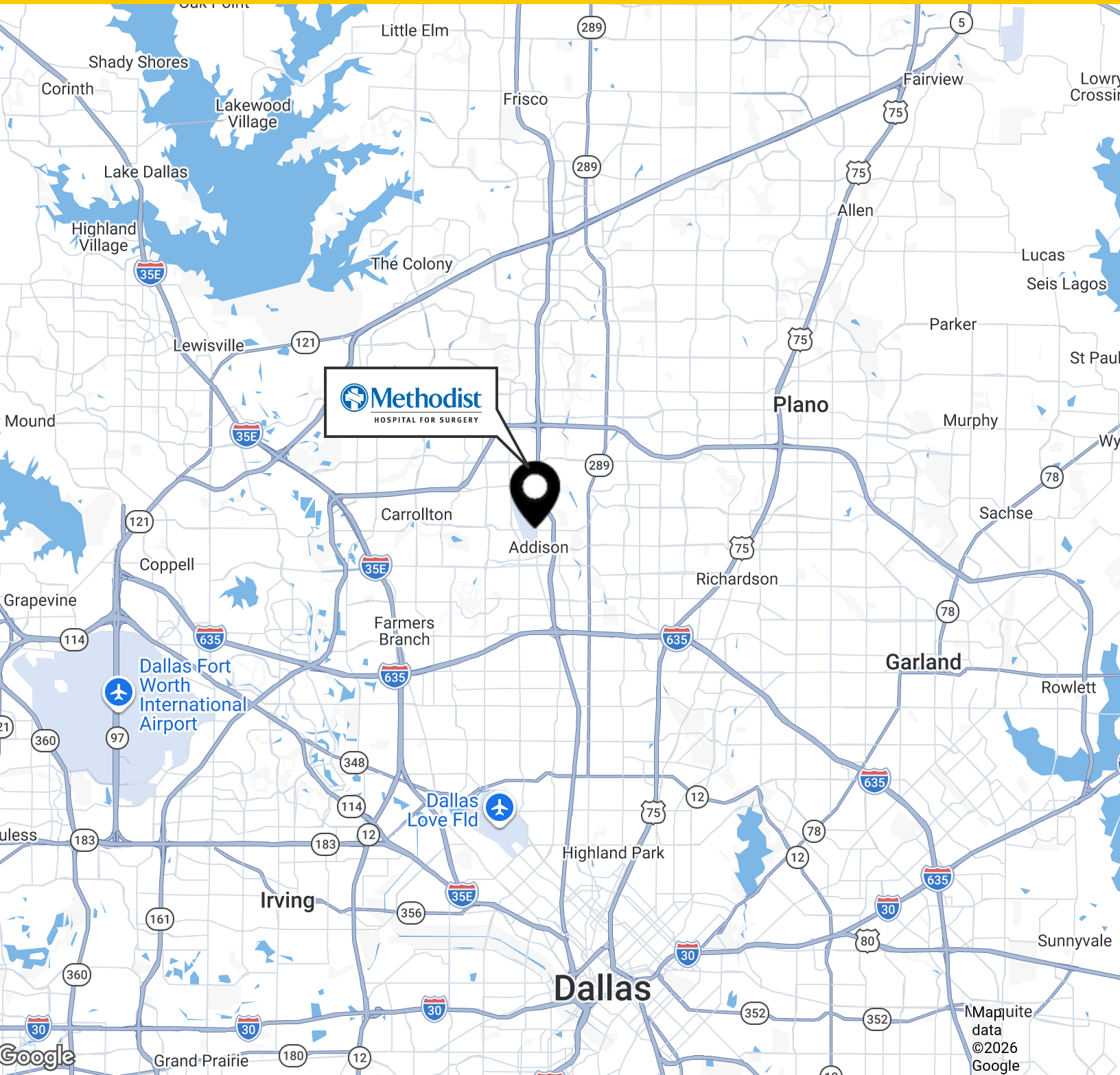
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Location Map

1,773 - 10,731 SF



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