

FOR LEASE OFFICE BUILDING



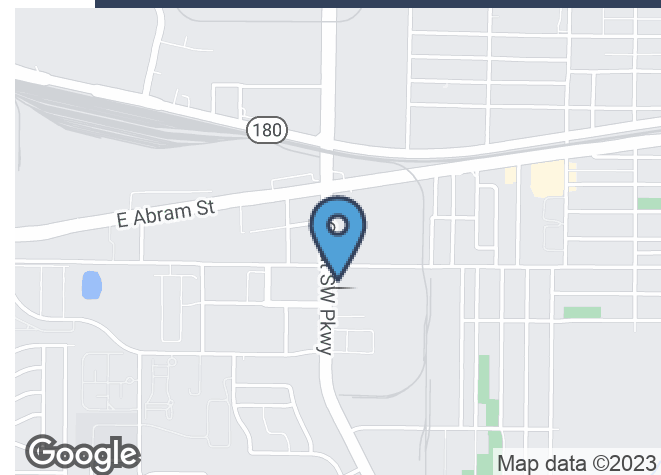
643 S GREAT SOUTHWEST PKWY, GRAND PRAIRIE, TX 75051



PROPERTY HIGHLIGHTS

- ± 2,300 - 4,643 SF
- Medical / Office Suite
- 2nd Generation Space
- Tenant Improvement Allowance
- Ample Parking
- Monument Signage
- Minutes to Medical City Arlington Hospital
- Located near S Great SW Pkwy and W Jefferson St

LEASE RATE \$14.00 - 16.00 SF/YR | NNN



CONTACT INFORMATION

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Champions DFW Commercial Realty

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

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LEASE SPACES

LEASE INFORMATION

Lease Type: NNN

Lease Term: 36 to 60 months

Total Space: 2,300 - 4,643 SF

Lease Rate: \$14.00 - \$16.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	
Suite 104	Available	2,300 - 4,643 SF	NNN	\$14.00 - 16.00 SF/yr	-

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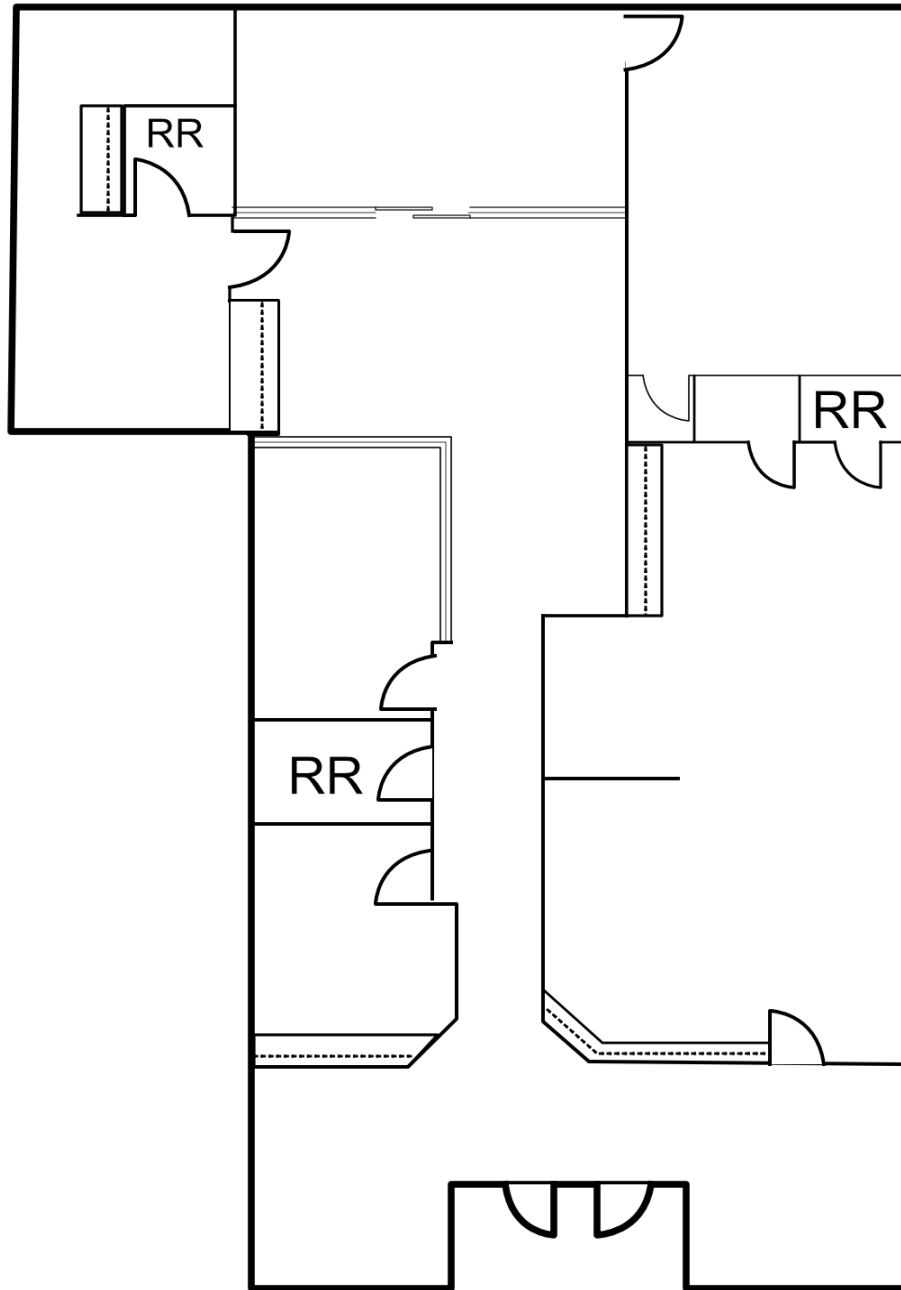
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FLOOR PLAN - SUITE 104



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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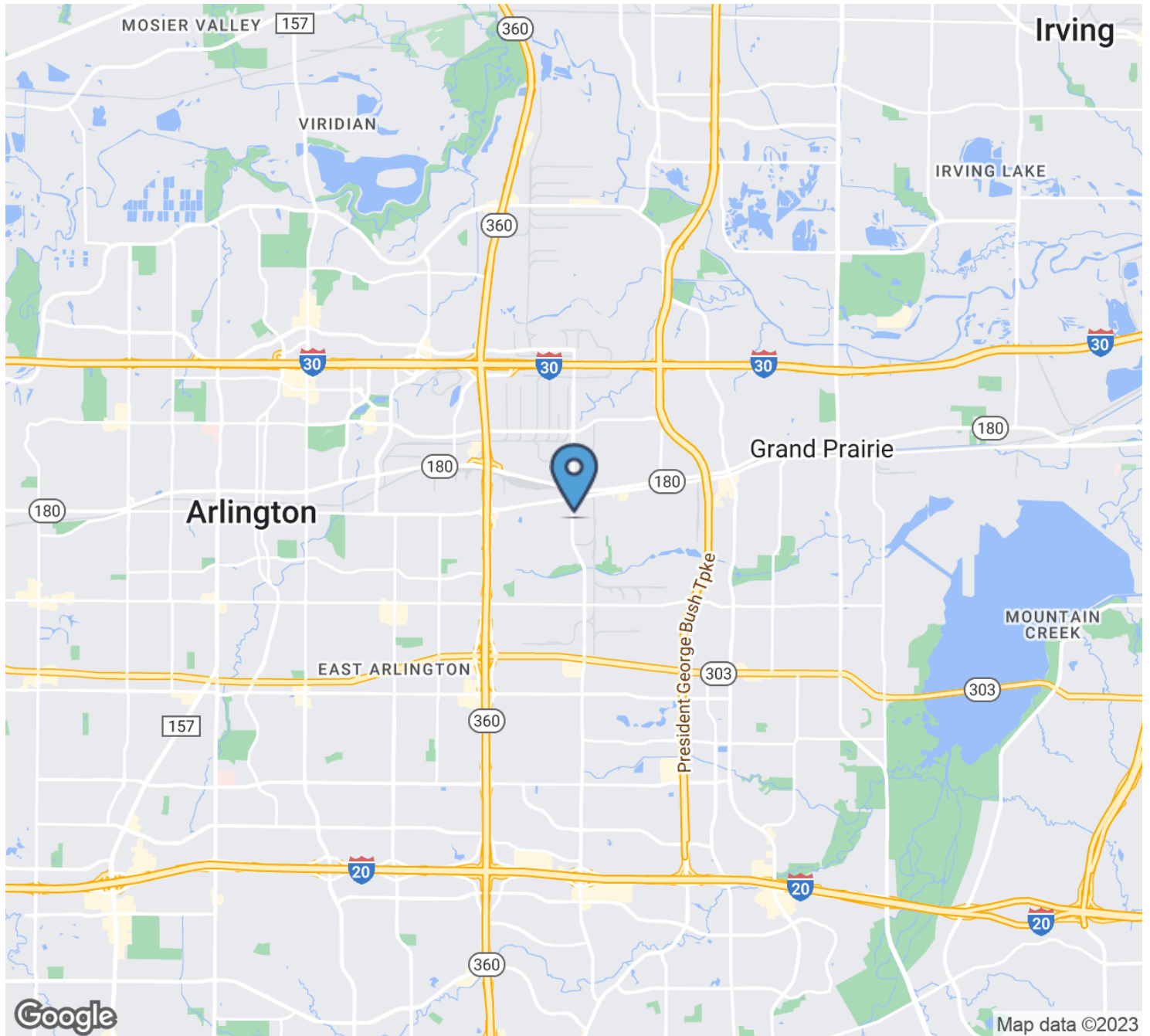
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	11,255	289,989	1,038,517
Average Age	28.6	31.8	33.9
Average Age (Male)	29.5	31.4	32.5
Average Age (Female)	28.2	32.6	35.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,277	110,215	377,452
# of Persons per HH	2.6	2.6	2.8
Average HH Income	\$45,361	\$58,524	\$72,178
Average House Value	\$137,698	\$127,299	\$163,058

* Demographic data derived from 2020 ACS - US Census

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BROKER CONTACTS



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