

welltower



MEDICAL OFFICE BUILDING SPACE

FOR LEASE

925 E SOUTHLAKE BLVD



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SOUTHLAKE, TX 76092

PROPERTY HIGHLIGHTS

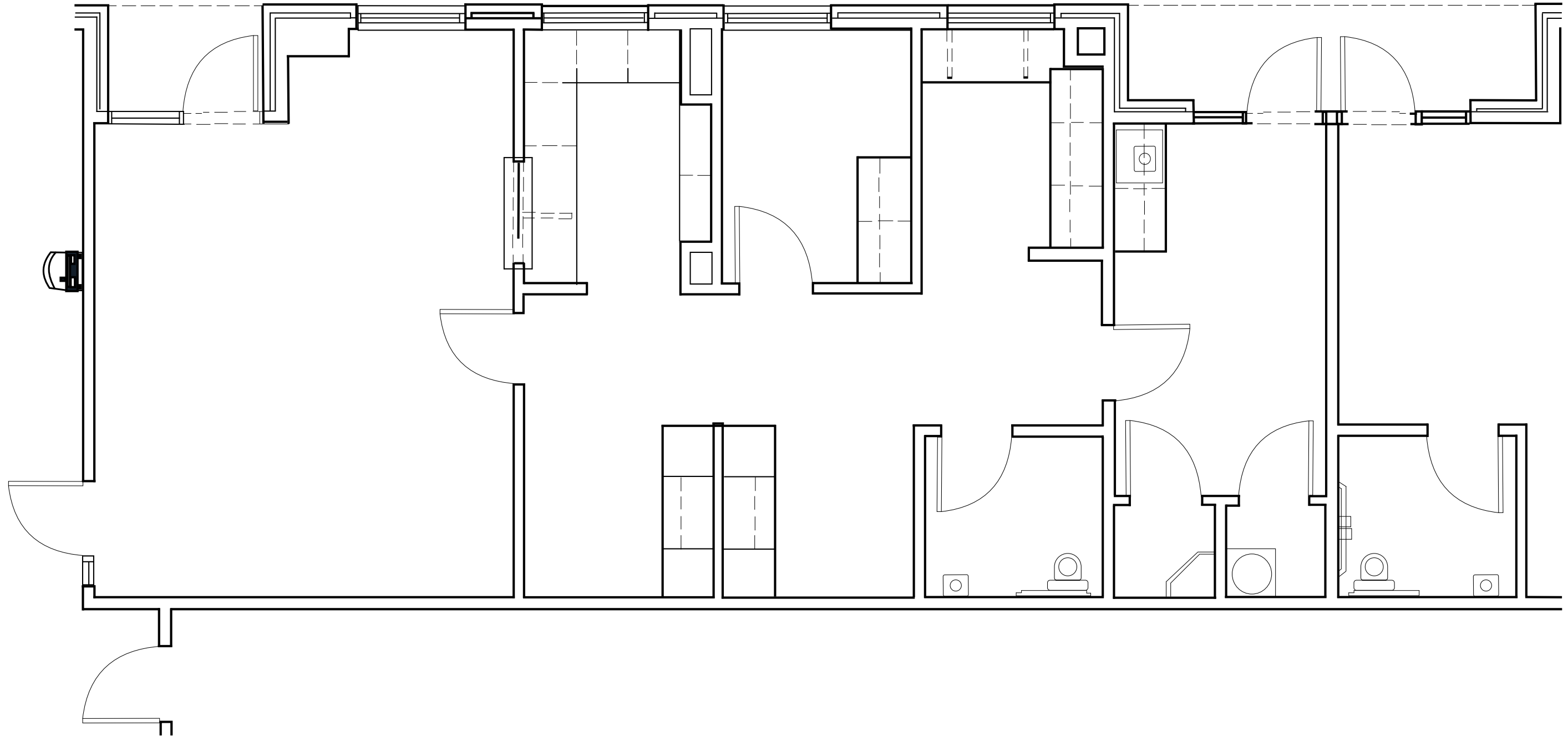
- **Prime Location:** Situated in the heart of Southlake, Texas, this dermatology suite offers exceptional visibility and access to a thriving community.
- **Turnkey Opportunity:** The suite comes fullybuilt out, providing a seamless transition for dermatologists and medical professionals looking to establish or expand their practice in Southlake.
- **Modern Design:** Boasting a contemporary and stylish interior, this suite is thoughtfully designed to create a welcoming and professional atmosphere for patients.
- **Spacious Layout:** With ample room for patient consultation, examination, and treatment areas.
- **Convenient Amenities:** The suite includes a reception area, waiting room, procedure rooms, consultation offices, ample storage space, and a staff breakroom.



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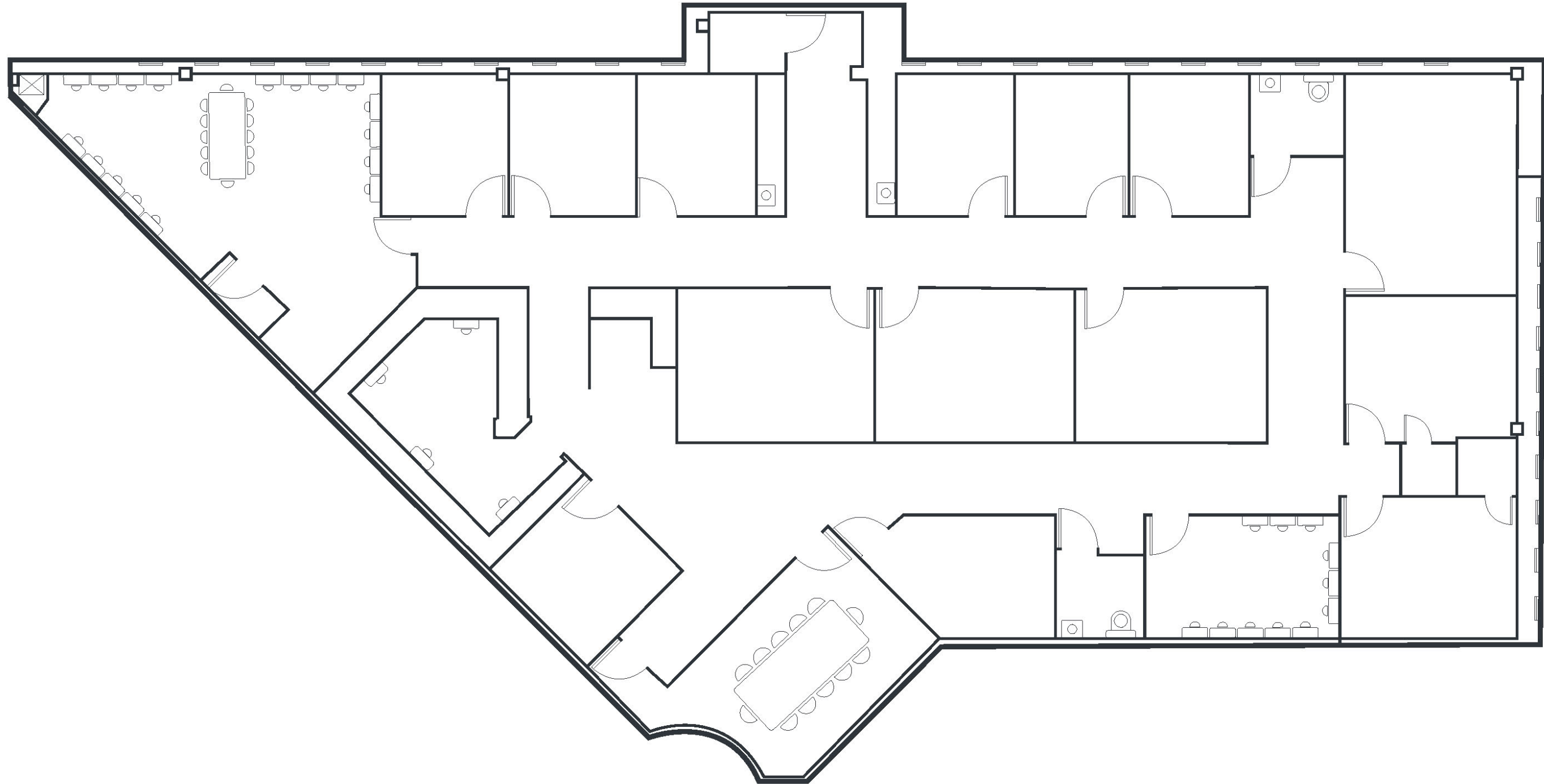
FLOORPLAN

SUITE 110 | 1,145 RSF



FLOORPLAN

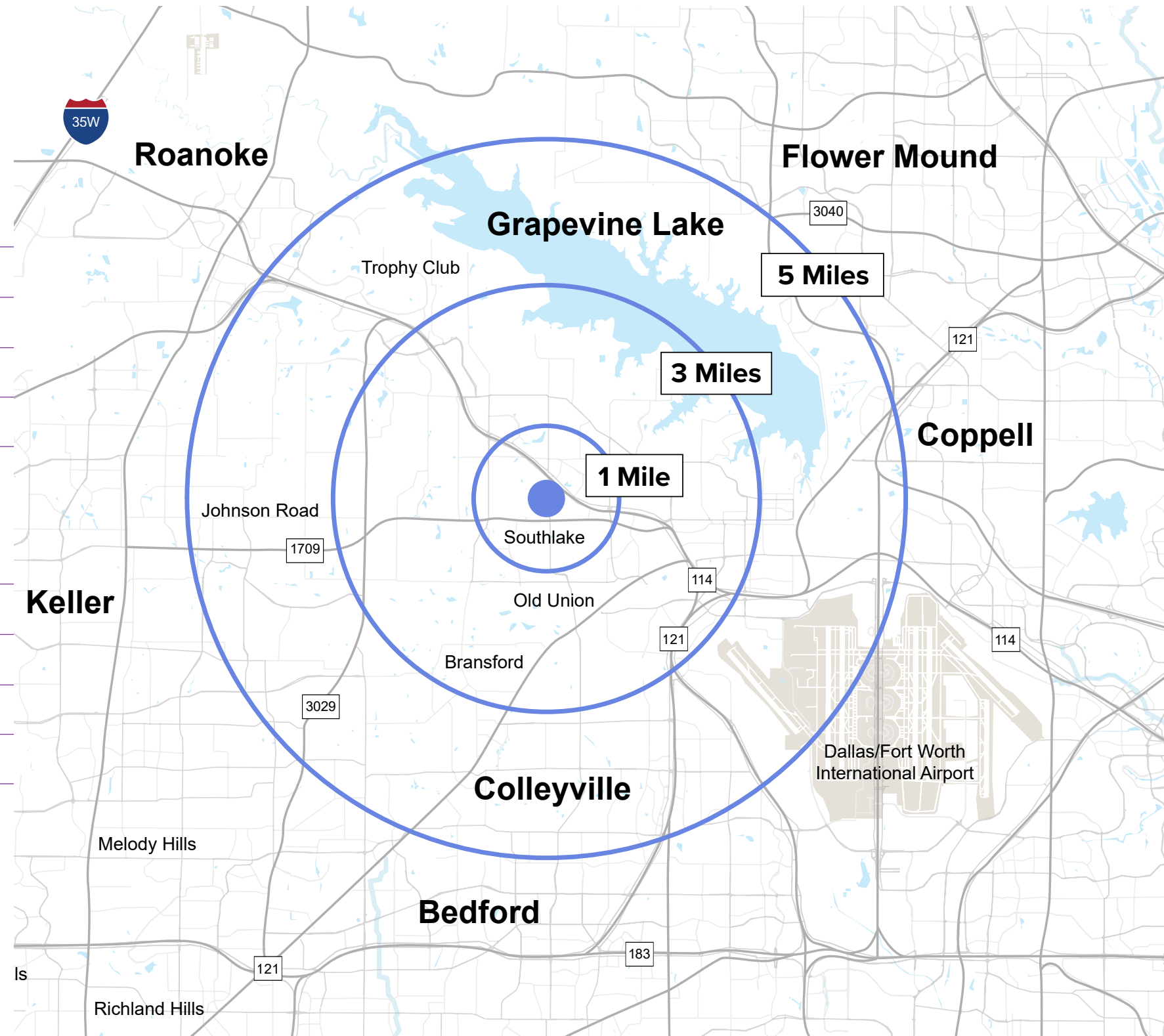
SUITE 200 | 4,695 RSF



DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Total Population	4,552	46,746	120,092
Median Age	39.6	38.8	39.5
Median Age (Male)	40.1	38.8	39.7
Median Age (Female)	39.0	38.6	39.0

Household & Income	1 Mile	3 Miles	5 Miles
Total Households	1,404	15,599	41,112
# of persons per HH	3.2	3.0	2.9
Average HH income	\$252,729	\$166,239	\$150,785
Average house value	\$447,407	\$354,408	\$309,003



LEASING TEAM

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