
THE SUMMIT

AT PRESTON TRAILS **FOR SALE**

17210 Campbell Rd
Dallas, Texas 75248



Jones Lang LaSalle Brokerage, Inc.

THE SUMMIT

AT PRESTON TRAILS

KEY FACTS

31,698 sf

Total Building Area

4.00/1,000 sf

Parking

1984

Year Built

30%

Occupancy

BUILDING FEATURES

- Ideal for medical owner/users: 12 minutes or less to Medical City Plano, Baylor Heart Medical and Legent Surgical Hospital
- Well maintained with immaculate landscaping making for luxurious owner/user campus
- Entire building available for purchase below replacement cost
- Recent building upgrades throughout
- Subject property surrounded by high-end residential development perfect for suburban office
- Immediate neighbors include The Shops at Preston Trail, Bent Tree Country Club and Shelton School



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Pricing

Building:
\$4,755,000 (\$150/sf)

Individual Suites:

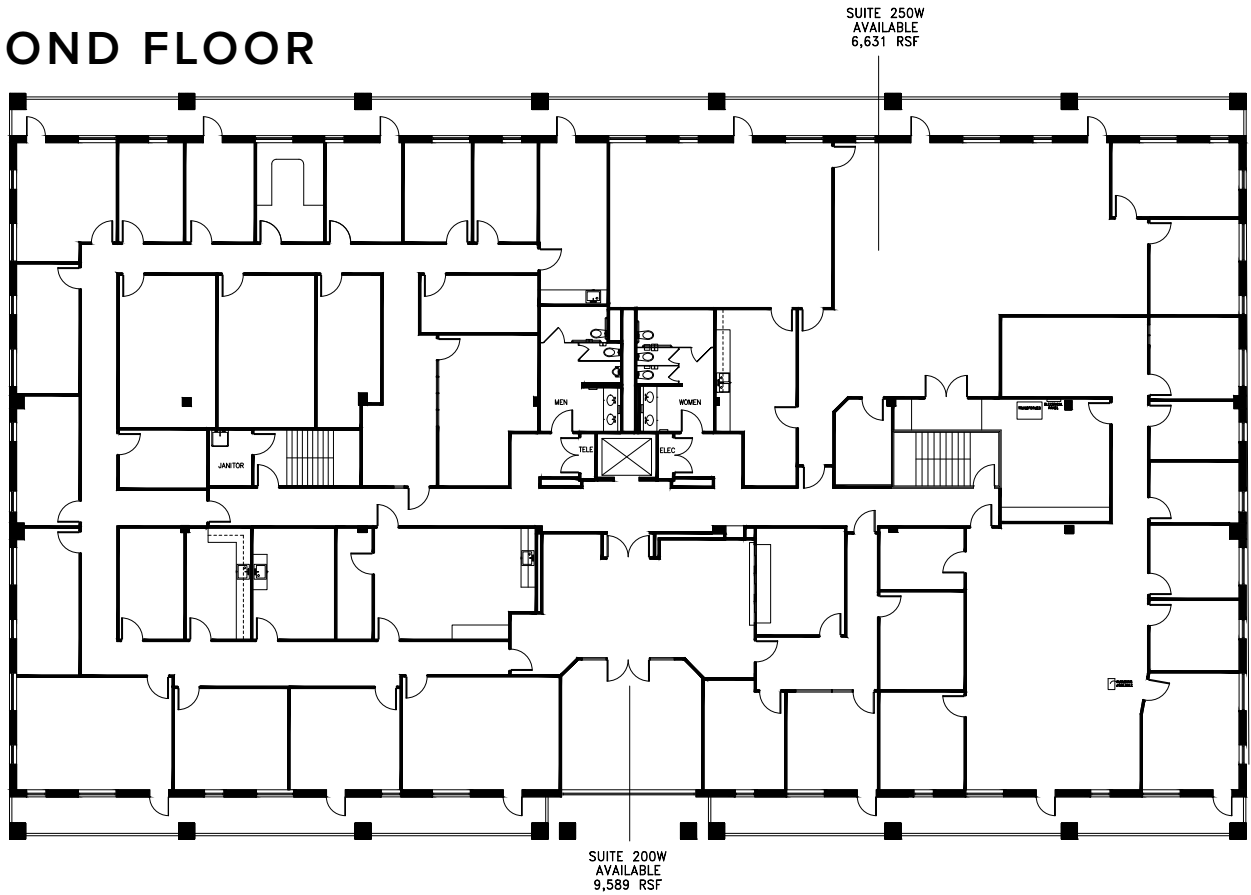
- Suite 100W:
\$1,067,500 (4,270 RSF)
- Suite 150W:
\$772,250 (3,089 RSF)
- Suite 175W:
\$1,128,750 (4,515 RSF)
- Suite 180W:
\$845,750 (3,383 RSF)
- Suite 250W:
\$1,326,200 (6,631 RSF)
- Suite 200W:
\$1,917,800 (9,589 RSF)



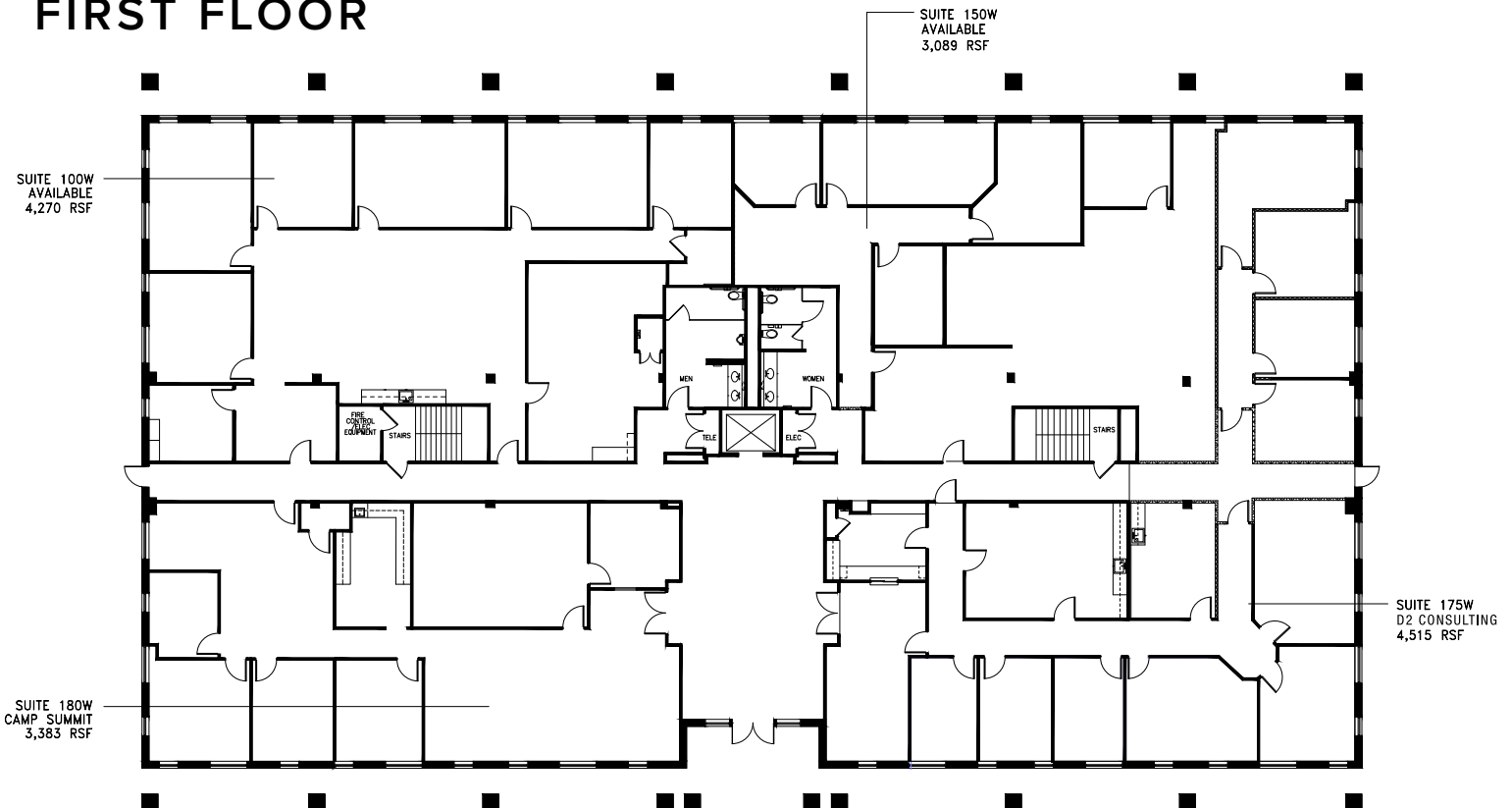
CURRENT

FLOOR PLANS

SECOND FLOOR



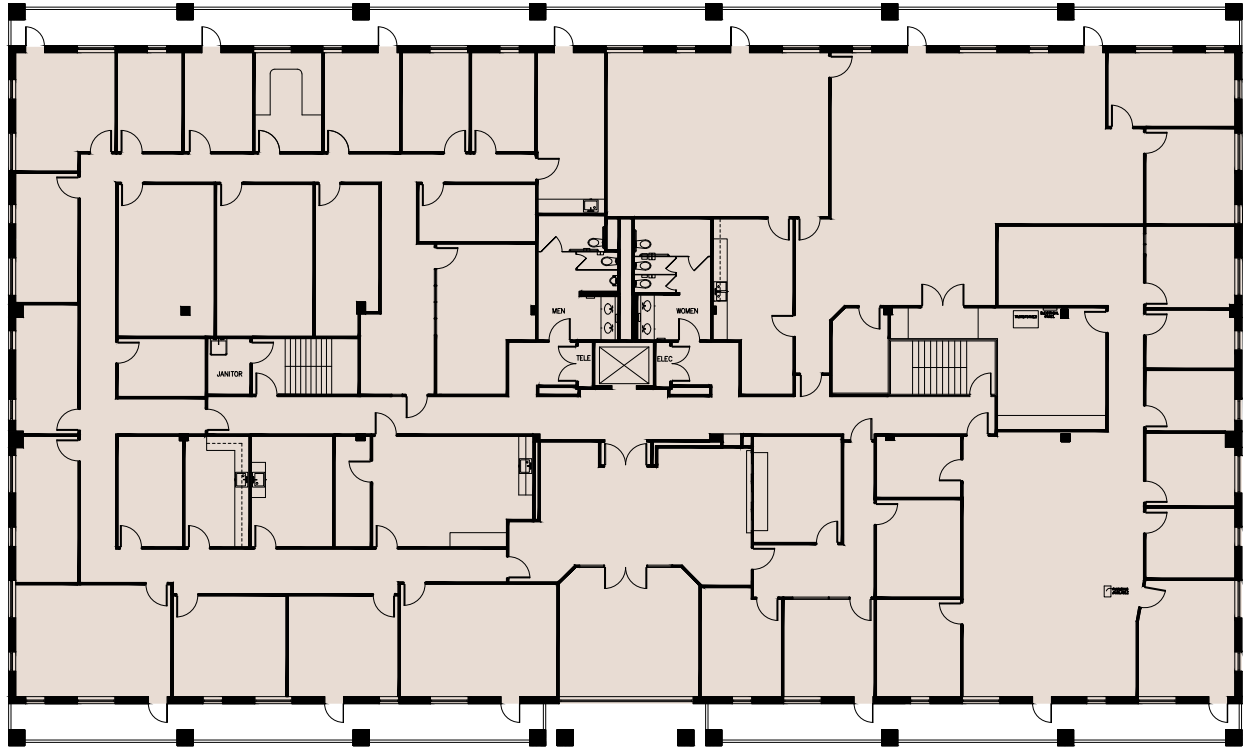
FIRST FLOOR



HYPOTHETICAL MEDICAL CONVERSION

FLOOR PLANS

SECOND FLOOR- 16,220 RSF CONTIGUOUS

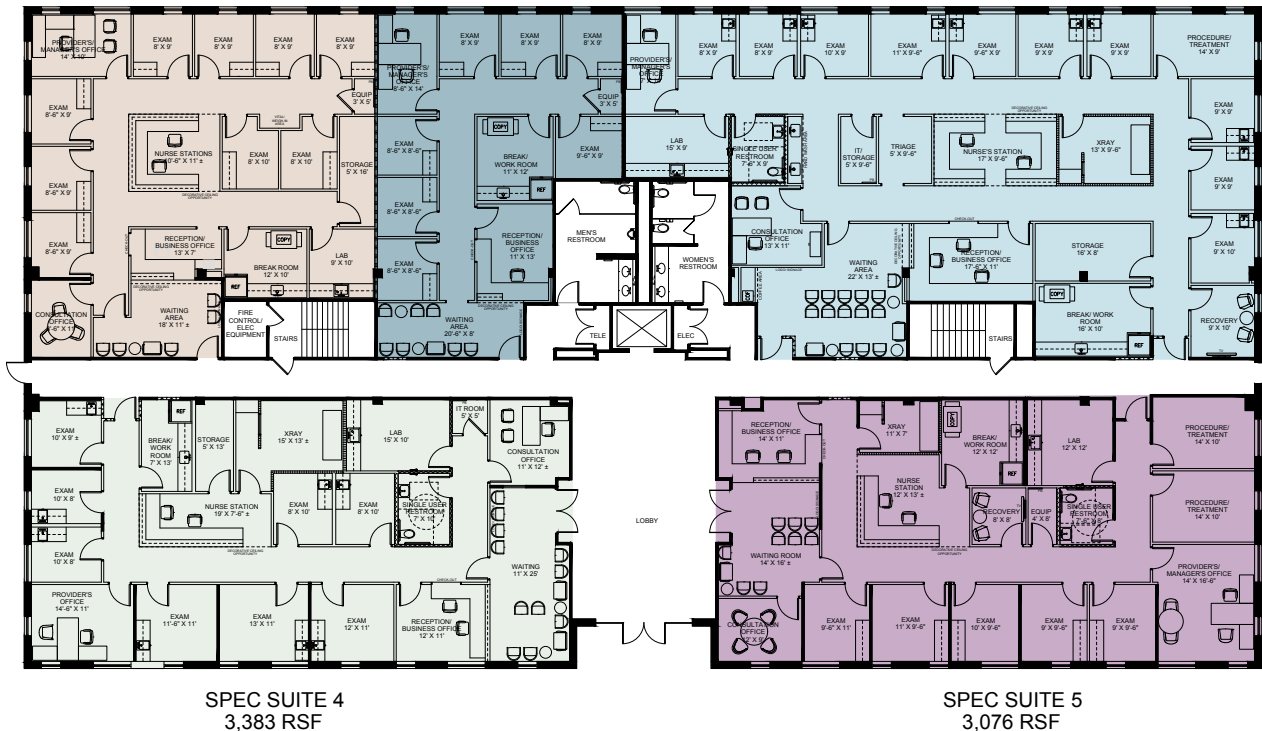


FIRST FLOOR

SPEC SUITE 1
2,570 RSF

SPEC SUITE 2
1,655 RSF

SPEC SUITE 3
4,573 RSF



SPEC SUITE 4
3,383 RSF

SPEC SUITE 5
3,076 RSF

OUTPATIENT GROWTH

Service Line	2023 Volume	2028 Volume	5 Yr Growth
Cardiology	86,086	105,170	22.2%
Cosmetic Procedures	7,651	8,364	9.3%
Dermatology	41,149	46,341	12.6%
Endocrinology	2,017	2,676	32.7%
ENT	31,305	36,887	17.8%
Evaluation and Management	969,358	1,104,216	13.9%
Gastroenterology	21,722	24,474	12.7%
General Surgery	5,584	6,215	11.3%
Gynecology	9,529	10,072	5.7%
Lab	411,172	487,473	18.6%
Miscellaneous Services	198,445	232,695	17.3%
Nephrology	4,737	5,621	18.7%
Neurology	16,406	18,516	12.9%
Neurosurgery	876	978	11.7%
Obstetrics	4,376	4,009	-8.4%
Oncology	13,445	15,500	15.3%
Ophthalmology	77,801	94,935	22.0%
Orthopedics	27,648	32,983	19.3%
Pain Management	10,210	12,197	19.5%
Physical Therapy/Rehabilitation	248,445	299,213	20.4%
Podiatry	13,834	16,554	19.7%
Psychiatry	135,890	167,813	23.5%
Pulmonology	13,164	13,782	4.7%
Radiology	276,487	313,670	13.4%
Spine	1,810	2,234	23.4%
Thoracic Surgery	486	556	14.4%
Trauma	6,891	7,925	15.0%
Urology	8,757	9,806	12.0%
Vascular	14,548	17,944	23.3%

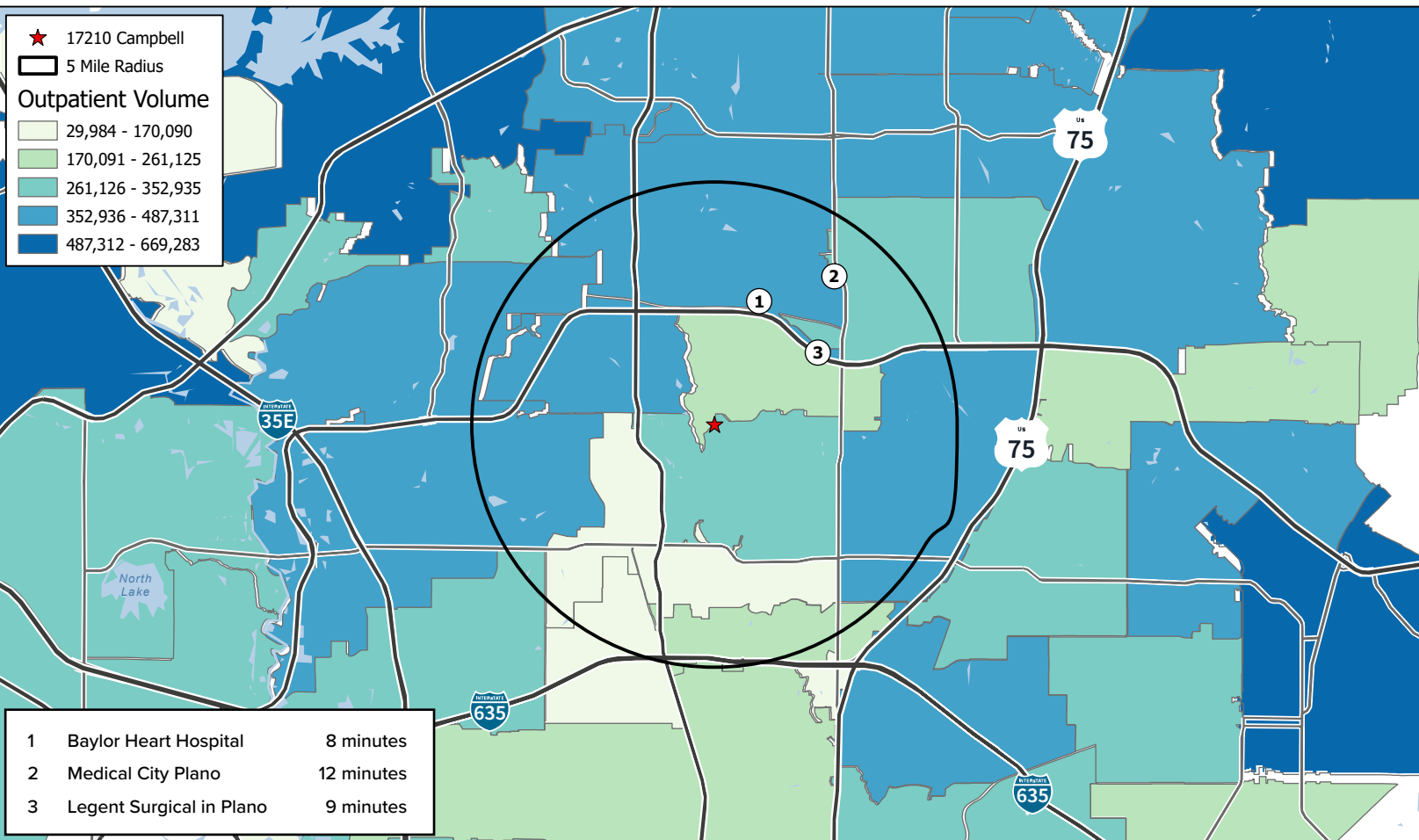
*Outpatient

*5 mile radius of subject zip code

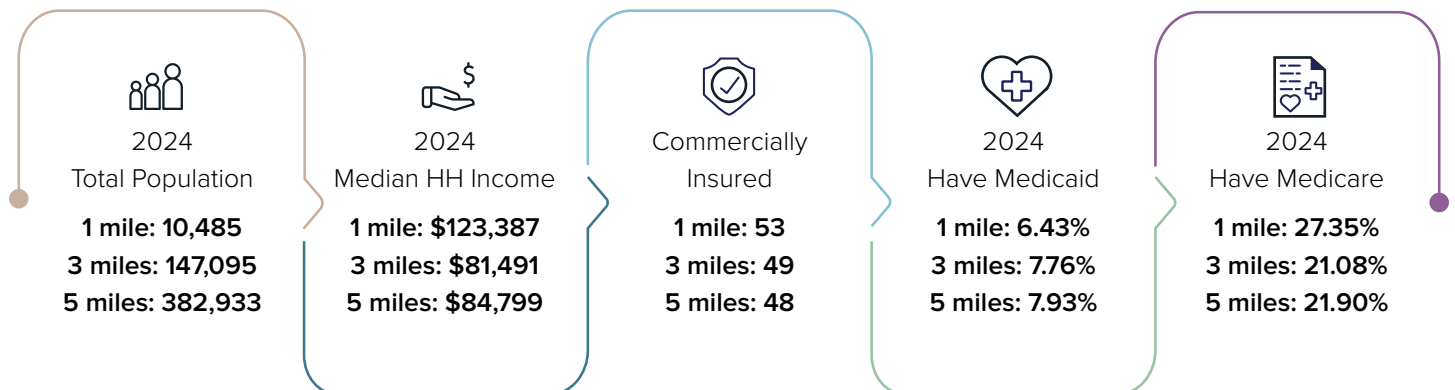
*All ages and genders

*All service lines

OUTPATIENT VOLUME



HEALTHCARE DEMOGRAPHICS





RESTAURANTS

- Bahama Bucks
- Shebelle Ethiopian Cuisine and Bar
- Marco's Pizza
- Fajita's Pete
- Deli-News – N.Y. Style Deli
- The Pizza Guy
- Subway
- La Hacienda Ranch
- Café de France Bakery and Bistro
- Mumbai Grill – Authentic Indian Cuisine
- Banana Leaf – Thai Cuisine
- The Kitchen – Café, Bakery, Catering
- Pizza Hut
- Hook, Line and Sinker
- Lekka
- Taco Bueno
- Braums
- Pera – Turkish Kitchen
- Jaram's Donuts
- Sharky's Bar, Grill, Games
- Cowboy Kitchen
- Dami Korean Fusion and Sushi

STUDIOS

- Power Play Fitness Studio
- Move Studio
- Muscles On
- Extreme Iron Pro Gym

BANKS

- Bank of America
- Wells Fargo
- Chase Bank
- BBVA Compass



THE SUMMIT

AT PRESTON TRAILS

OWNED AND MANAGED BY



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