

GRAPEVINE POB

1600 W. College St.
Grapevine, TX 76051

Medical For Lease



Leasing Information:
214.461.2388

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Lincoln

Lincoln Property Company
8140 Walnut Hill Lane Suite 700
Dallas, TX 75231

www.lpc.com

GRAPEVINE POB

Medical For Lease

1600 W. College St. | Grapevine, TX 76051



Property Highlights

- Superior Location - Great Location directly off of State Highway 114
- Attached to Baylor Scott & White Medical Center - Grapevine
- Customizable Suites - Generous Tenant Improvement Allowances available for customizable space layouts

Property Overview

The Grapevine POB is a medical office building with institutional ownership located on the campus of Baylor Scott & White Medical Center - Grapevine. The building is conveniently located on the SEC of State Highway 114 and W. College Ave with great interstate visibility. The building has multiple 2nd generation medical office spaces where we can offer generous tenant improvement packages.

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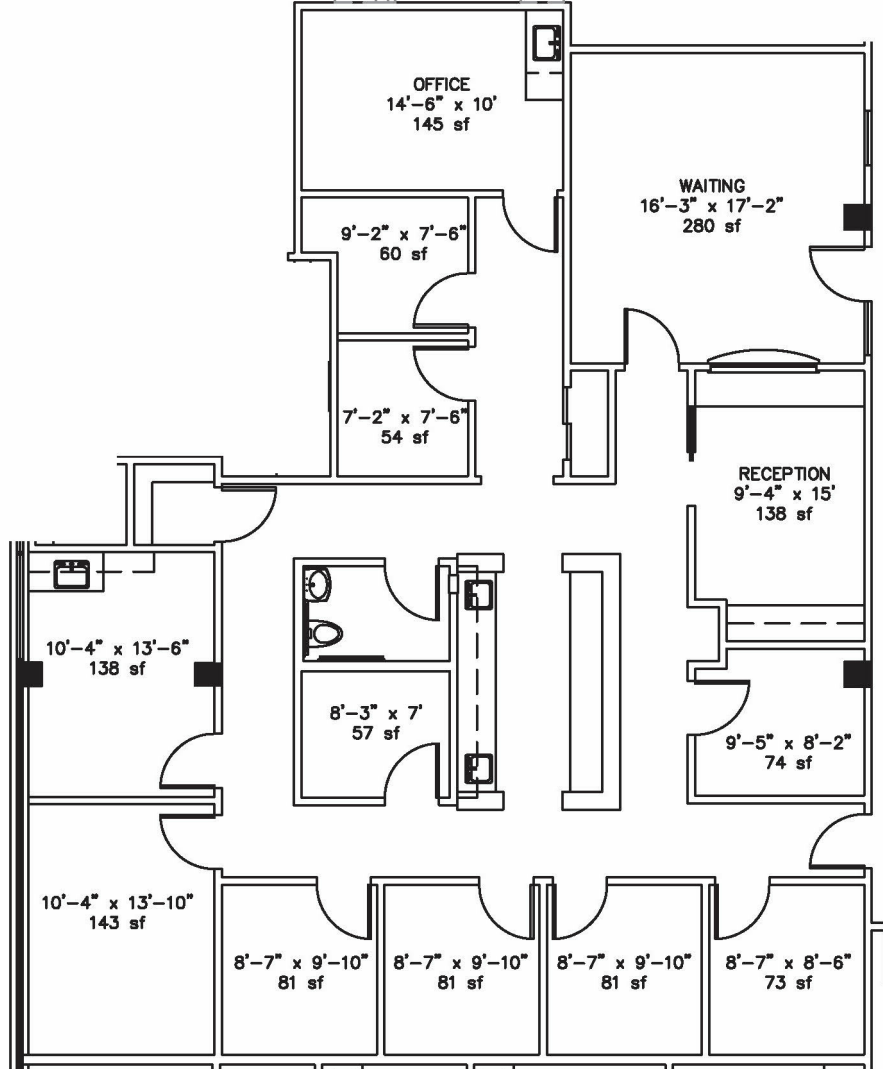
214.461.1065
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Lincoln

GRAPEVINE POB

Suite 100

1600 W. College St. | Grapevine, TX 76051



Suite

Size

Suite 100

1,835 SF

Banks Newton

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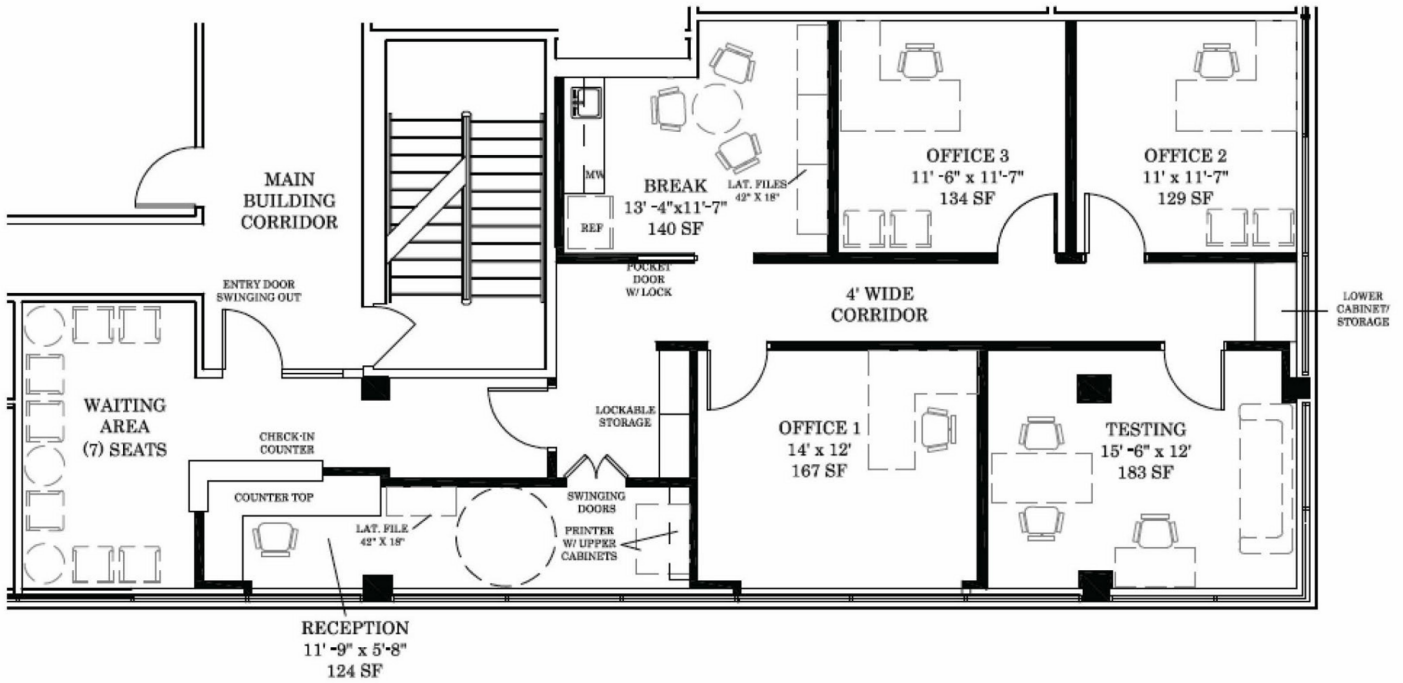
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GRAPEVINE POB

Suite 160

1600 W. College St. | Grapevine, TX 76051



Suite

Size

Suite 160

1,615 SF

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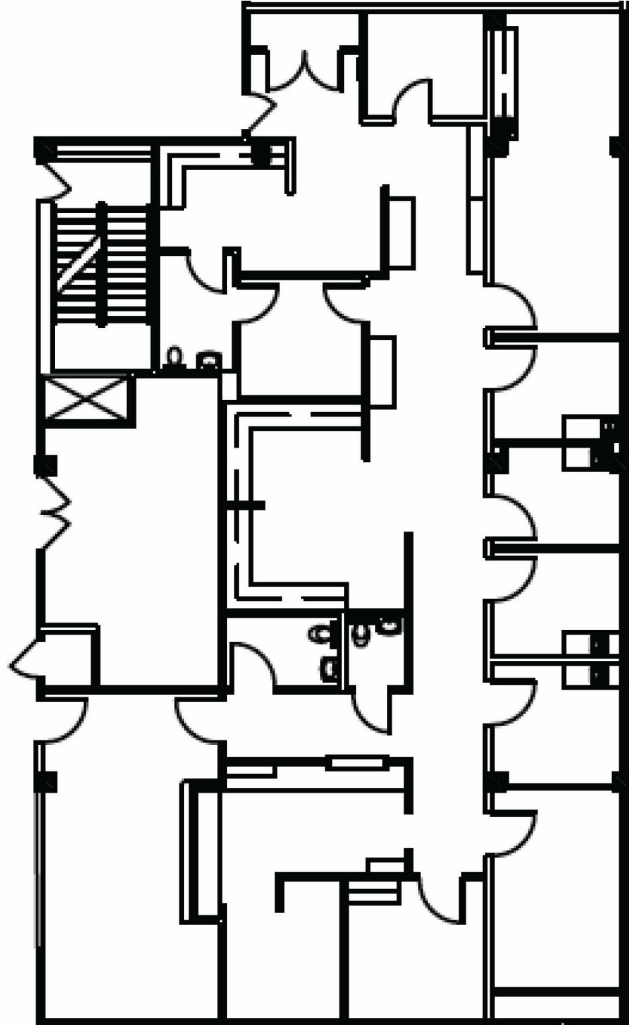
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GRAPEVINE POB

Suite 190

1600 W. College St. | Grapevine, TX 76051



Suite

Suite 190

Size

3,522 SF

Banks Newton

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Peter Shaw

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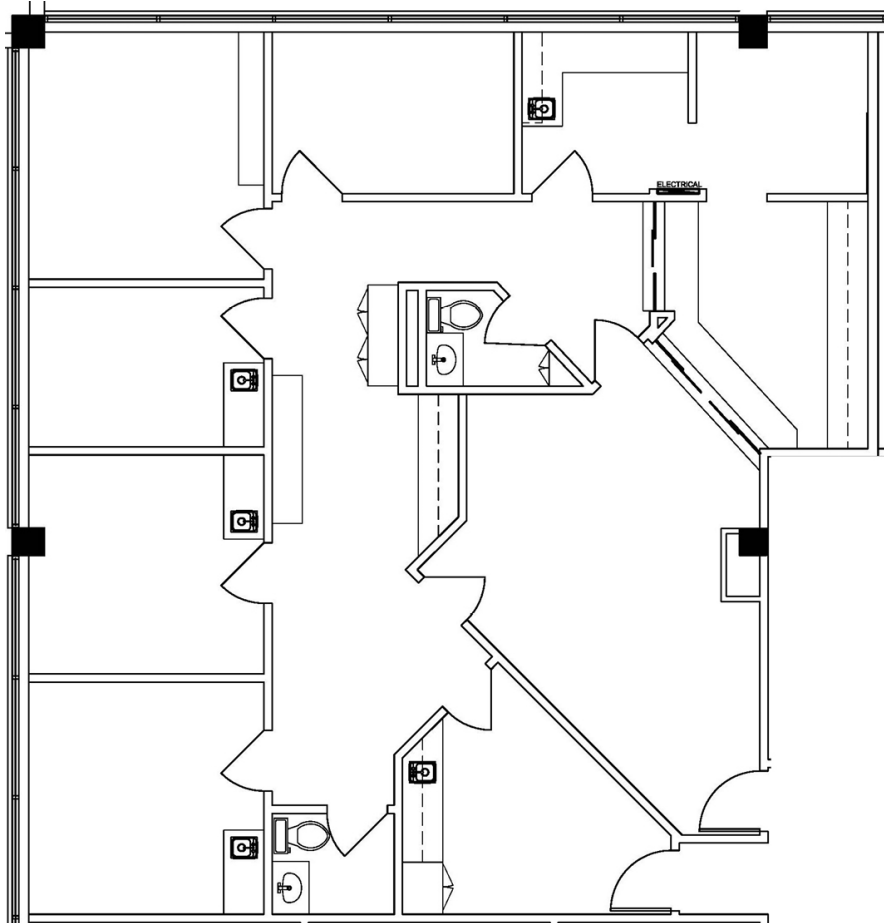
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GRAPEVINE POB

Suite 210

1600 W. College St. | Grapevine, TX 76051



Suite	Size
Suite 210	1,995 SF

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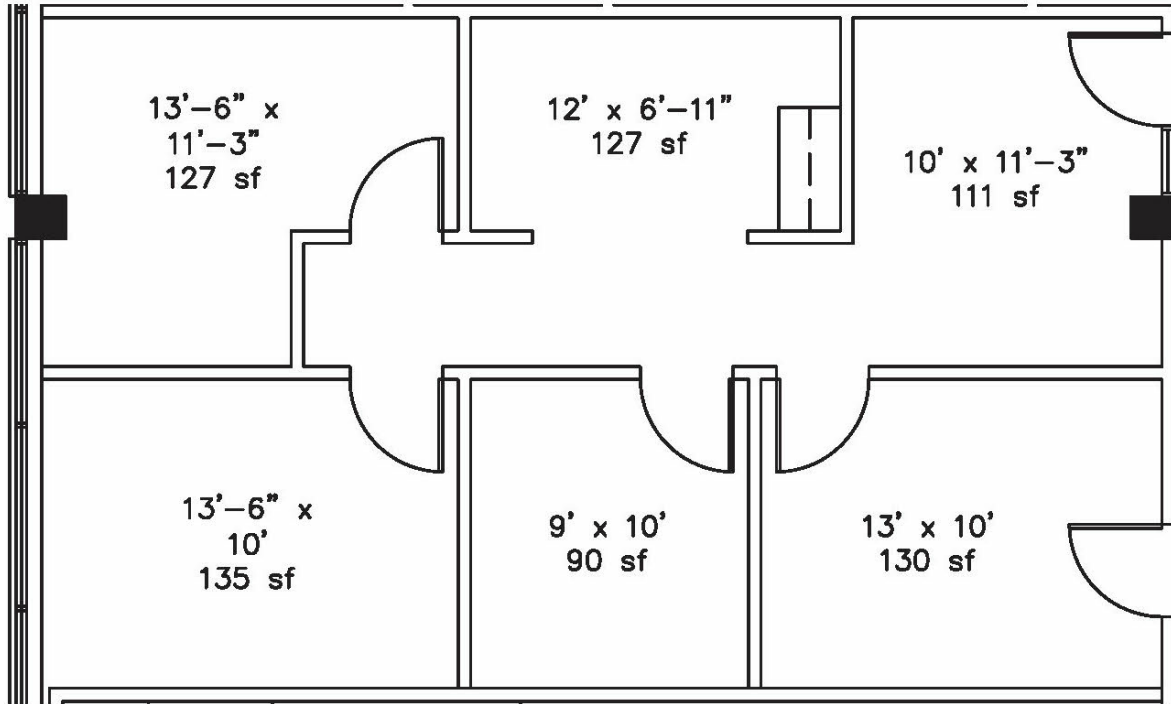
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GRAPEVINE POB

Suite 240

1600 W. College St. | Grapevine, TX 76051



Suite	Size
Suite 240	938 SF

Banks Newton

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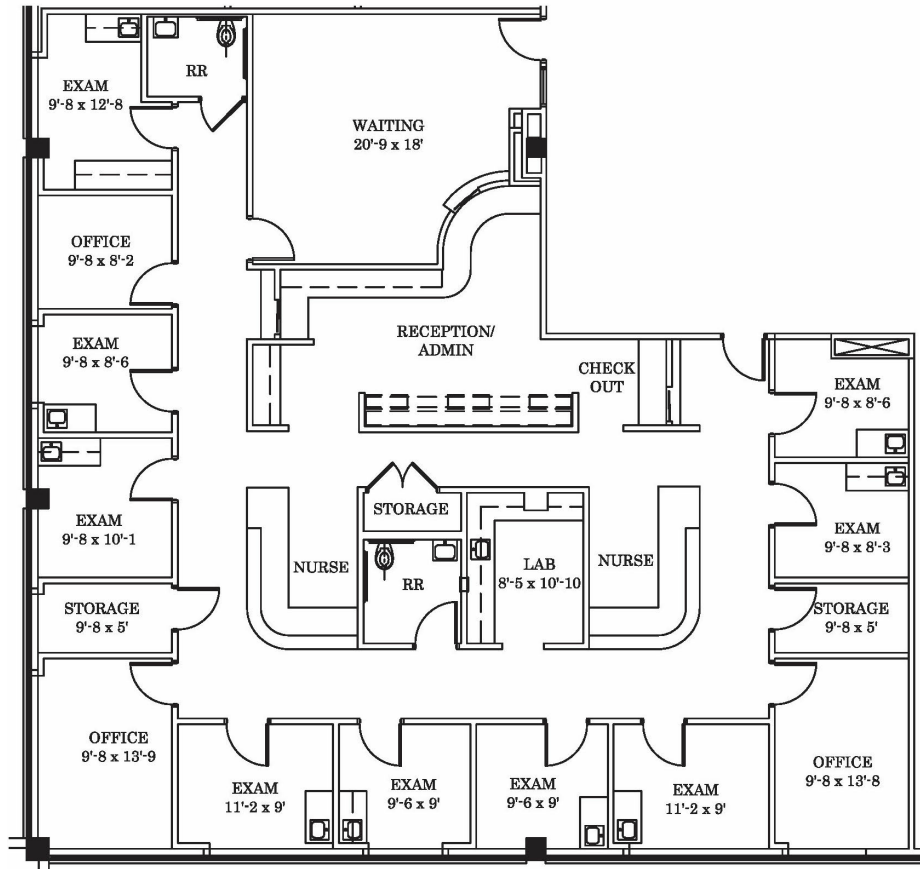
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GRAPEVINE POB

Suite 260

1600 W. College St. | Grapevine, TX 76051



Suite

Size

Suite 260

3,237 SF

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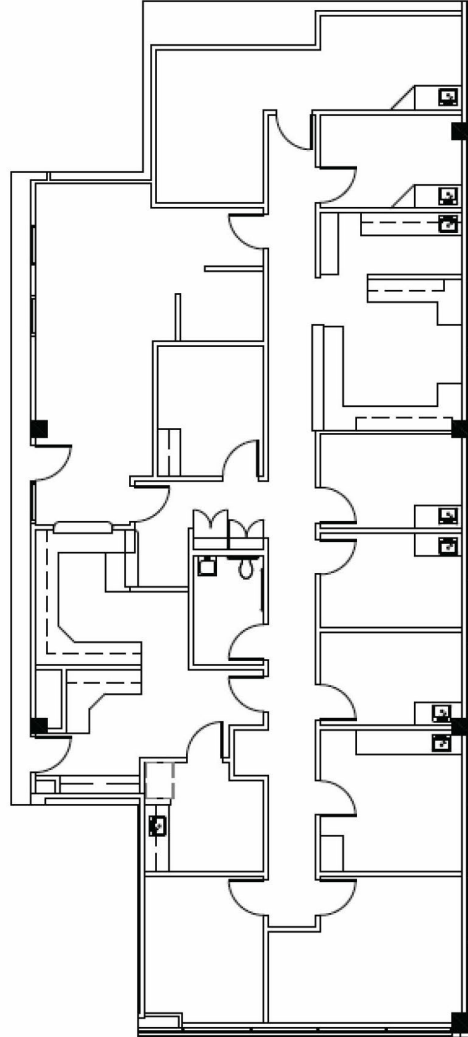
Elizabeth Madden
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GRAPEVINE POB

Suite 270

1600 W. College St. | Grapevine, TX 76051



Suite	Size
Suite 270	2,845 SF

Banks Newton

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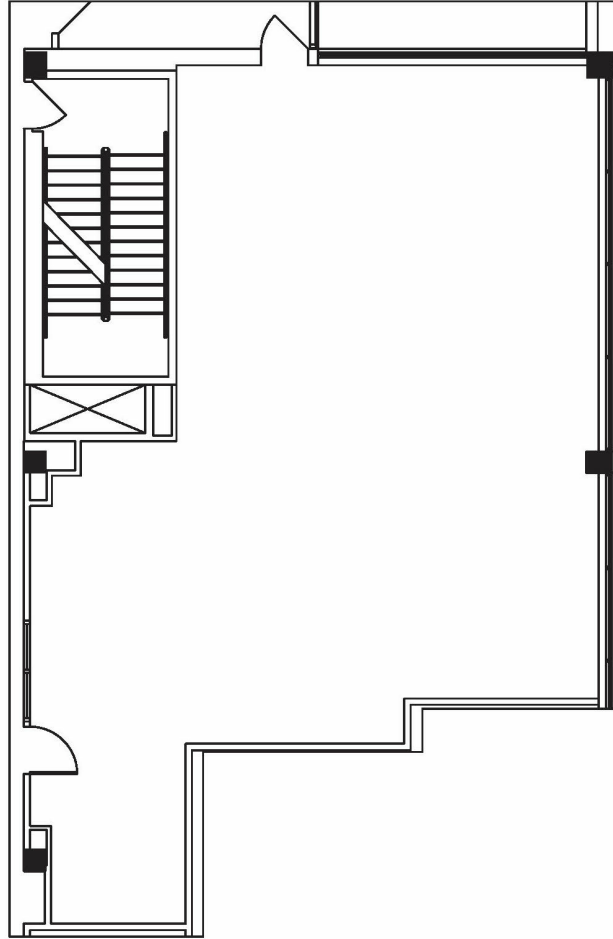
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GRAPEVINE POB

Suite 280

1600 W. College St. | Grapevine, TX 76051



Suite

Size

Suite 280

1,684 SF

Banks Newton

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bnewton@lpc.com

Peter Shaw

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Douglas Maclay

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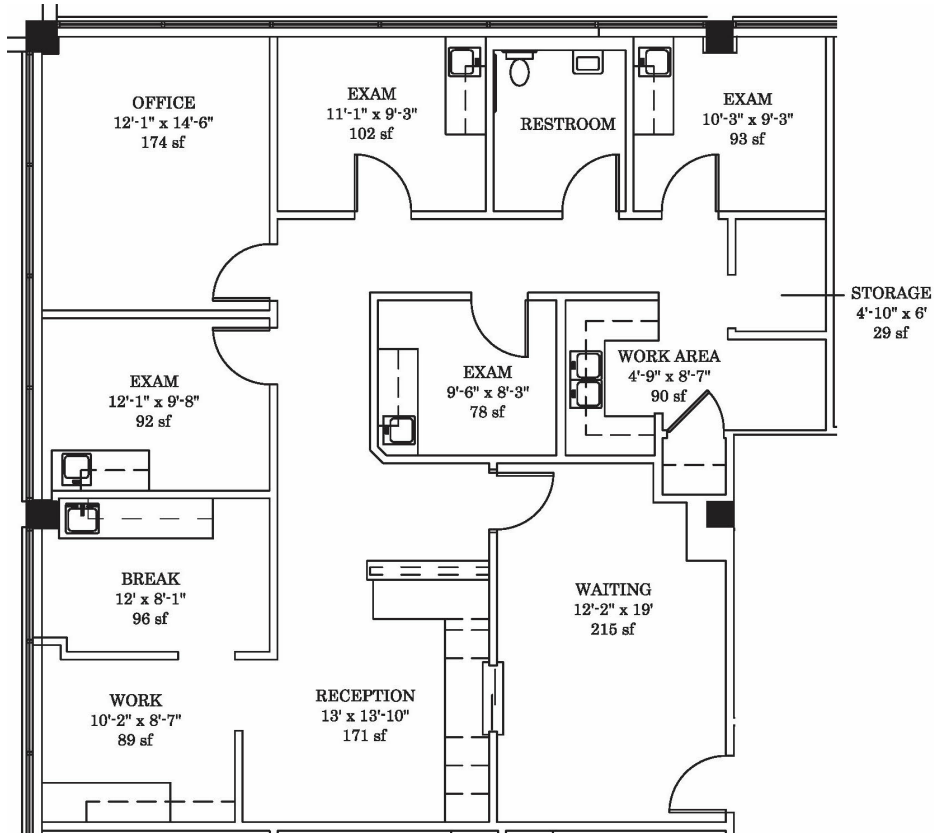
214.461.1065
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GRAPEVINE POB

Suite 320

1600 W. College St. | Grapevine, TX 76051



Suite

Size

Suite 320

1,931 SF

Banks Newton

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Peter Shaw

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Douglas Maclay

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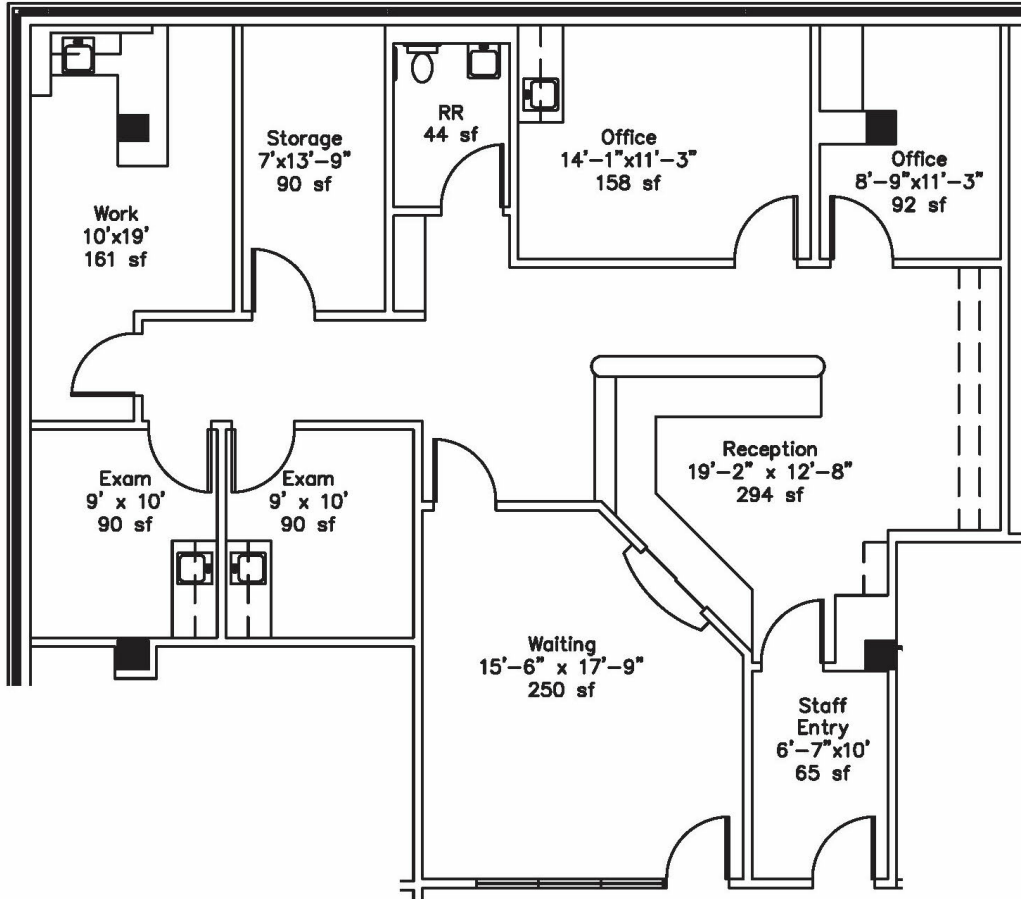
214.461.1065
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GRAPEVINE POB

Suite 410

1600 W. College St. | Grapevine, TX 76051



Suite

Size

Suite 410

1,913 SF

Banks Newton

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bnewton@lpc.com

Peter Shaw

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Douglas Maclay

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Elizabeth Madden

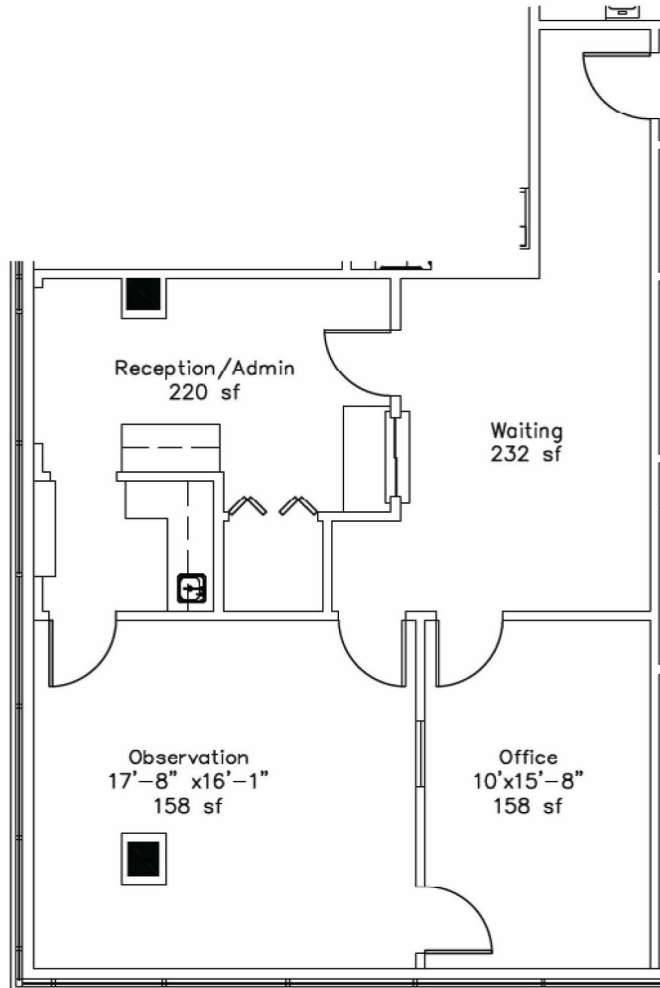
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GRAPEVINE POB

Suite 438

1600 W. College St. | Grapevine, TX 76051



Suite	Size
Suite 438	1,116 SF

Banks Newton

Peter Shaw

Douglas Maclay

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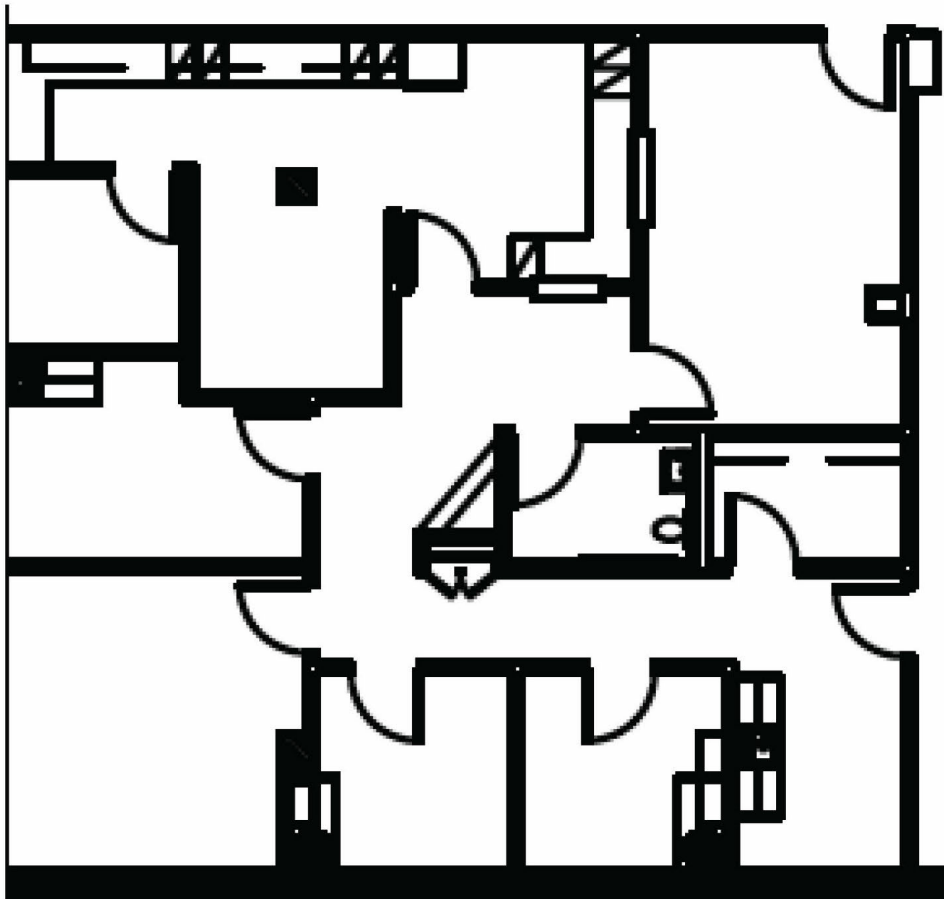
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GRAPEVINE POB

Suite 470

1600 W. College St. | Grapevine, TX 76051



Suite

Size

Suite 470

1,746 SF

Banks Newton

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bnewton@lpc.com

Peter Shaw

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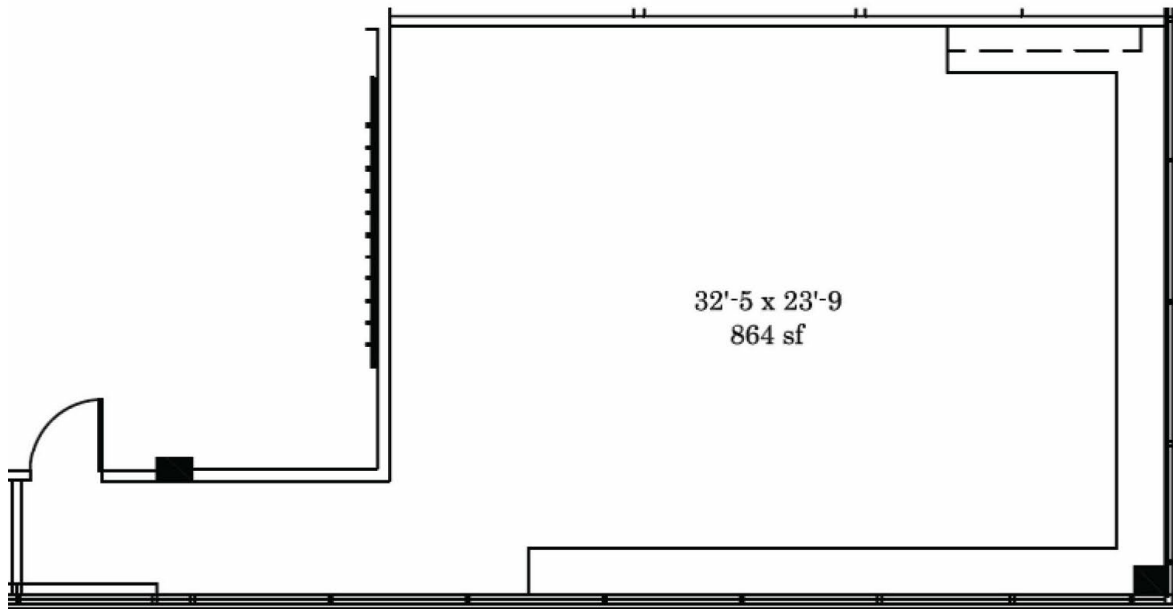
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GRAPEVINE POB

Suite 550

1600 W. College St. | Grapevine, TX 76051



Suite

Size

Suite 550

994 SF

Banks Newton

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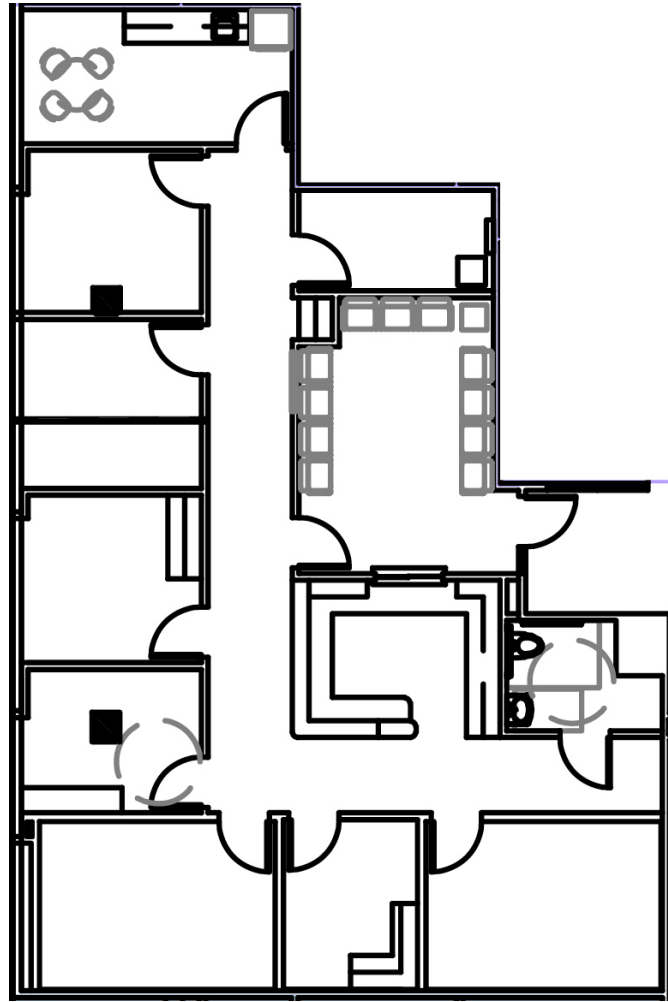
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Lincoln

GRAPEVINE POB

Suite 640

1600 W. College St. | Grapevine, TX 76051



Suite

Size

Suite 640

2,083 SF

Banks Newton

Peter Shaw

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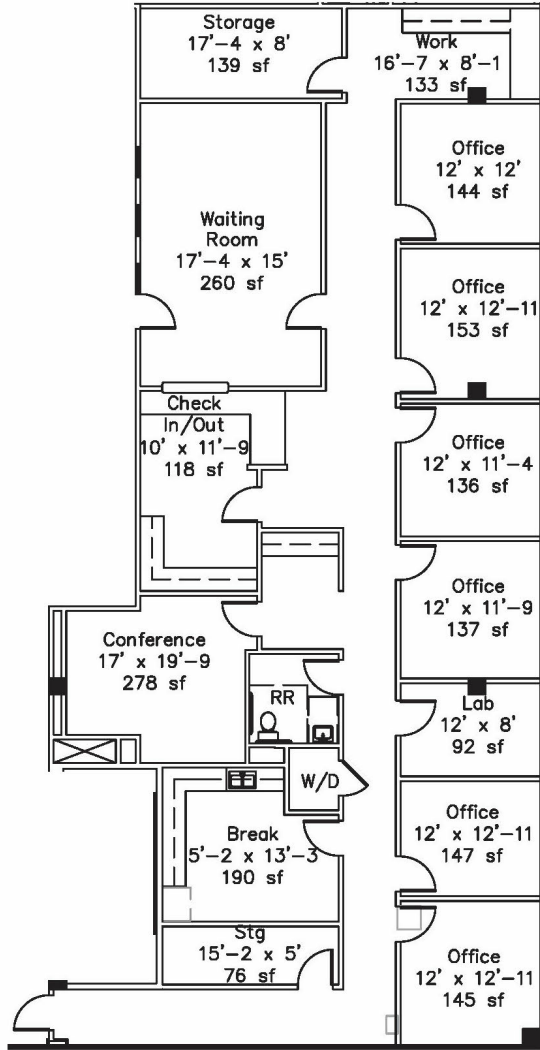
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GRAPEVINE POB

Suite 685

1600 W. College St. | Grapevine, TX 76051



Suite

Size

Suite 685

3,651 SF

Banks Newton

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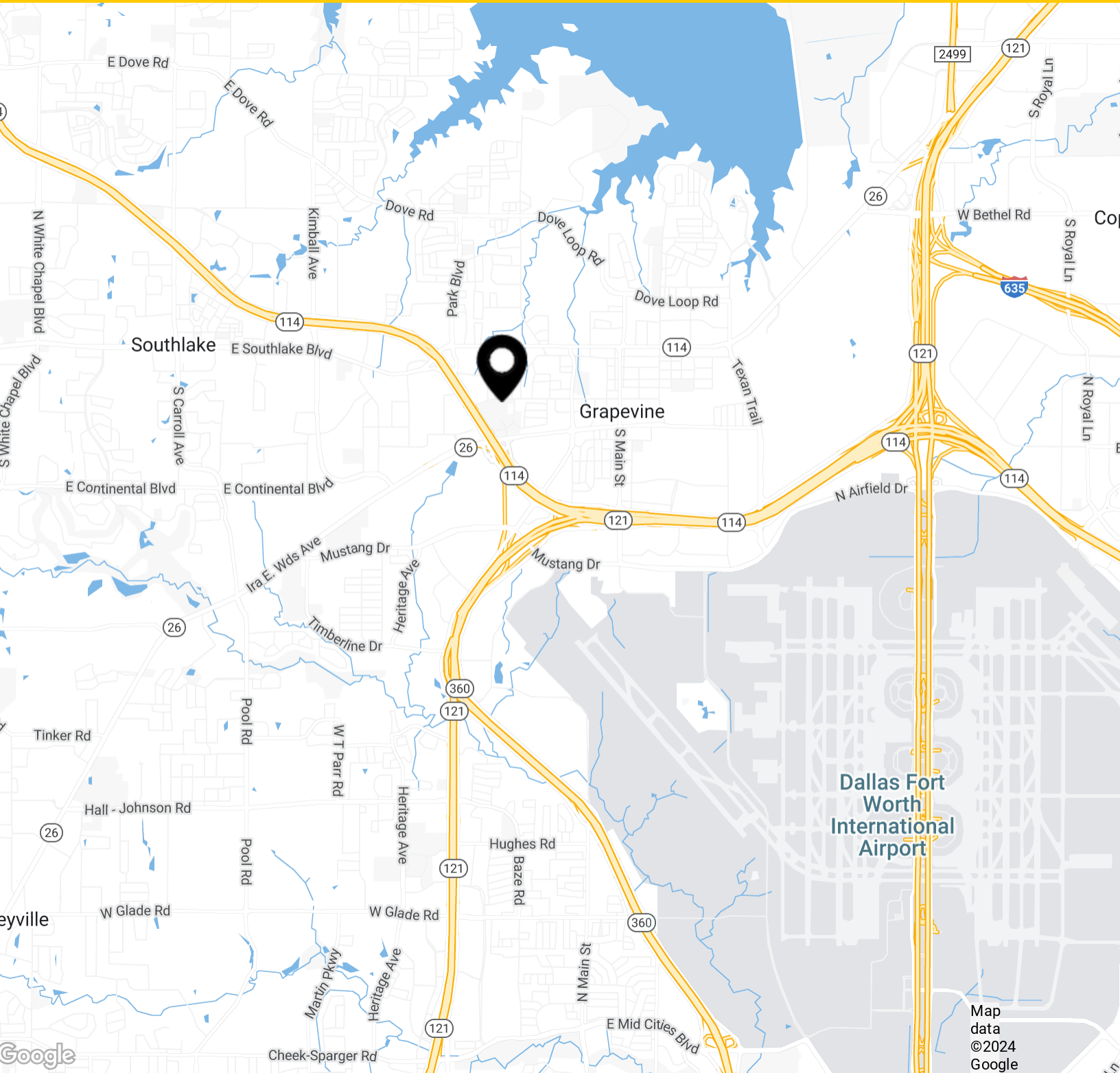
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Location Map

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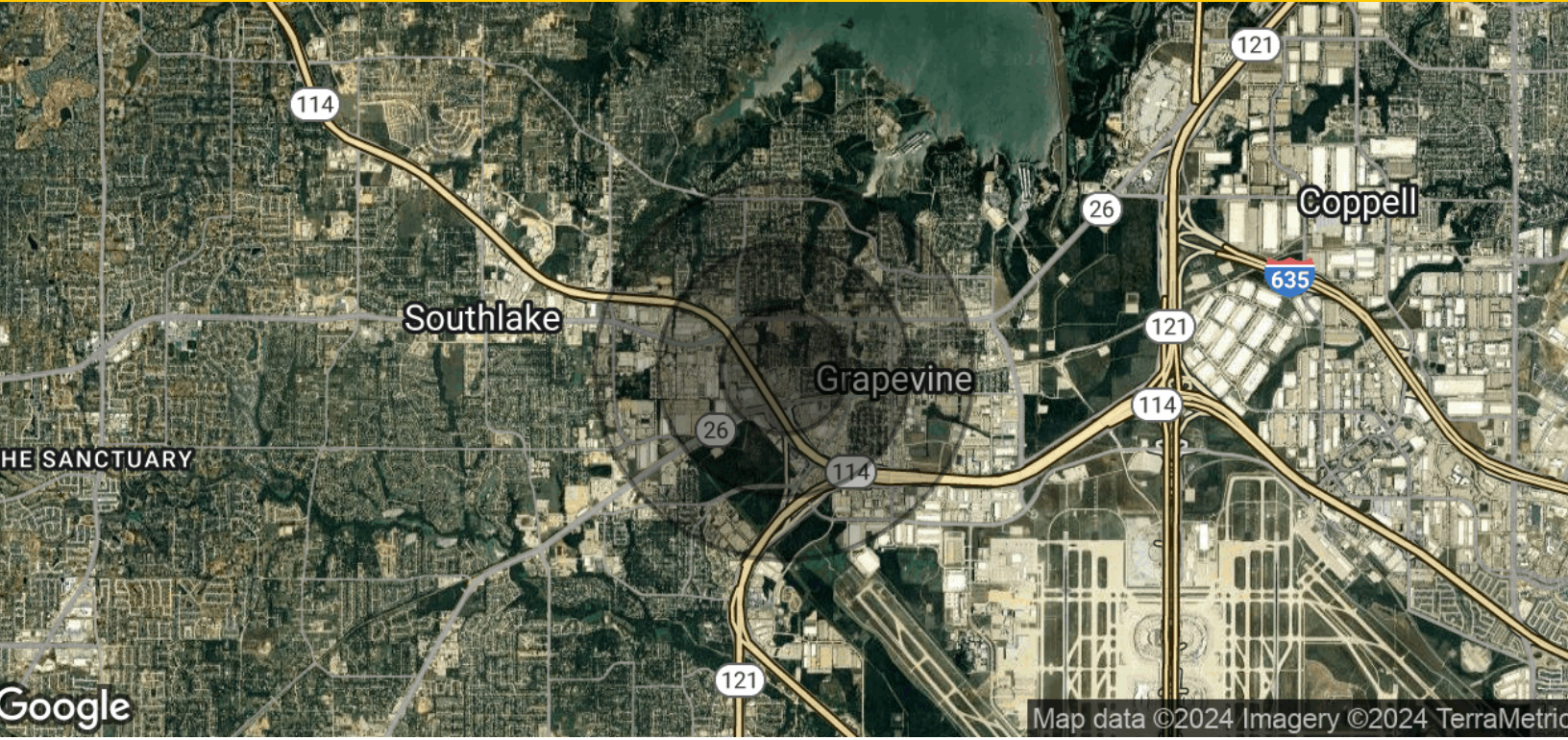
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GRAPEVINE POB

Demographics Map & Report

1600 W. College St. | Grapevine, TX 76051



Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	1,281	5,927	16,788
Average Age	43.0	41.9	38.3
Average Age (Male)	37.7	40.0	36.9
Average Age (Female)	43.8	42.4	39.5
Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	645	2,698	7,124
# of Persons per HH	2.0	2.2	2.4
Average HH Income	\$99,668	\$98,808	\$98,609
Average House Value	\$309,474	\$287,834	\$266,967

* Demographic data derived from 2020 ACS - US Census

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