

# RICHARDSON MEDICAL VILLAGE

Class A Medical Office Space



## For Lease

3261 E. President George Bush Hwy. | Richardson, TX

**Jeff Anderson**

janderson@harrodhealthcare.com  
(972) 808-7285

**Perry Weber**

pweber@harrodhealthcare.com  
(972) 808-7632

Confidential & Not for Distribution

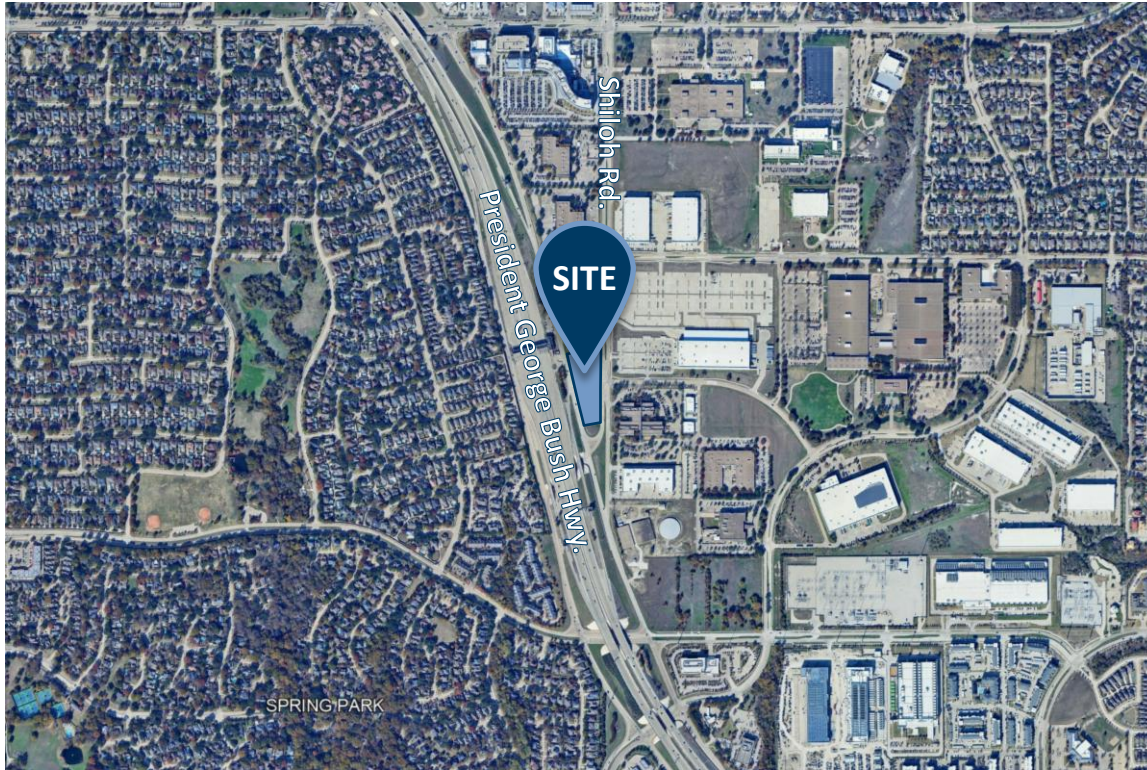
**Harrod Healthcare Real Estate**

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



# MEDICAL VILLAGE HIGHLIGHTS

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## PROJECT INFORMATION

Building Size:	+/- 32,000 SF
Parking:	5 Spaces per 1,000 SF (166 Spaces)
Availability:	+/- 13,600 SF, First Floor
Rental Rate:	Please Call for Pricing Information

## BUILDING FACTS

- + New two-story outpatient healthcare facility.
- + First floor is demisable to +/- 2,000 SF.
- + Second floor is leased to a primary care practice.
- + Covered pickup/drop off entry and interior signage.

## FRONTAGE VISIBILITY

- + Access from both Shiloh Rd. and PGBT frontage road.
- + Monument sign for practice identification.

## MARKET INFORMATION

- + Over 6,500 businesses with 117,000 employees within a 3-mile radius.
- + Adjacent to one of the most traveled portions of President George Bush Turnpike with 77,000 annual average daily traffic.
- + Less than half a mile from Methodist Richardson Medical Center.

## PRIMARY CARE ANCHOR



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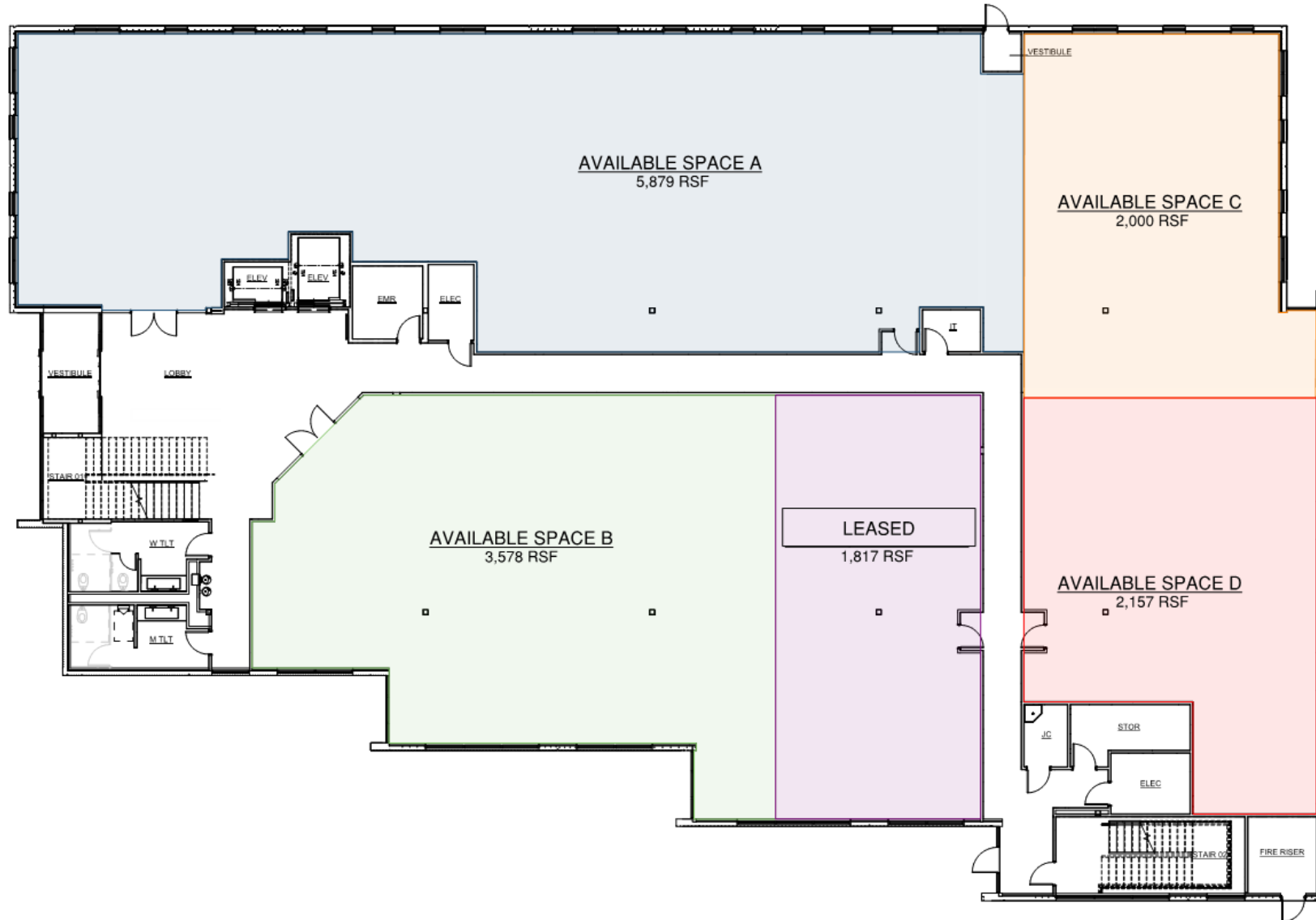
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# FIRST FLOOR AVAILABILITY

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# PHOTOS

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