



**2275 Westpark Ct.
Eules, TX 76040**

Medical Office Building

FOR LEASE



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OVERVIEW

Strategically located near Hwy 183 and Westpark Way in the medical district of Hurst - Euless - Bedford.

Brick facade 2nd generation medical office building with new interior renovations, elevator, and abundant parking. Very inviting lobby that has a large skylight bringing in natural light

Located adjacent to Texas Health Methodist HEB and other medical users. Easy access to Hwy 183 and Hwy 121.

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FEATURES

- 18,125 SF 2nd Gen. Medical Office Building
- **Availability:**
 - Suite 100 - 3,004 SF**
 - Suite 101 - 4,874 SF**
 - Suite 102 - 1,070 SF**
 - Suite 200 & 202 - 5,003 SF**
- Newly renovated medical office suites
- On-Site property management/ownership
- Elevator and stairwell in lobby areas with common area restrooms and large skylight
- Convenient access from Hwy 183 and Hwy 121
- Monument signage available & abundant parking
- Located in the medical district of HEB, near Texas Health Methodist HEB and many other medical users and retailers.

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AREA DEMOGRAPHICS

POPULATION	1 MILE	5 MILE	10 MILE
2010 Population	18,950	220,542	882,555
2023 Population	14,828	255,398	978,328

HOUSEHOLD INCOME	1 MILE	5 MILE	10 MILE
2023 AVG. HH Income	\$82,042	\$99,450	\$92,841

TRAFFIC COUNTS

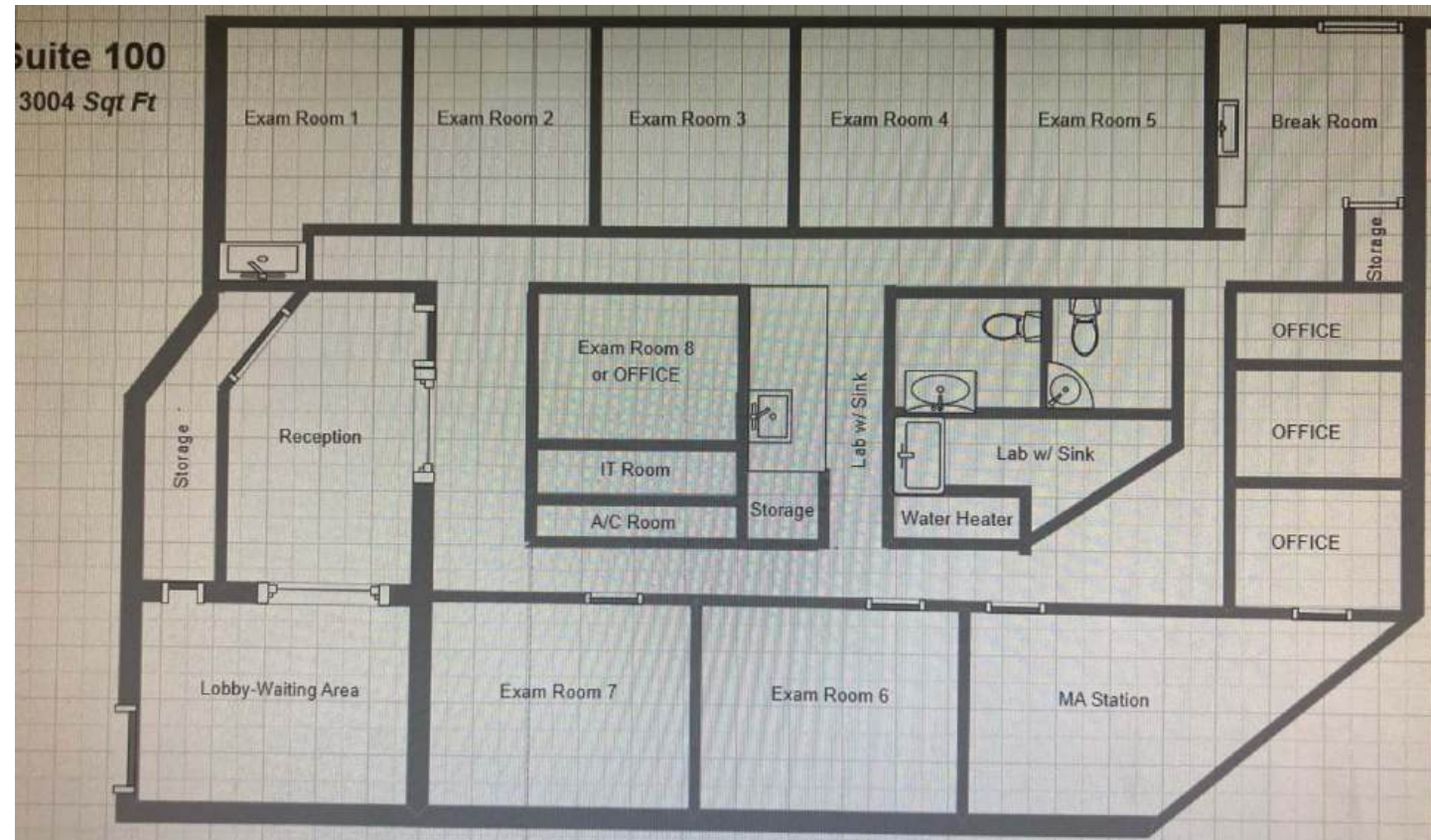
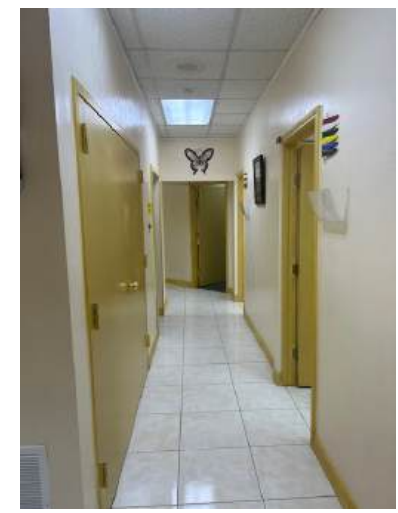
Westpark Ct.	25,225 VPD
Hwy 121 & 183	240,498 VPD





FEATURES

- **Availability:**
Suite 100 - 3,004 SF
- \$13.00/SF *Modified Gross*
- 1st floor second gen medical space
- Exterior door access from north parking lot in break room and access from lobby area
- Windows for natural light
- Renovated suite
- Monument signage available



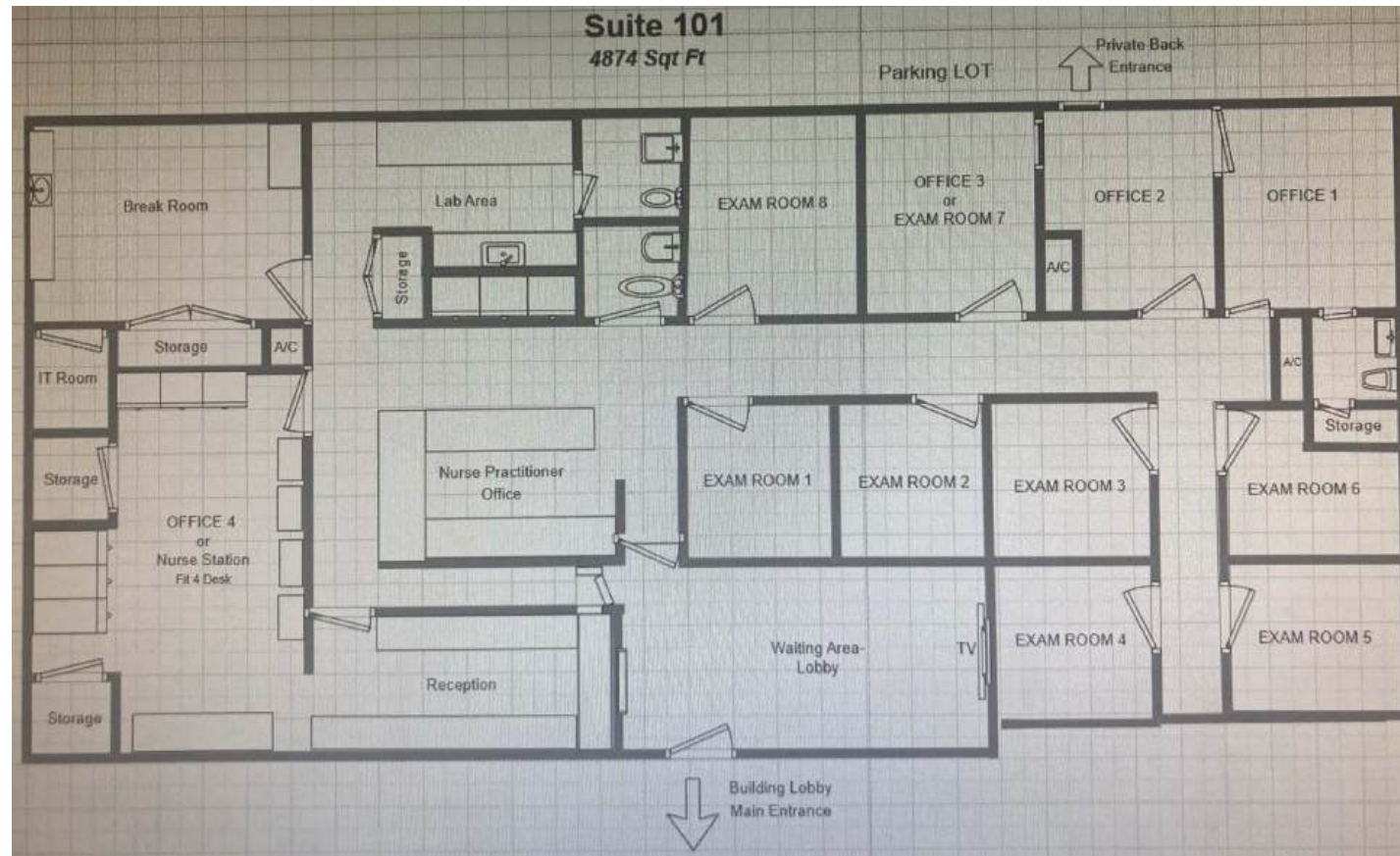
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SUITE 100



FEATURES

- **Availability:**
Suite 101 - 4,874 SF
- \$13.00/SF Modified Gross
- 1st floor second gen medical space
- Windows for natural light
- Exterior door access from south parking lot in office #2 and access from lobby area
- Renovated suite
- Monument signage available



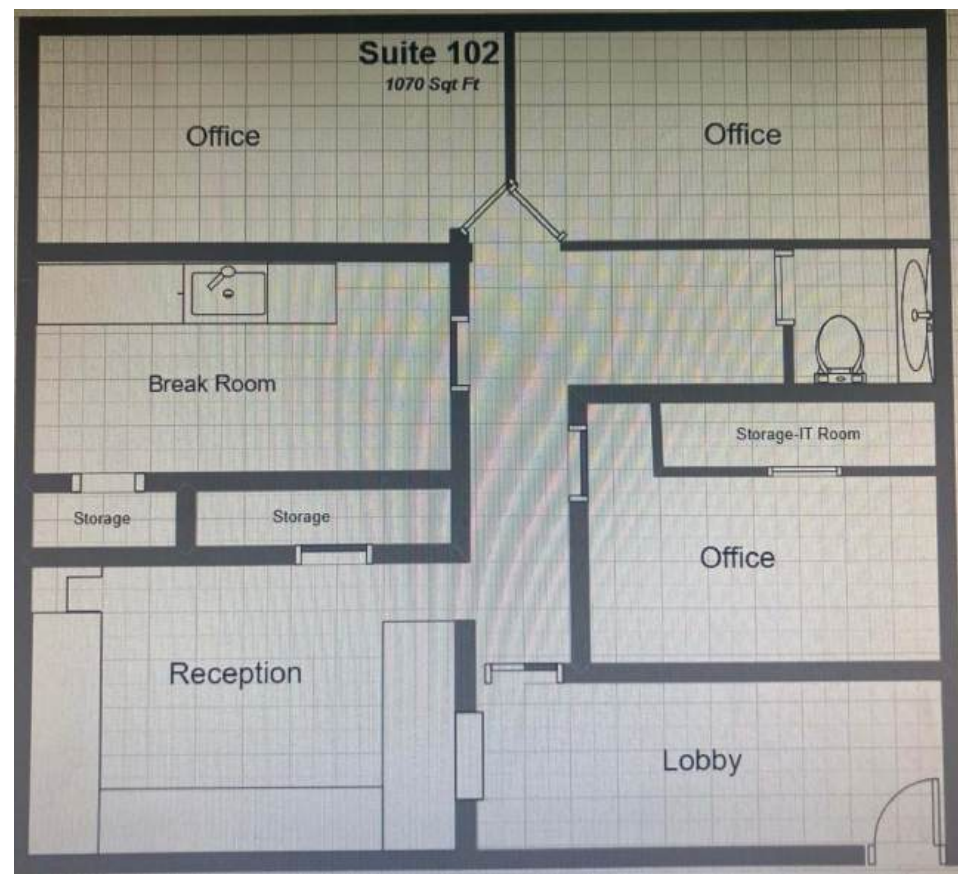
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SUITE 101



FEATURES

- **Availability:**
Suite 102 - 1,070 SF
- \$13.00/SF Modified Gross
- 1st floor second gen medical space
- Windows for natural light
- Renovated suite
- Monument signage available



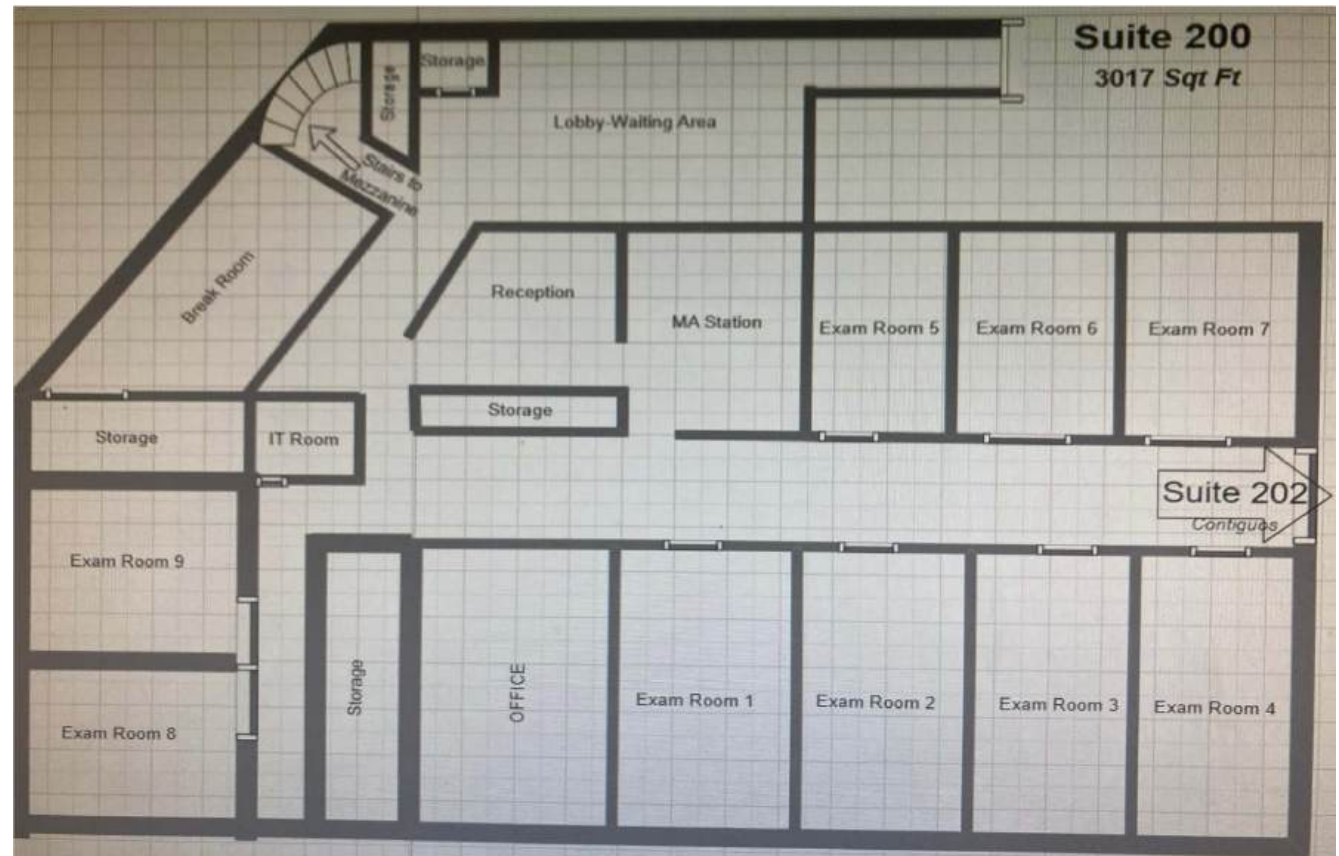
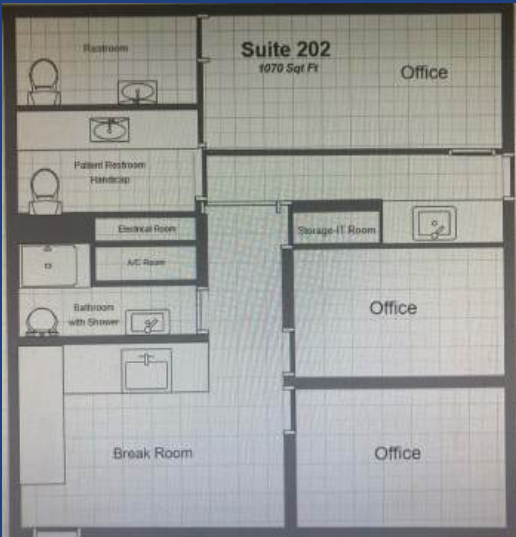
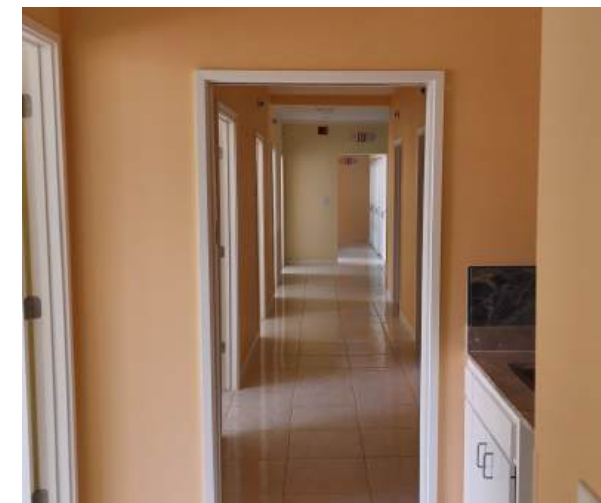
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SUITE 102



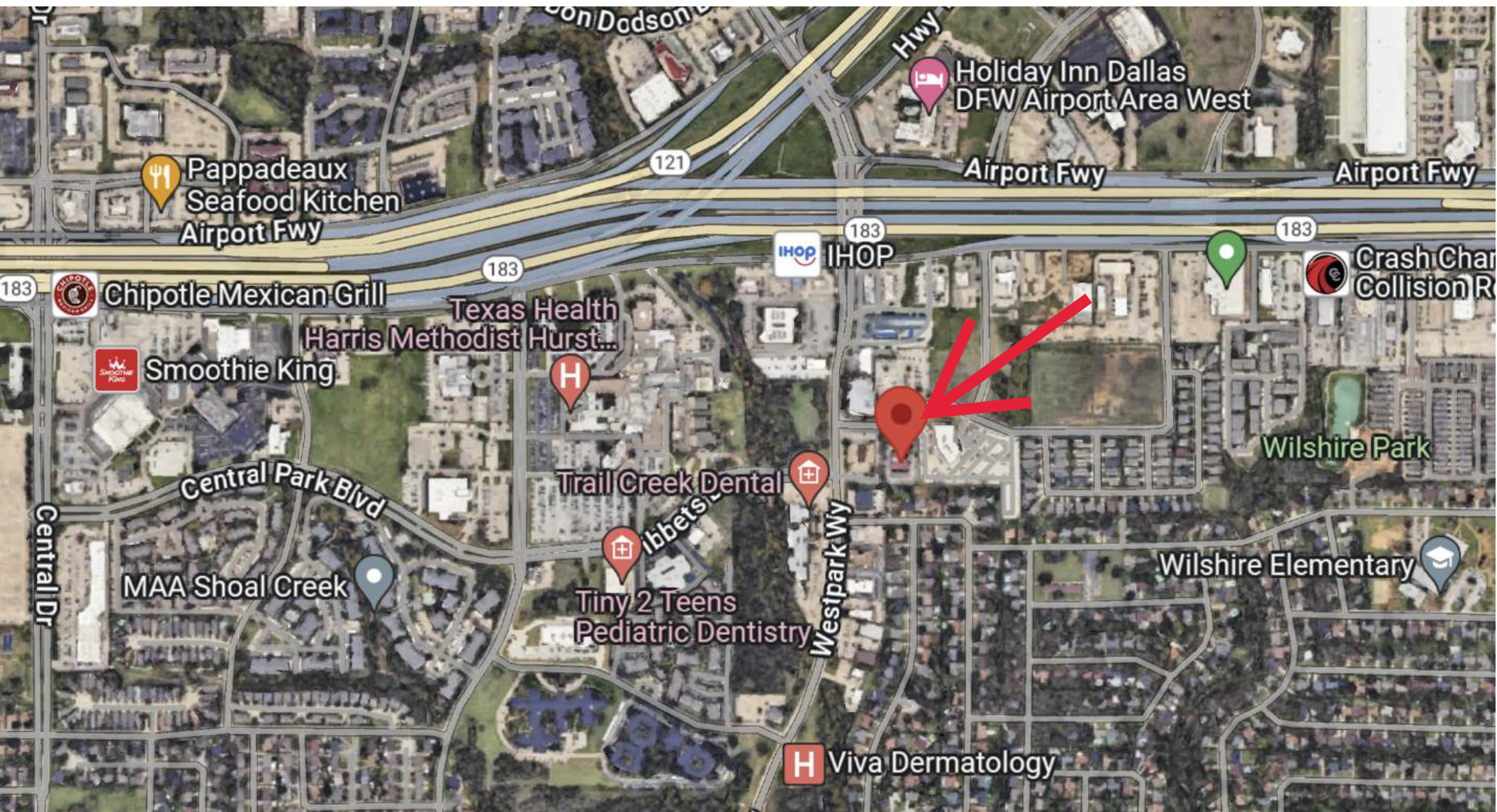
FEATURES

- **Availability:**
Suite 200 & 202 - 5,003 SF
- \$12.00/SF Modified Gross
- 2nd floor second gen medical space
- Windows for natural light
- Monument signage available



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SUITE 200 & 202



MAP/LOCATION

START A CONVERSATION

[BLUEALPHACAP.COM](https://bluealphacap.com)

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