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# Property For Lease

MEDICAL PLAZA I, II, III

701-705 MARSHALL AVE.  
LONGVIEW, TX 75601

1,674-10,464 SF AVAILABLE







## City Overview

The demand for healthcare in Longview is fueled by the city's aging population. This demographic trend has increased the need for geriatric care, specialized services for chronic conditions, and long-term care facilities. To meet the increasing demand for healthcare services, Longview has seen ongoing investments in healthcare infrastructure and facilities by CHRISTUS Good Shepherd and Longview Regional MC. Longview Regional MC recently invested \$4.4 Million on a new heart and vascular department.



Longview, Texas, located in Gregg and Harrison counties, is a vibrant city with a diverse economy and a strong sense of community. Known for its rich history, friendly residents, and thriving business environment, Longview offers a range of opportunities for residents and businesses alike. The real estate market in Longview has experienced steady growth in recent years. The city's affordable housing options, coupled with a low cost of living, make it an attractive destination for individuals and families looking to settle down.



# About This Property

## Property Details

Located in the heart of Longview, 701 Marshall Ave. is a standout example of established medical real estate. Strategically positioned for accessibility, this state-of-the-art facility supports the evolving needs of the local healthcare community. Its modern infrastructure offers a seamless experience for both providers and patients.

With close proximity to key landmarks, transportation, and residential areas, 701 Marshall Ave. is an ideal choice for medical practitioners seeking growth, visibility, and a strong connection to Longview's thriving healthcare network.



701-705 E MARSHALL AVE. - LONGVIEW, TX - 75601





# Property Details

1,674-10,464 SF AVAILABLE FOR LEASE

Building Size	54,754 SF
SF Available	1,674-10,464 SF Available
# of Stories	5
Building Class	B
Type of Business	Medical Office Building
Lease Rate	\$22.50/SF/YR
Lease Type	Full Service Gross
Zoning	C-2

GRAYCE  
PROPERTY CONSULTANTS

701-705 E MARSHALL AVE. - LONGVIEW, TX - 75601





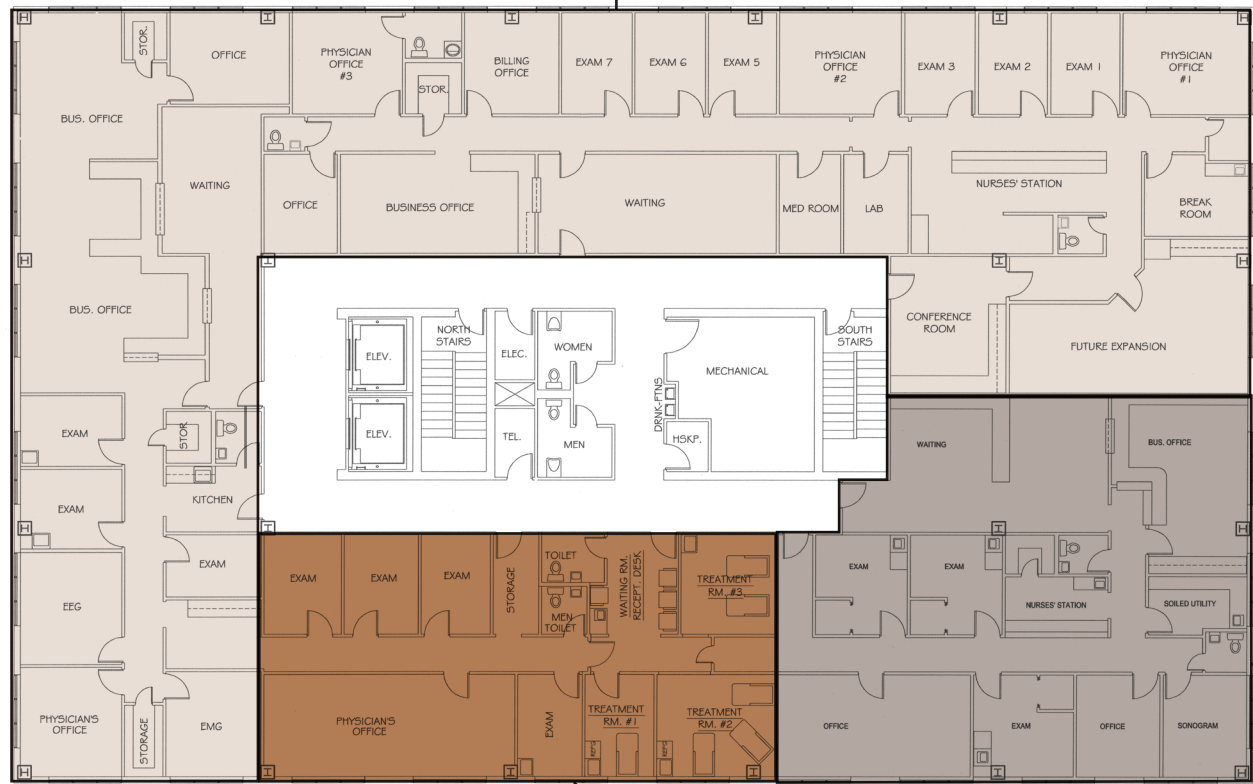
## An aerial map of Longview, Texas, with a red pin marking the location of 701-705 E Marshall Ave. The map shows a grid of streets including N 1st St through N 10th St, and E Marshall Ave through E Whaley St. Key landmarks and businesses labeled include Marshall Heights, Northcutt Heights, Good Shepherd Medical Plaza, Gregg County Jail, Gregg County Courthouse, and various schools and churches. The map also shows the Union Pacific Railroad and Longview Yard in the southeast. The city name 'Longview' is prominently displayed at the bottom left.



# Space Layout

3<sup>RD</sup> FLOOR

SUITE 310



SUITE 300

## AVAILABLE SPACES

3<sup>RD</sup> FLOOR

- SUITE 300: 1,674 RSF
- SUITE 309: 2,328 RSF
- SUITE 310: 6,462 RSF

SUITE 309





# Space Layout

## 5<sup>TH</sup> FLOOR

## AVAILABLE SPACES

### 5<sup>TH</sup> FLOOR

- SUITE 512: 1,678 RSF





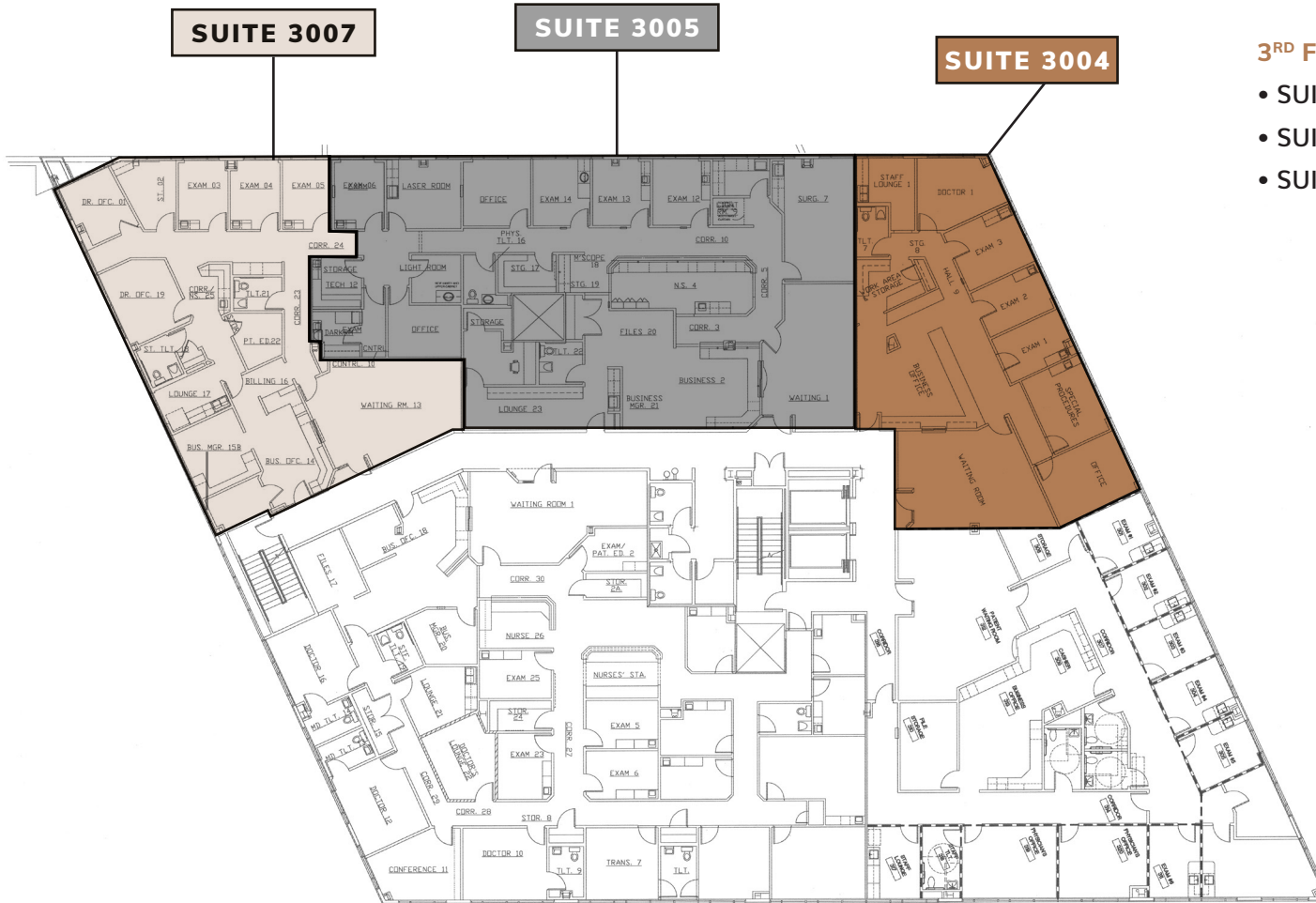
# Space Layout

## 3<sup>RD</sup> FLOOR

## AVAILABLE SPACES

### 3<sup>RD</sup> FLOOR

- SUITE 3004: 2,085 RSF
- SUITE 3005: 3,682 RSF
- SUITE 3007: 2,281 RSF

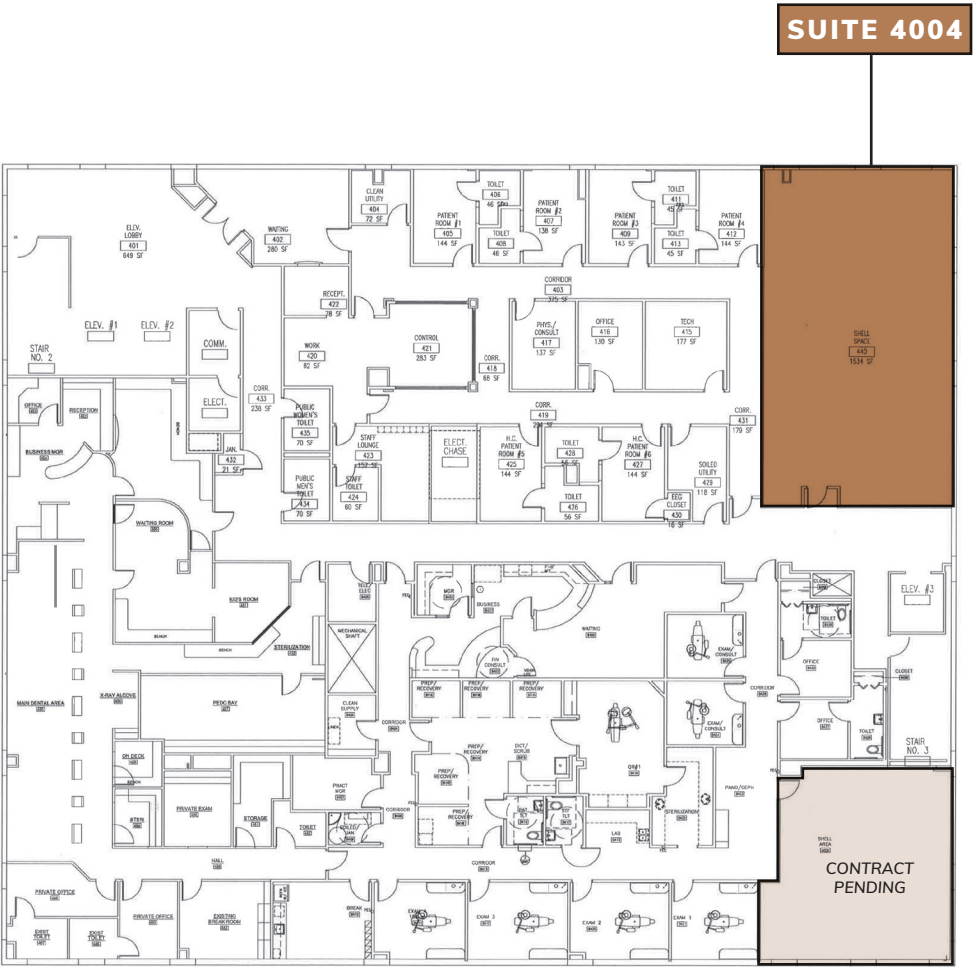






# Space Layout

## 4<sup>TH</sup> FLOOR



## AVAILABLE SPACES

### 4<sup>TH</sup> FLOOR

- SUITE 4004: 1,900 RSF



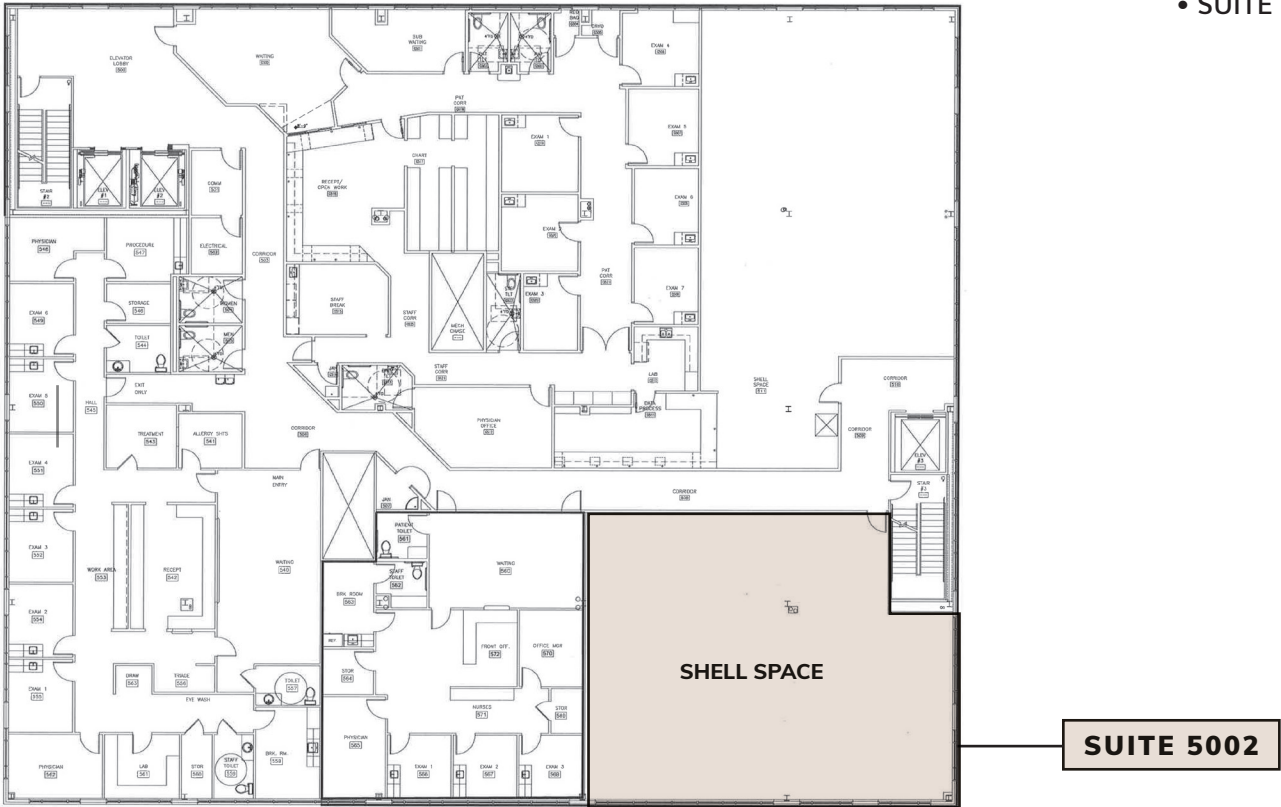
# Space Layout

5<sup>TH</sup> FLOOR

## AVAILABLE SPACES

5<sup>TH</sup> FLOOR

- SUITE 5002: 2,430 RSF

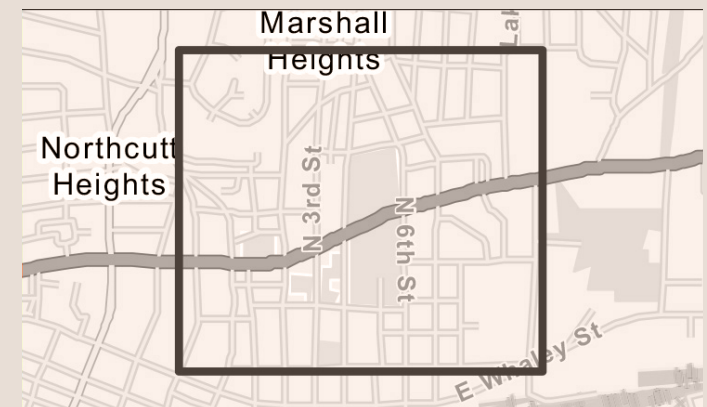






# Traffic Volume

## IMMEDIATE AREA



**Average Daily Traffic Volume**

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day





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