

# FOR LEASE OFFICE BUILDING



1717 PRECINCT LINE RD, HURST, TX 76054



## PROPERTY HIGHLIGHTS

- ±1,448 - 3,650 SF
- Medical/Office Space For Lease
- 2nd Generation Space
- Move-In Ready
- Monument Signage
- Medical Practice Synergies
- Minutes from North Hills & Texas Health Hospitals
- Located at Precinct Line Rd & W Harwood Rd

## LEASE RATE CALL FOR PRICING



## 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 120 months
Total Space:	1,448 - 3,650 SF	Lease Rate:	Call for Pricing

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 105	Available	2,168 SF	NNN	Call for Pricing -
Suite 202	Available	1,548 SF	NNN	Call for Pricing -
Suite 204	Available	3,650 SF	NNN	Call for Pricing -
Suite 205	Available	1,448 SF	NNN	Call for Pricing -
Suite 206	Available	1,736 SF	NNN	Call for Pricing -

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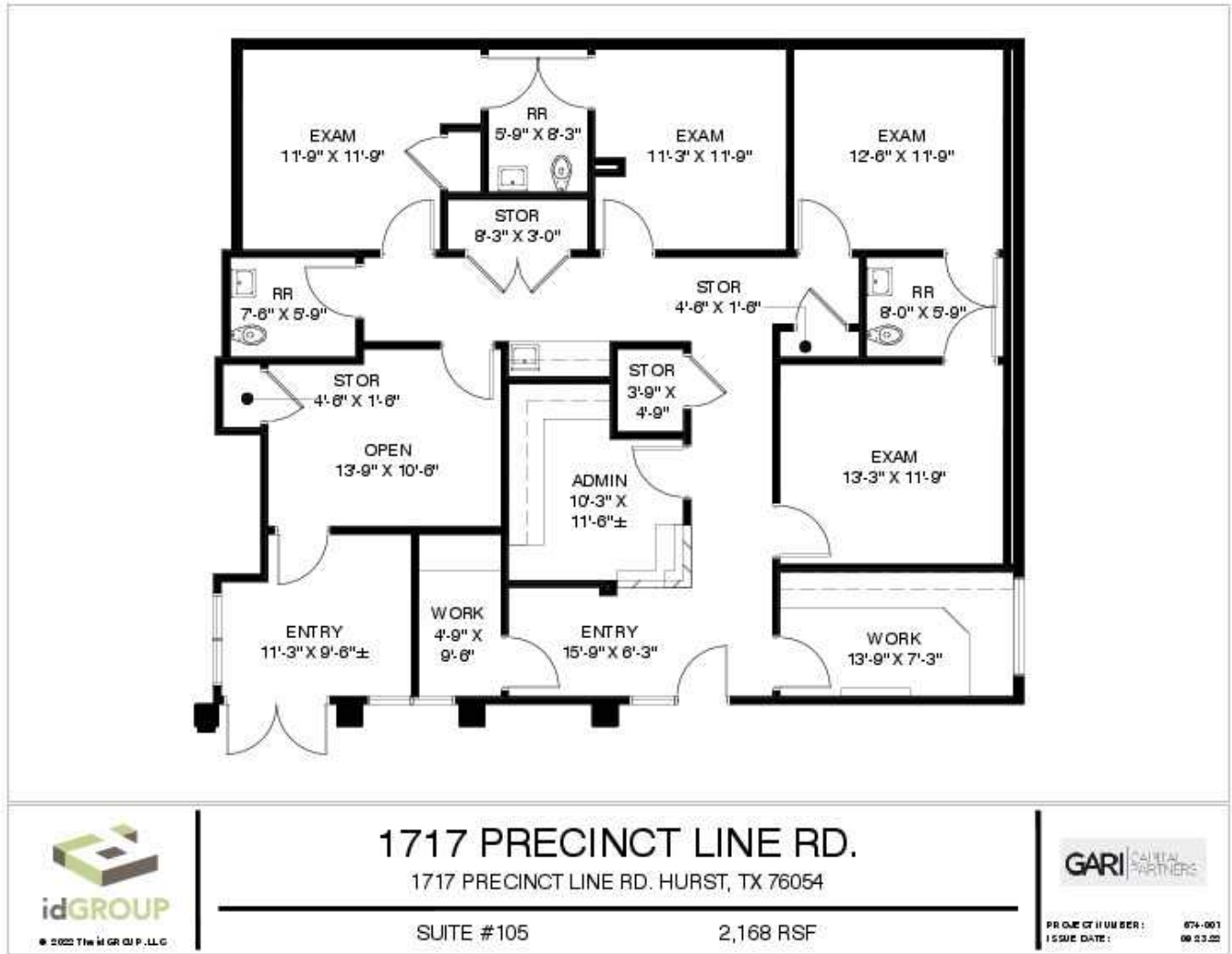
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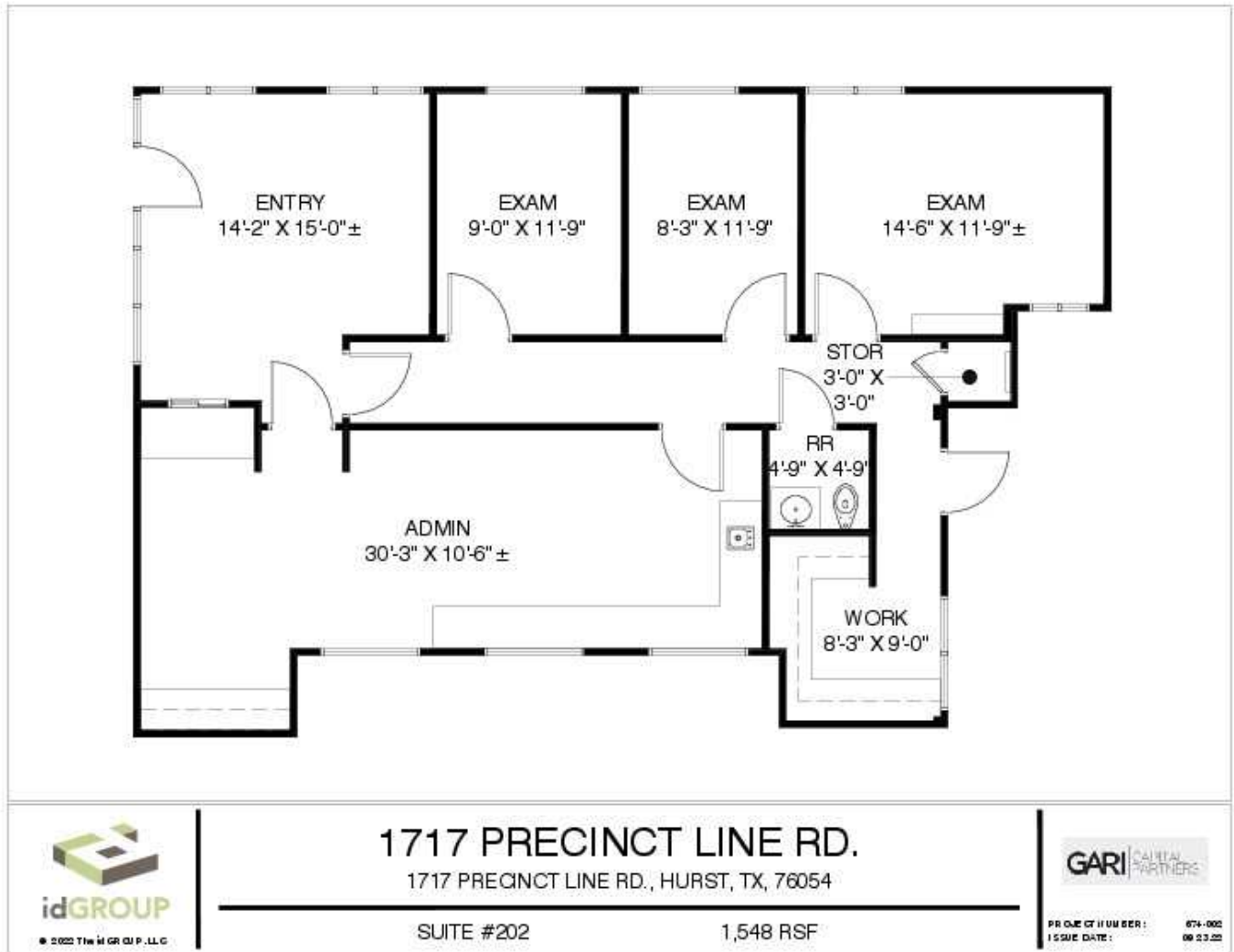
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FLOOR PLAN - SUITE 105



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**FLOOR PLAN - SUITE 202**



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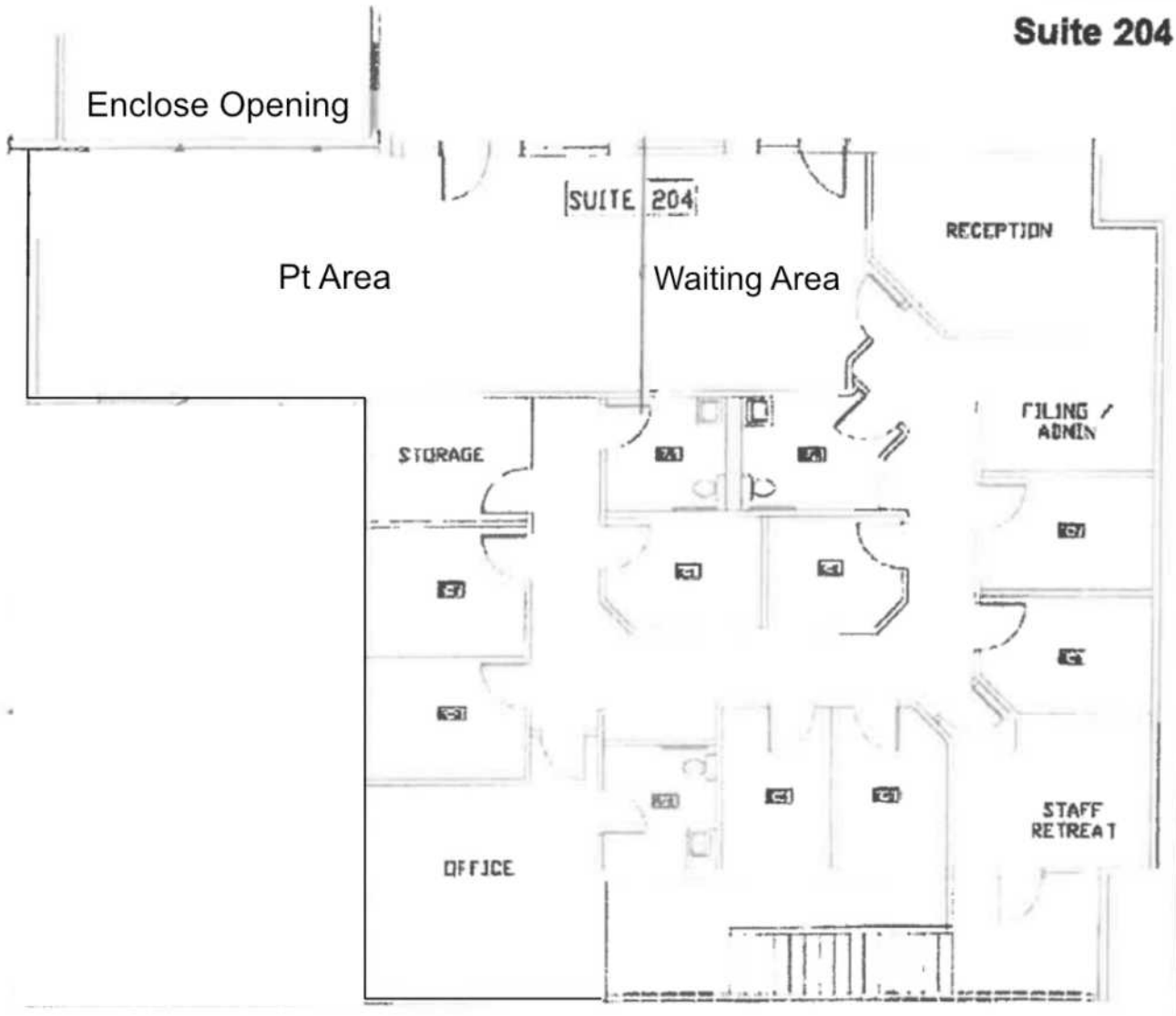
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## FLOOR PLAN - SUITE 204 (SUB-LEASE)



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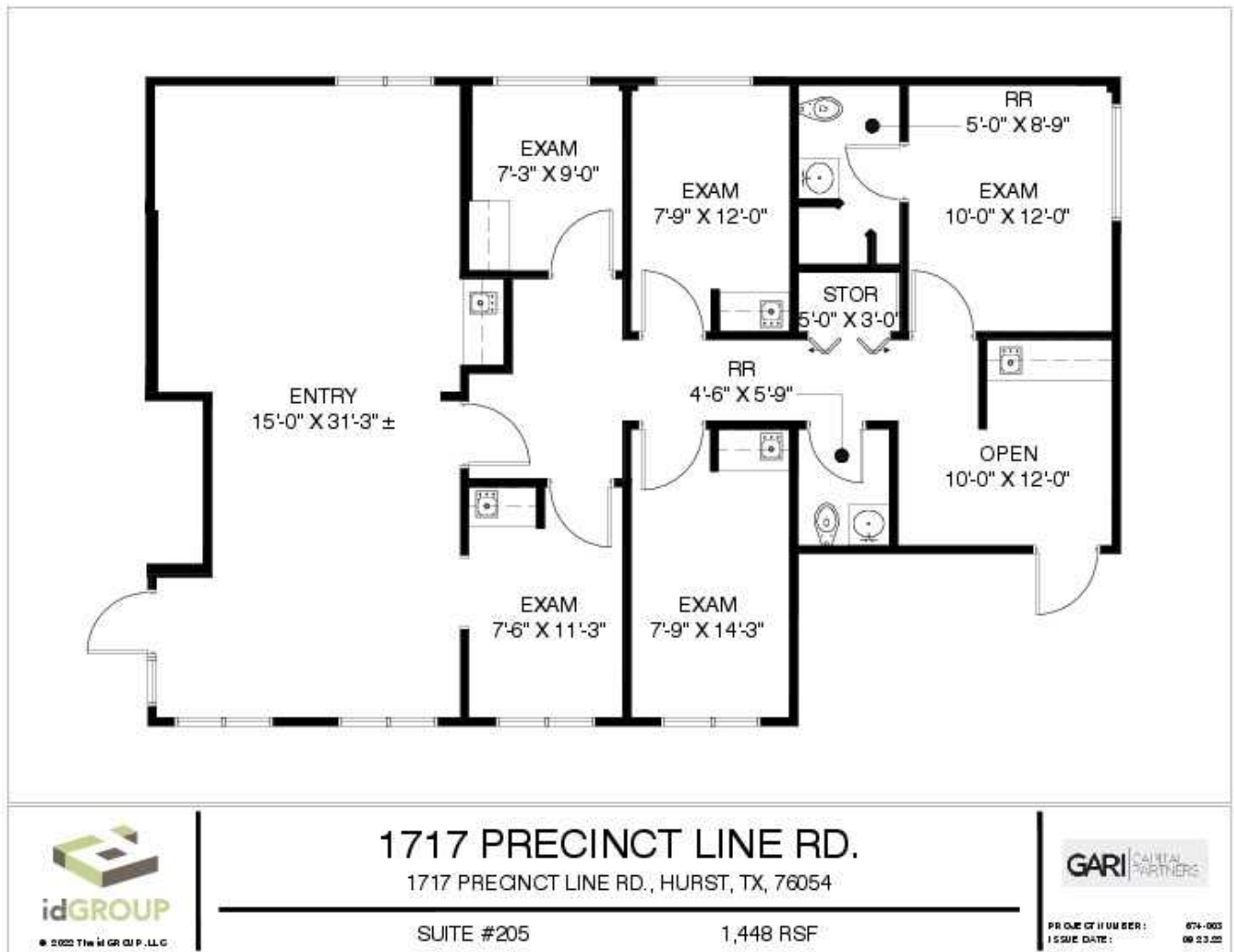
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## FLOOR PLAN - SUITE 205



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## EXTERIOR PHOTOS



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## INTERIOR PHOTOS



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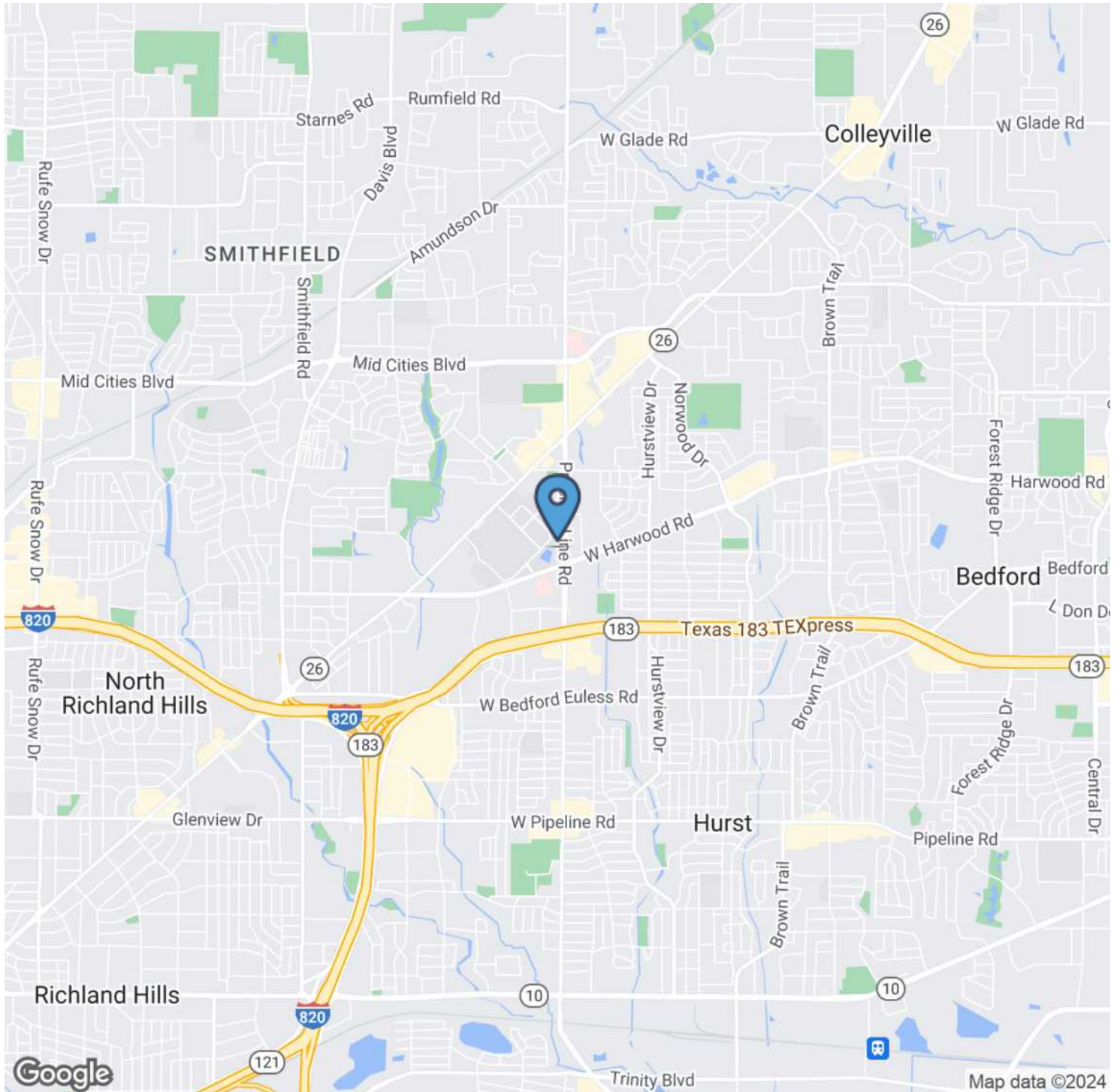


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## LOCATION MAP



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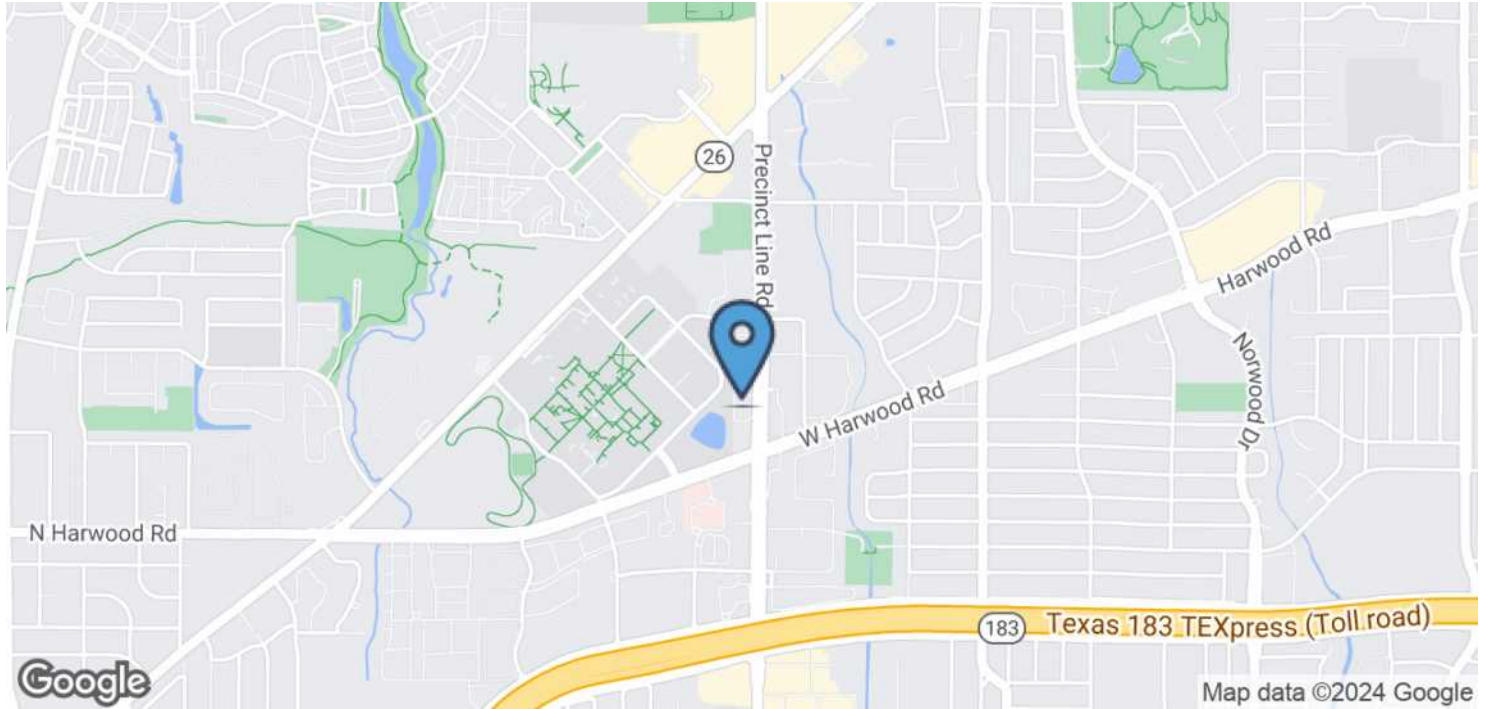
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,802	99,129	238,832
Average age	41.0	39.1	38.0
Average age (Male)	39.8	37.7	36.7
Average age (Female)	42.4	40.4	39.1

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,954	39,154	91,696
# of persons per HH	2.5	2.5	2.6
Average HH income	\$77,955	\$75,717	\$83,249
Average house value	\$165,446	\$170,687	\$220,590

\*Demographic data derived from 2020 ACS - US Census

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## BROKER CONTACTS



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