

# BAYLOR CHARLES A. SAMMONS CANCER CENTER

3410 Worth Street  
Dallas, TX 75246

## Medical For Lease



Leasing Information:  
214.461.2300

**Douglas Maclay**  
214.461.2371  
dmaclay@lpc.com

**Nat Klein**  
214.461.2325  
nklein@lpc.com

**Elizabeth Madden**  
214.461.1065  
emadden@lpc.com

# Lincoln

Lincoln Property Company  
8140 Walnut Hill Lane Suite 700  
Dallas, TX 75231

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

3410 Worth Street | Dallas, TX 75246



## Property Overview

The Baylor Charles A. Sammons Cancer Center is a ten-story outpatient facility consisting of 458,396 square feet located on the Baylor Hospital Campus in downtown Dallas with easy access to Interstate 30, Highway 75 and the nearby DART Rail Station. The building is connected via sky-bridge "The Bridge of Hope" to the T. Boone Pickens Cancer Hospital. Outpatient Services include: Medical Oncology, Oncology Research, Transplant Center, Infectious Disease Program and Imaging Services. Additionally, the building hosts 4 linear accelerator vaults available for use by Texas Oncology. Over the next 5 years, the surrounding healthcare market is projecting growth, 15.1% outpatient volume growth couples with 1.8% inpatient volume growth. The oncology outpatient volume is projected to grow 17.0% in the next five years

## Property Highlights

- Superior Location
- Shell Space Available
- 24/7 Campus Security
- Move in Ready Suite
- 10th Floor Conference Center
- On-Site Patient Parking and Covered Valet Services

## Availabilities

495 to 18,475 SF Available

**Douglas Maclay**

214.461.2371  
dmaclay@lpc.com

**Nat Klein**

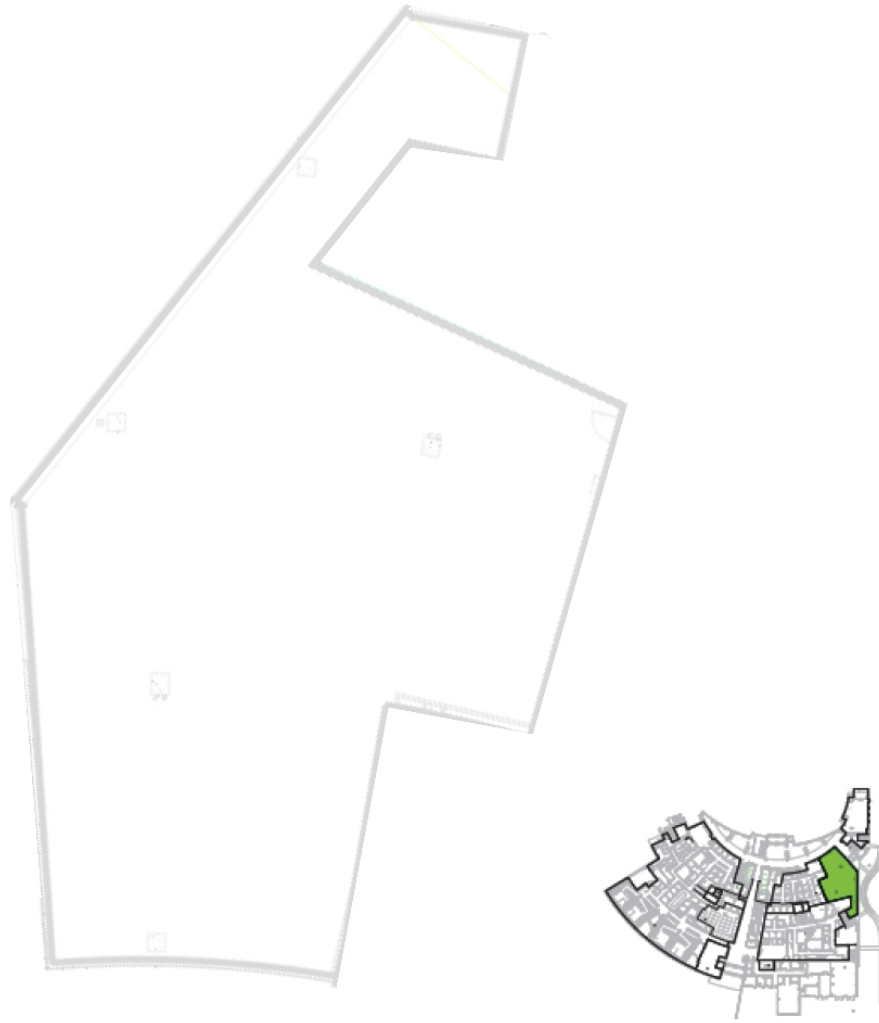
214.461.2325  
nklein@lpc.com

**Elizabeth Madden**

214.461.1065  
emadden@lpc.com

# Lincoln

3410 Worth Street | Dallas, TX 75246



| Suite | Size             |
|-------|------------------|
| 110   | 1,000 - 4,951 SF |

**Douglas Maclay**

214.461.2371  
dmaclay@lpc.com

**Nat Klein**

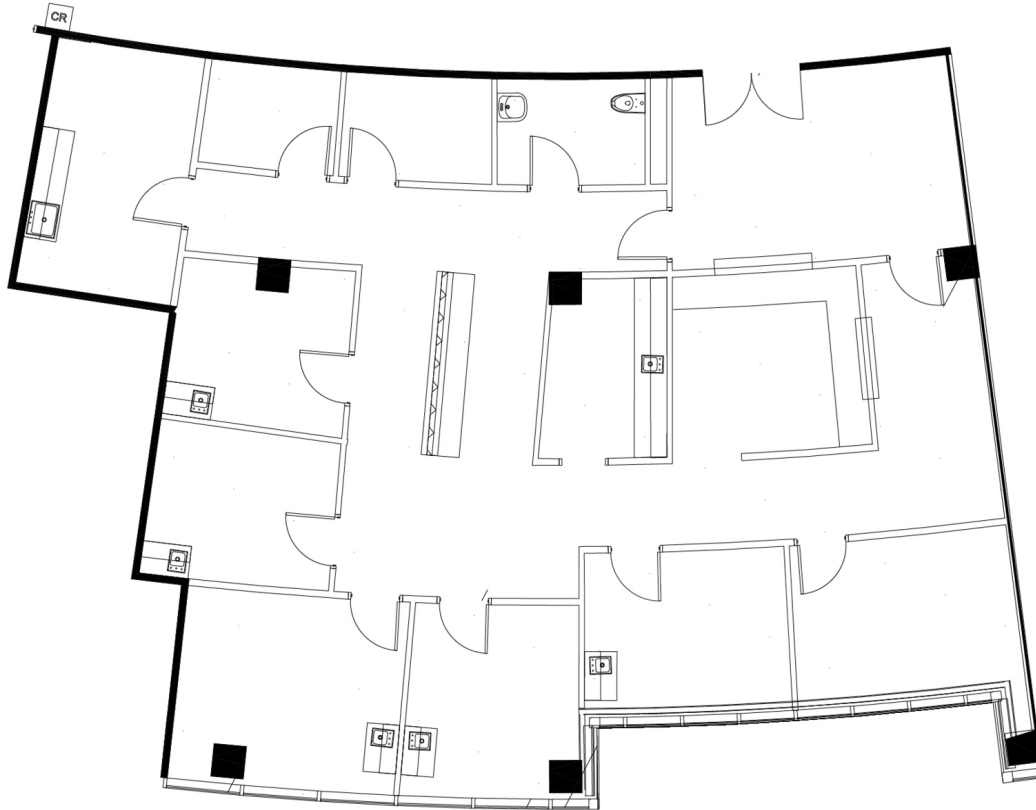
214.461.2325  
nklein@lpc.com

**Elizabeth Madden**

214.461.1065  
emadden@lpc.com

# Lincoln

3410 Worth Street | Dallas, TX 75246



| Suite | Size     | Virtual Tour              |
|-------|----------|---------------------------|
| 740A  | 2,819 SF | <a href="#">View Here</a> |

**Douglas Maclay**

214.461.2371  
dmaclay@lpc.com

**Nat Klein**

214.461.2325  
nklein@lpc.com

**Elizabeth Madden**

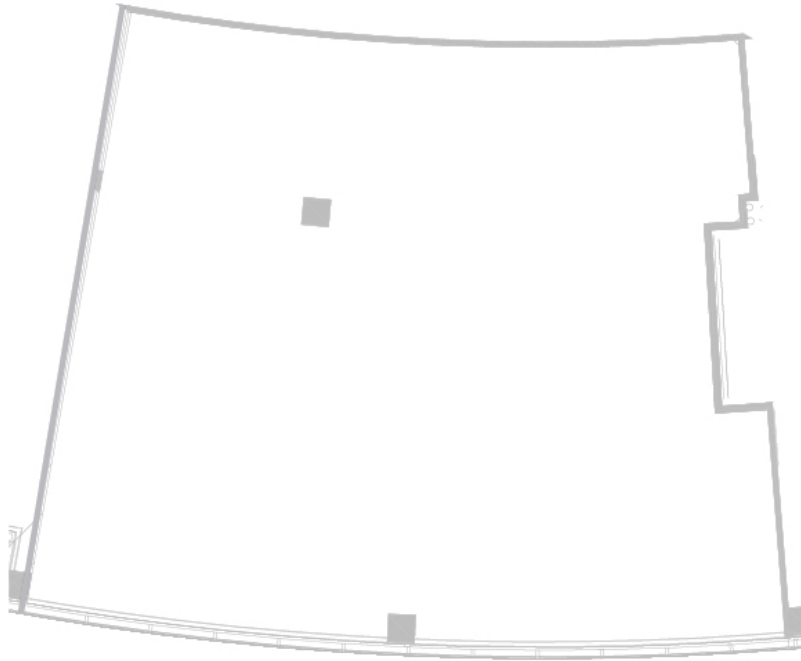
214.461.1065  
emadden@lpc.com

# Lincoln

# BAYLOR CHARLES A. SAMMONS CANCER CENTER

Suite 740B

3410 Worth Street | Dallas, TX 75246



| Suite | Size             |
|-------|------------------|
| 740B  | 1,000 - 2,727 SF |

**Douglas Maclay**

214.461.2371  
dmaclay@lpc.com

**Nat Klein**

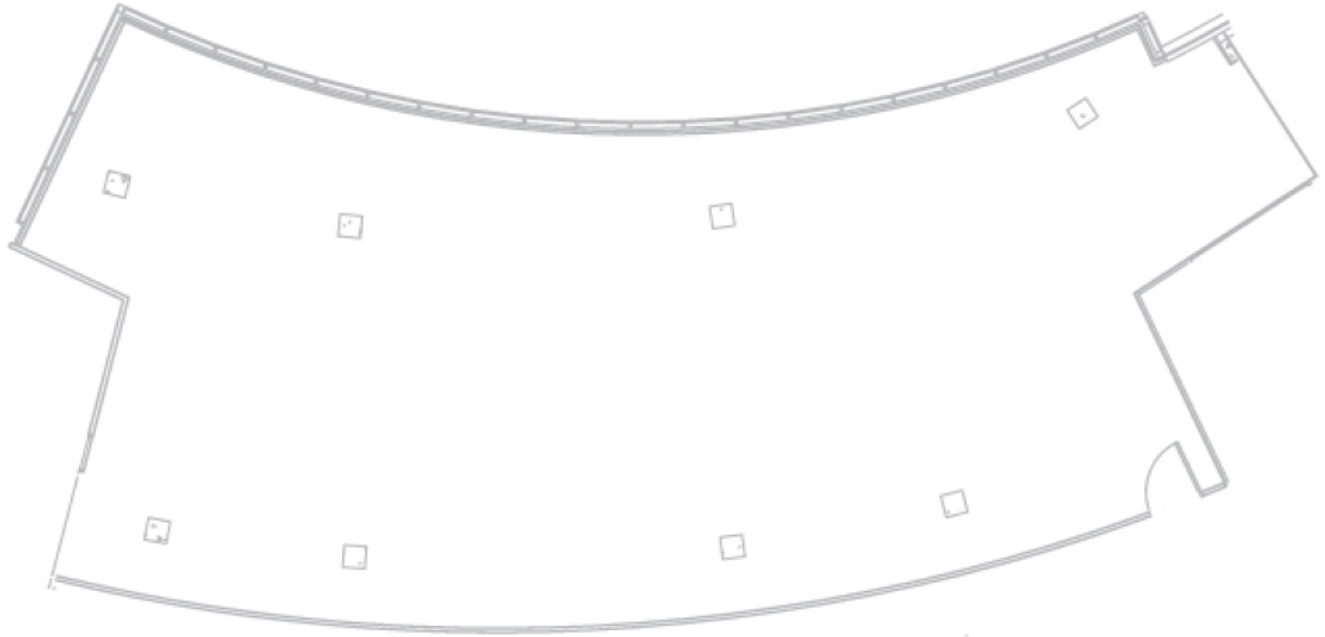
214.461.2325  
nklein@lpc.com

**Elizabeth Madden**

214.461.1065  
emadden@lpc.com

**Lincoln**

3410 Worth Street | Dallas, TX 75246



| Suite | Size             | Lease Rate | Description |
|-------|------------------|------------|-------------|
| 760   | 1,000 - 5,601 SF | Negotiable | -           |

**Douglas Maclay**

214.461.2371  
dmaclay@lpc.com

**Nat Klein**

214.461.2325  
nklein@lpc.com

**Elizabeth Madden**

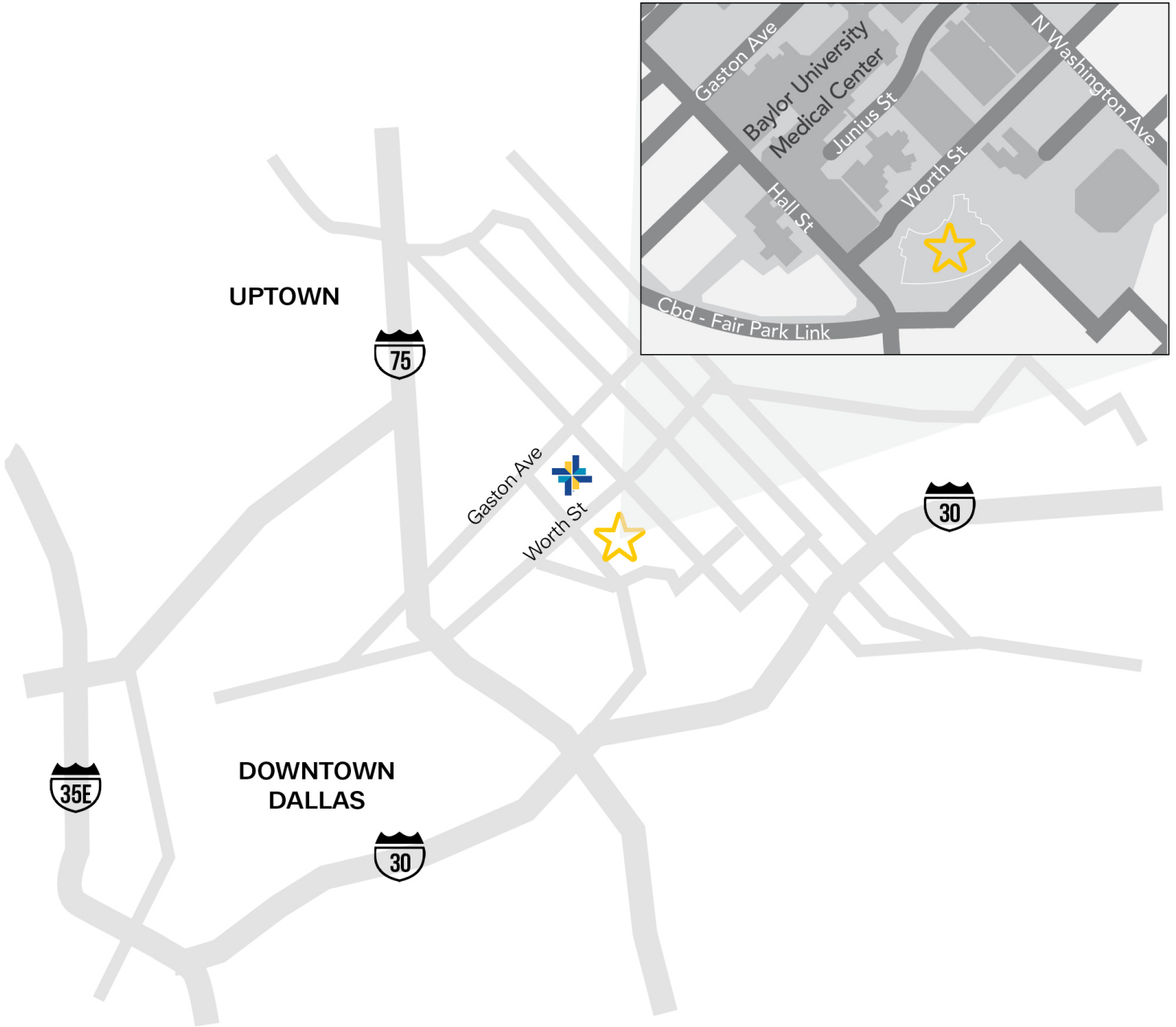
214.461.1065  
emadden@lpc.com

# Lincoln

# BAYLOR CHARLES A. SAMMONS CANCER CENTER

## Location Map

3410 Worth Street | Dallas, TX 75246



**Douglas Maclay**

214.461.2371  
dmaclay@lpc.com

**Nat Klein**

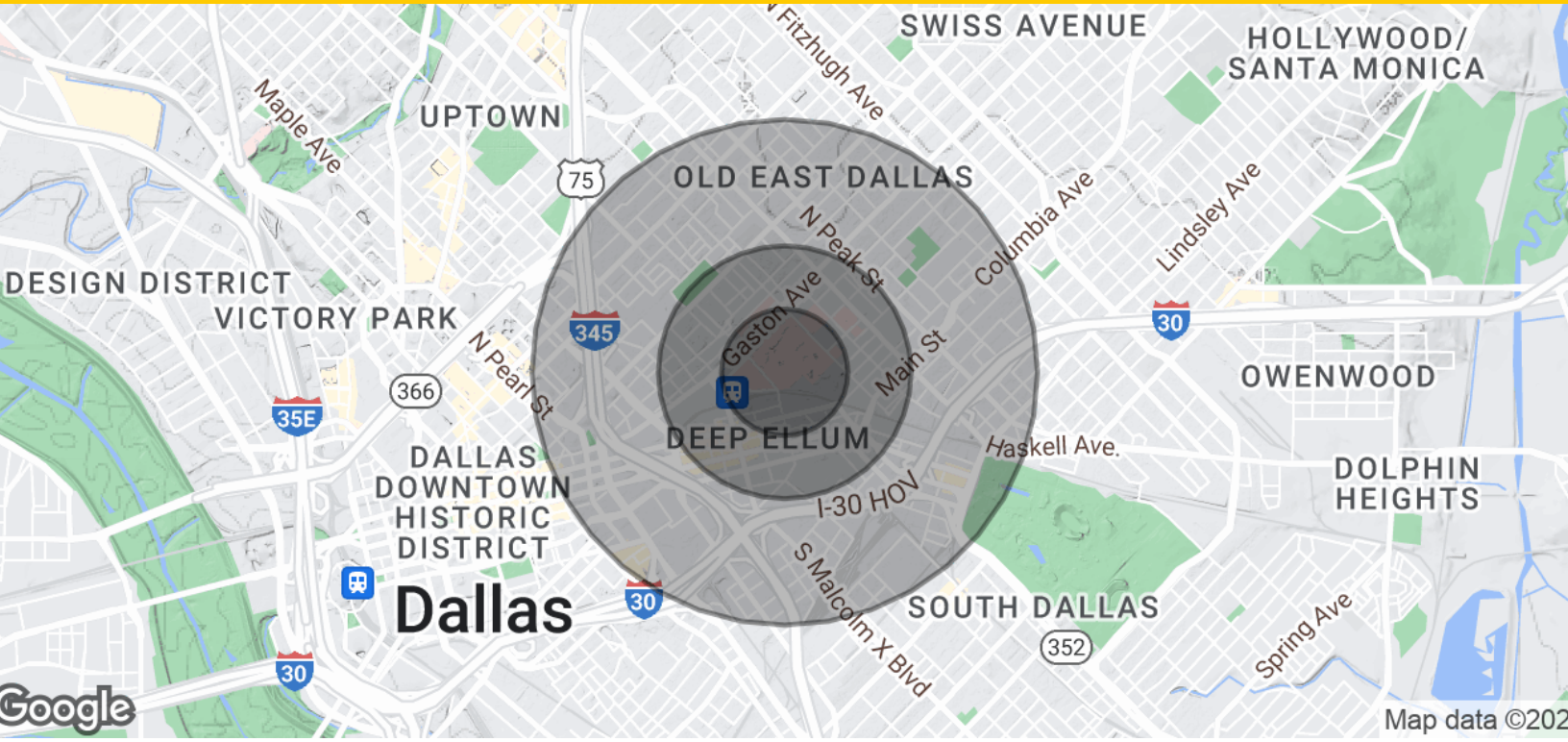
214.461.2325  
nklein@lpc.com

**Elizabeth Madden**

214.461.1065  
emadden@lpc.com

# Lincoln

3410 Worth Street | Dallas, TX 75246



| Population           | 0.25 Miles | 0.5 Miles | 1 Mile    |
|----------------------|------------|-----------|-----------|
| Total Population     | 624        | 3,127     | 19,306    |
| Average Age          | 35.7       | 36.6      | 35.1      |
| Average Age (Male)   | 36.0       | 36.2      | 35.8      |
| Average Age (Female) | 34.0       | 35.5      | 33.9      |
| Households & Income  | 0.25 Miles | 0.5 Miles | 1 Mile    |
| Total Households     | 375        | 1,803     | 11,627    |
| # of Persons per HH  | 1.7        | 1.7       | 1.7       |
| Average HH Income    | \$72,577   | \$69,661  | \$75,039  |
| Average House Value  | \$28,332   | \$131,996 | \$265,410 |

\* Demographic data derived from 2020 ACS - US Census

**Douglas Maclay**    **Nat Klein**    **Elizabeth Madden**  
 214.461.2371    214.461.2325    214.461.1065  
 dmaclay@lpc.com    nklein@lpc.com    emadden@lpc.com







# BAYLOR CHARLES A. SAMMONS CANCER CENTER

3410 Worth Street  
Dallas, TX 75246

Leasing Information:  
214.461.2300

**Douglas Maclay**  
214.461.2371  
dmaclay@lpc.com

**Nat Klein**  
214.461.2325  
nklein@lpc.com

**Elizabeth Madden**  
214.461.1065  
emadden@lpc.com

## Lincoln

Lincoln Property Company  
8140 Walnut Hill Lane Suite 700  
Dallas, TX 75231

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