

# GATEWAY MEDICAL CENTER

6121 N State Highway 161  
Irving, TX 75063

Medical Office For Lease  
2,278 - 2,553 SF



Leasing Information:  
214.461.2302

**Peter Shaw**      **Douglas Maclay**  
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## Lincoln

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

[www.lpc.com](http://www.lpc.com)



Location Description

Discover a dynamic and vibrant community surrounding Gateway Medical Center. Located in Irving, TX, this thriving area offers a wealth of amenities tailored to the needs of medical tenants. Enjoy easy access to a diverse array of restaurants, retail outlets, hotels, and daycare facilities, as well as nearby residential neighborhoods. Positioned just moments away from the DFW International Airport, the area presents a prime location for medical professionals. With a range of conveniences at your doorstep, including the nearby President George Bush Turnpike and the DART Belt Line Station, this bustling locale is an ideal choice for your practice seeking a bustling, yet convenient, location.

Property Highlights

- State-of-the-art healthcare facility with anchor tenant UT Southwestern Primary Care and Ambulatory Surgery Center
- Adjoining primary care referrals at Healthcare Associates of Texas
- Convenient accessibility via N Belt Line Road and President George Bush Turnpike
- Proximity to the DART Belt Line Station
- Strategic location just two minutes from DFW International Airport

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	1	5	1,146
Total Population	5	17	3,308
Average HH Income	\$229,565	\$229,565	\$156,152

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## Property Overview

Introducing an exceptional commercial property for lease at 6121 N State Highway 161, Irving, TX, 75063. This state-of-the-art healthcare facility boasts a prestigious anchor tenant, UT Southwestern Primary Care and Ambulatory Surgery Center, providing a sought-after presence. The property offers the convenience of primary care referrals at Healthcare Associates of Texas, just steps away. With easy accessibility via N Belt Line Road and President George Bush Turnpike, and close proximity to the DART Belt Line Station, this location is primed for success. Situated merely two minutes from DFW International Airport, this offering presents a strategic advantage in a thriving commercial hub.

## Availabilities

Suite 175	2,278 SF
Suite 275	2,553 SF



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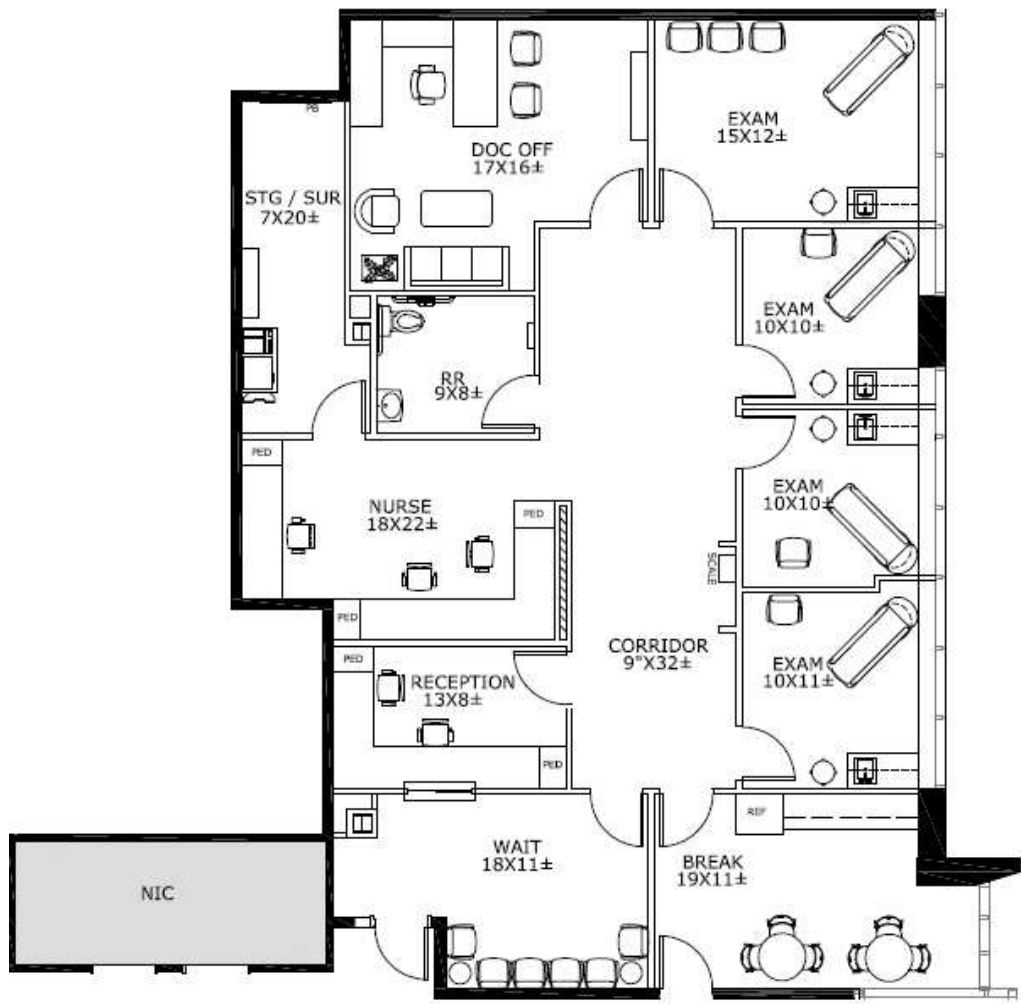
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Suite 175  
2,278 SF



Suite	Size	Description
Suite 175	2,278 SF	Conceptual Spec Plan

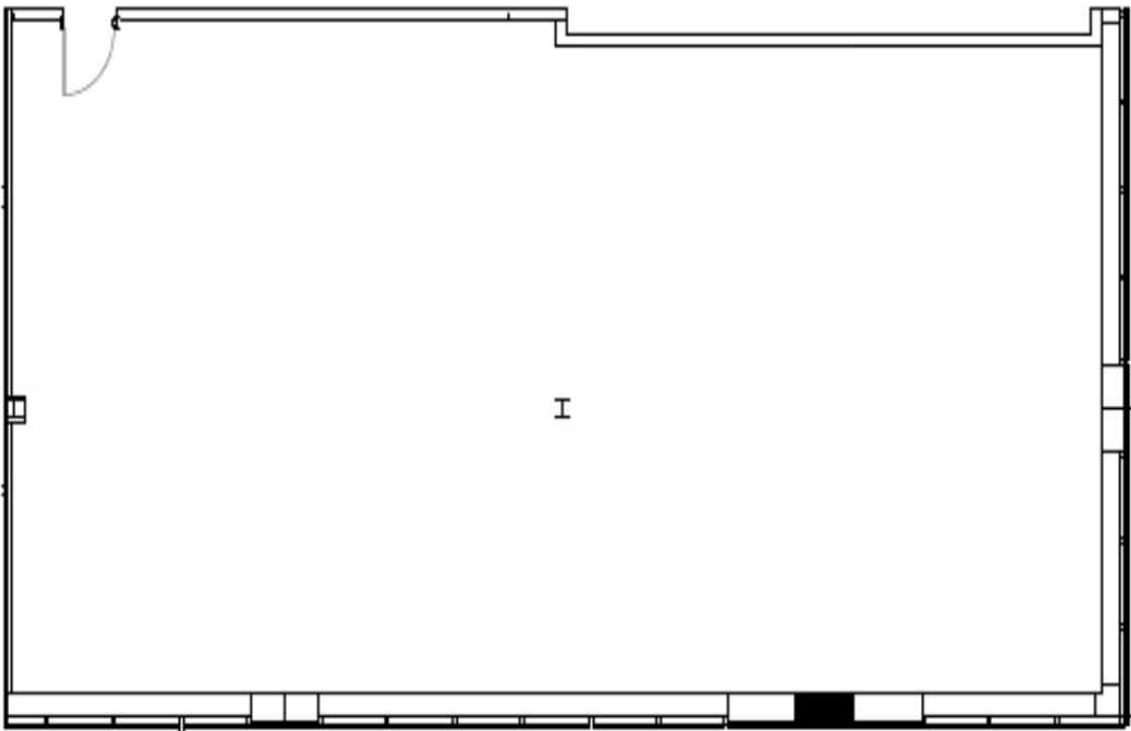
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Suite 275  
2,553 SF



Suite	Size	Description
Suite 275	2,553 SF	Shell Space

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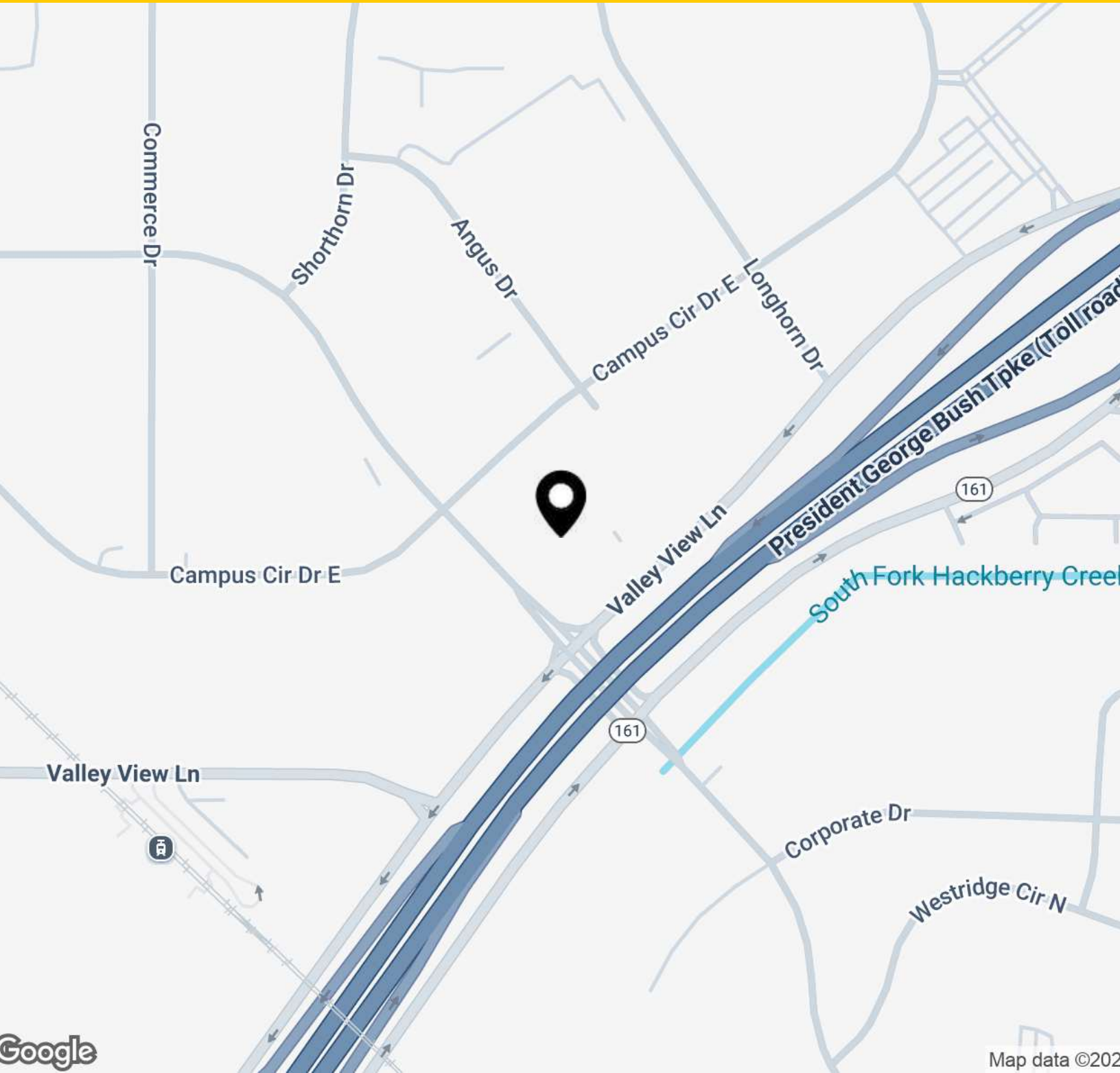
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Location Map

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