



# Greenville

M E D I C A L  
T O W E R

# For Lease

## Medical & Office Space

**79,310 SF**



**Catalyst**  
healthcare real estate

7150 GREENVILLE AVENUE  
DALLAS, TX 75231



# Property Highlights



**Parking Ratio**  
6.0/1,000 SF  
Covered, reserved parking  
available for tenants



**Adjacent to the**  
Texas Health Dallas  
Hospital Campus



**Existing tenancy includes**  
Pediatric Ophthalmology,  
Optometry, General ASC &  
National Spine &  
Pain Management



**Small & Large Suites Available**  
600 SF up to 26,000 SF



**Shell &  
2nd Generation Space**



**Building & Monument  
Signage Packages Available**



**Top 2 Floors**  
contiguous vacancy



- Improvements & Amenities**
- Upgraded interior/exterior LED lighting
  - Enhanced monument signage
  - Freshly striped surface level & garage parking
  - Modernized interior tenant break lounge
  - Exterior landscaping
  - On-site property management
  - On-site security guard

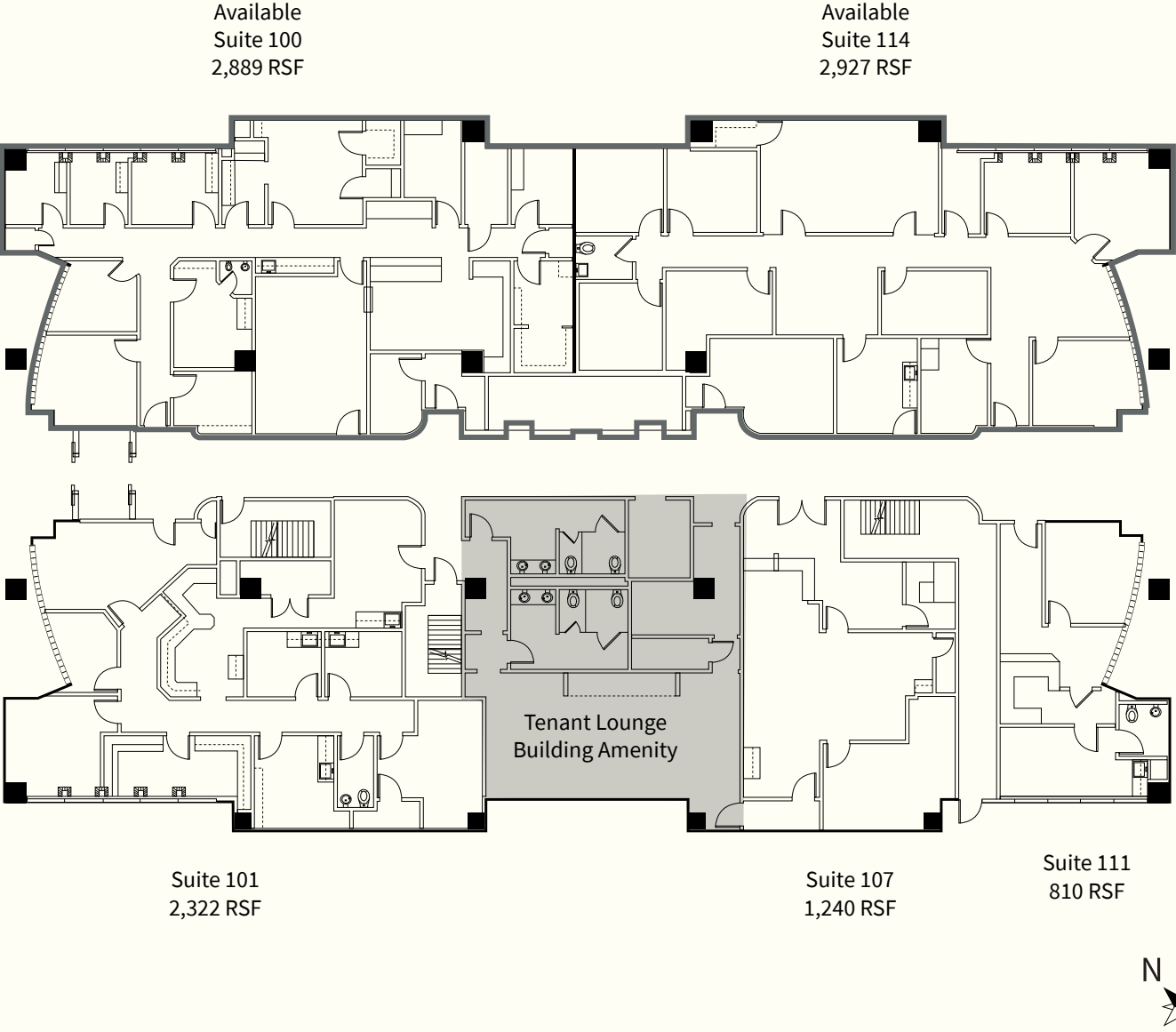




# Floor Plans - 1st Floor

## 1st Floor Availability

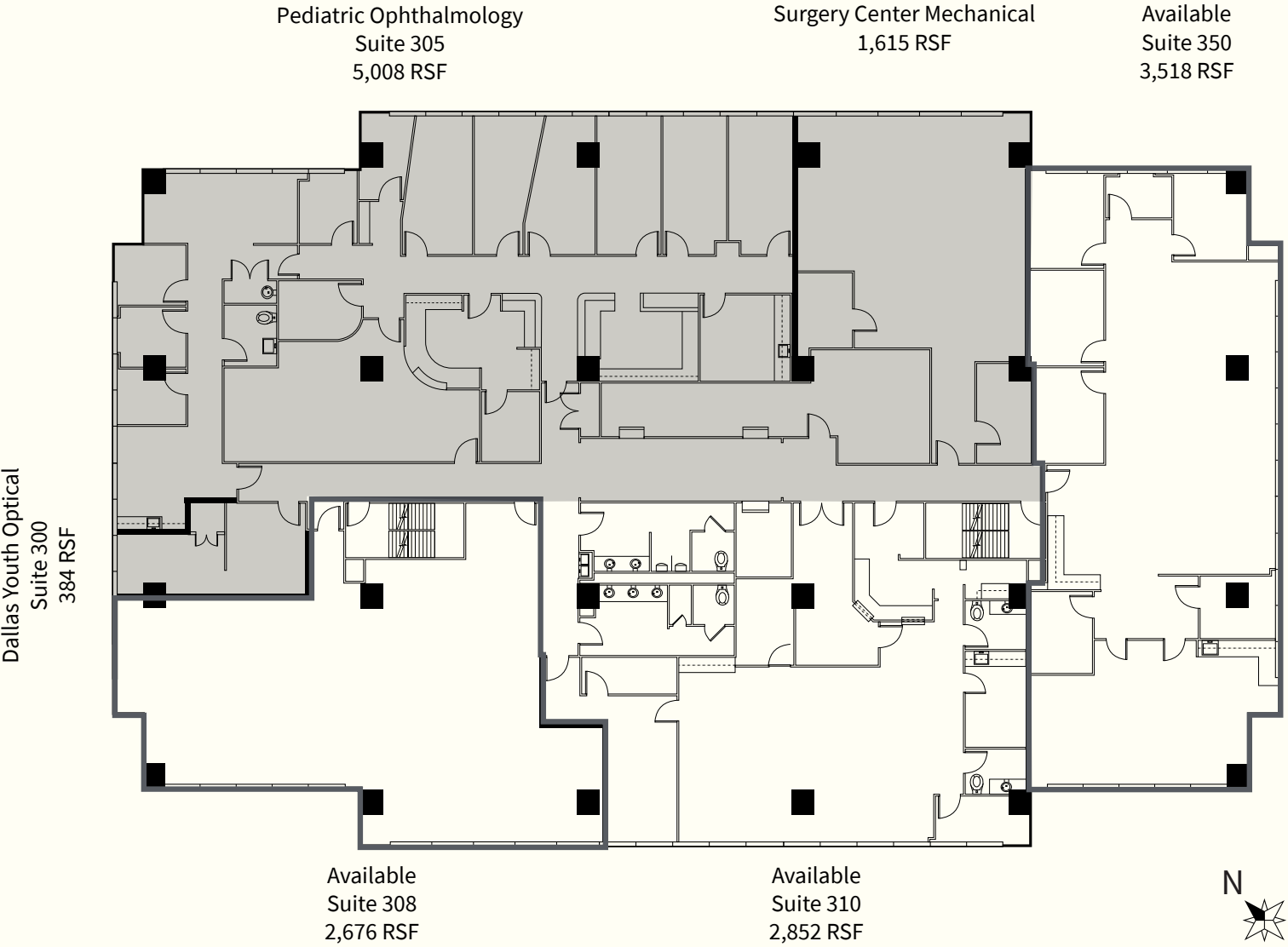
- Suite 100 - 2,889 SF
- Suite 101 - 2,322 SF
- Suite 107 - 1,240 SF
- Suite 111 - 810 RSF
- Suite 114 - 2,927 SF



# Floor Plans - 3rd Floor

## 3rd Floor Availability

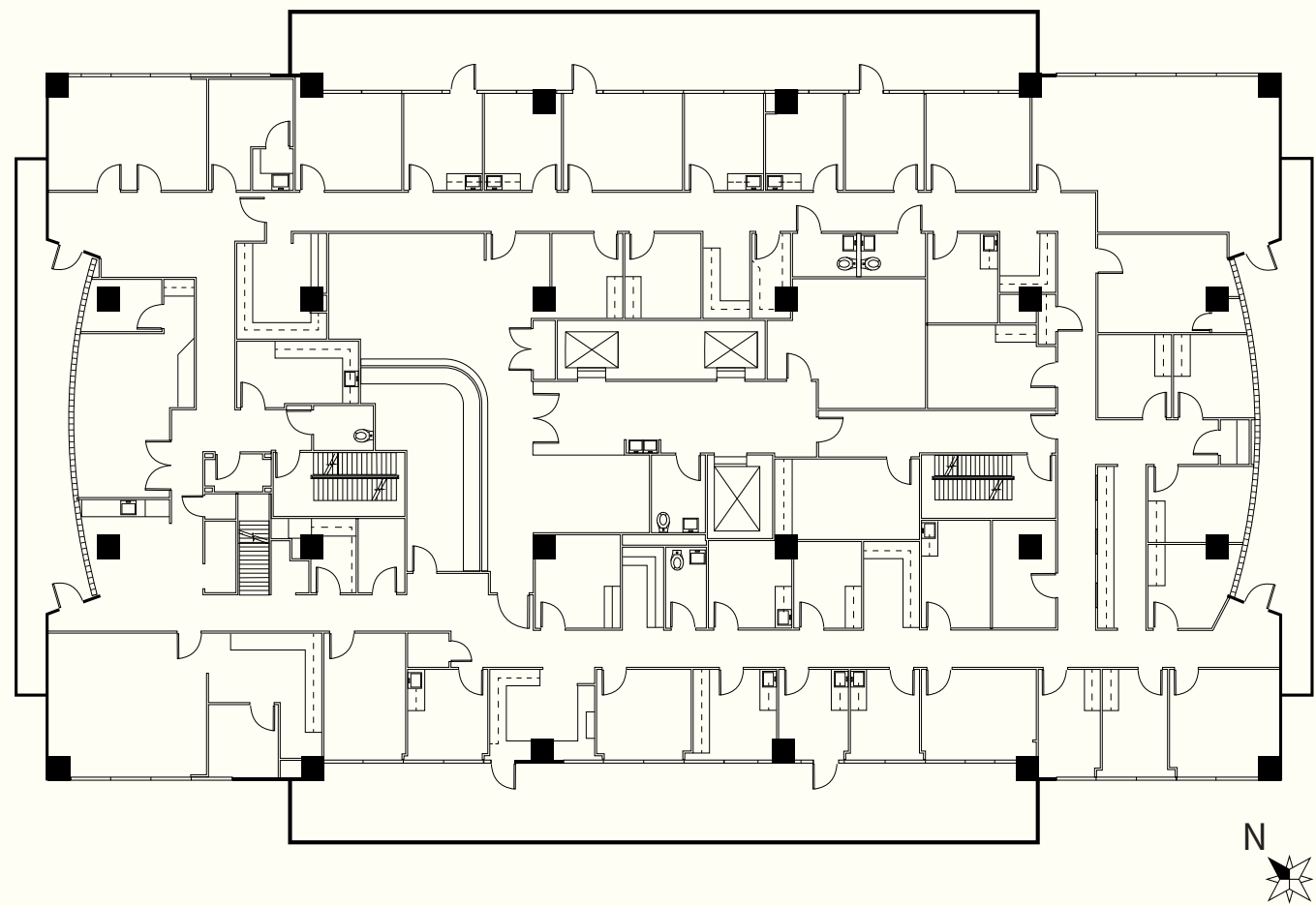
- Suite 308 - 2,676 SF
- Suite 310 - 2,852 SF
- Suite 350 - 3,518 SF



# Floor Plans - 5th Floor

## 5th Floor Availability

Suite 500 - 12,991 SF



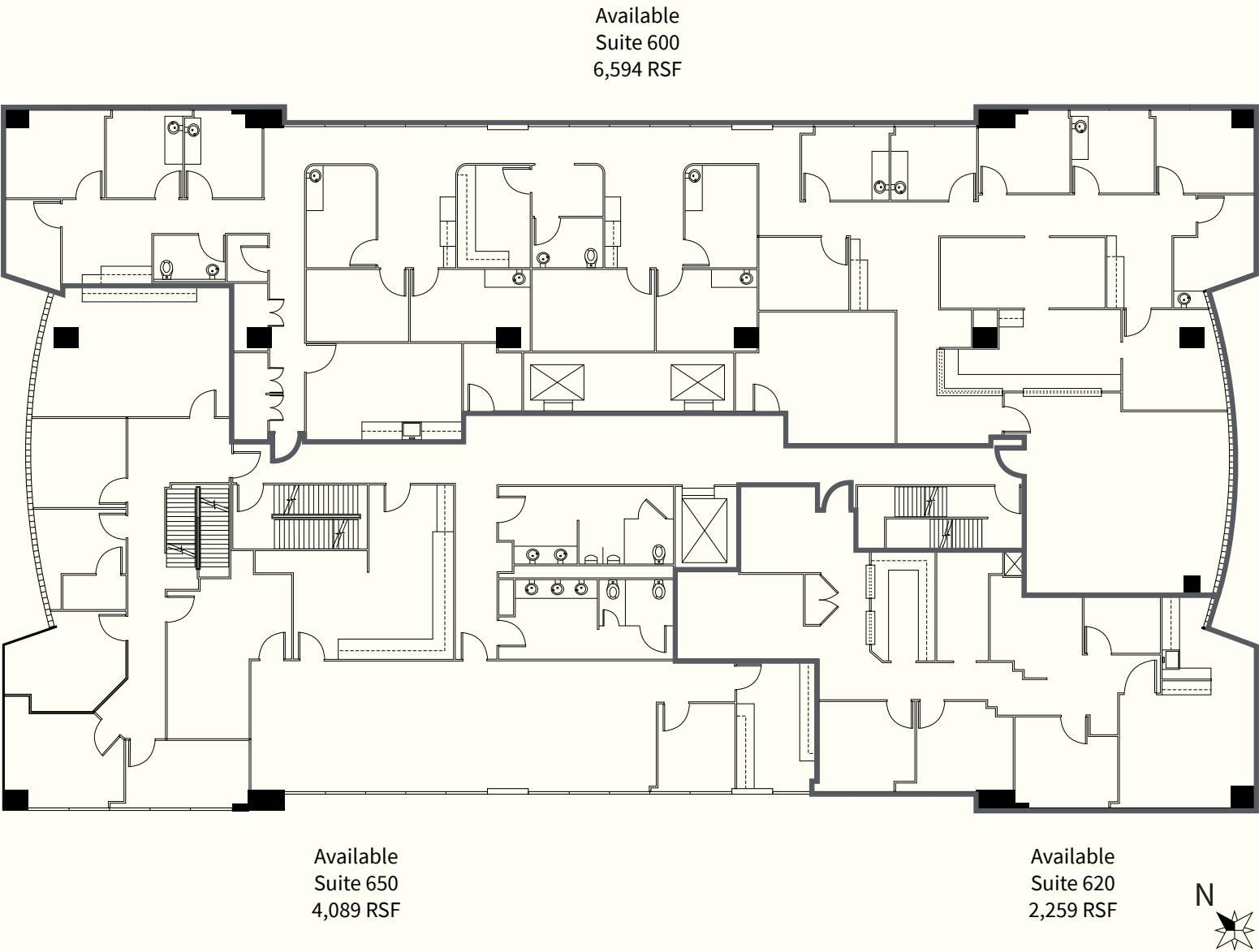
# Floor Plans - 6th Floor

## 6th Floor Availability

Suite 600 - 6,594 SF

Suite 620 - 2,259 SF

Suite 650 - 4,089 SF





Site Plan



Demographics

	Drive Time (5 minutes)	Drive Time (10 minutes)	Drive Time (15 minutes)
2022 Total Population	52,429	257,038	656,828
2027 Total Population	53,242	259,085	668,455
2022-2027 Population Growth #	813	2,047	11,627
Population Growth %	1.55%	0.80%	1.77%
2022 Median Household Income	\$55,330	\$72,440	\$78,249
2022 Households with Income Over \$100K	6,869	44,617	120,462
2022 Have Commercial Insurance (%)	50.99%	54.77%	54.29%
2022 Have Medicaid Medical Policy (%)	8.67%	7.53%	7.24%
2022 Have Medicare Medical Policy (%)	20.29%	21.02%	20.20%
2022 Population <19	13,383	65,123	157,157
2022 Age 20-60	30,502	142,382	373,968
2022 Population >60	8,545	49,534	125,707



# Amenities Map

## Healthcare

- 1. Presbyterian Hospital-Dallas
- 2. Carrell Clinic
- 3. Advanced Dallas Hospital & Clinics
- 4. First Baptist Medical Center
- 5. Kindred Hospital Dallas Central

## Retail

- 1. Taco Bell
- 2. RaceTrac
- 3. McDonald's
- 4. Jack in the Box
- 5. Bed Bath & Beyond
- 6. T.J. Maxx
- 7. Total Wine & More
- 8. Best Buy
- 9. Dave & Buster's
- 10. Nordstrom Rack
- 11. The Shops at Park Lane
- 12. NorthPark Center
- 13. Sonic Drive-In
- 14. AutoZone Auto Parts
- 15. Costco Business Center
- 16. Preston Hollow Village
- 17. The Hill Shopping Center





# 7150

Greenville Avenue Dallas,  
TX 75231

## Brokers Contact

**Austin Barrett**

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**Reese Bowles**

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# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Jones Lang LaSalle Brokerage, Inc	591725	renda.hamptom@am.jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bradley Stone Selner	399206	brad.selner@am.jll.com	214-438-6100
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Austin Barrett	562361	austin.barrett@am.jll.com	214-438-6100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date





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N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Reese Bowles	591725	reese.bowles@am.jll.com	214-438-6100
Sales Agent/Associate's Name	License No.	Email	Phone

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Date