

2005 W PARK DRIVE
IRVING, TX 75061

Colliers

Medical Office

BUILDING III



For Lease

**2,000 SF -
6,420 SF**
Space Available



Property OVERVIEW

The 58,400 SF Class A Medical Office Building, situated on the Baylor Scott & White Irving Campus, offers an exceptional opportunity for healthcare and professional tenants. Featuring **monument signage** and a generous **5:1,000 SF surface parking ratio**, the property ensures excellent visibility and convenience. Its prime location boasts excellent frontage off **Hwy. 183**, making it easily accessible and highly visible. Centrally located in the **Mid-Cities area**, the building is just a **10-minute drive to DFW Airport**, providing unmatched **connectivity** for professionals and clients alike.





Current Tenants Include

Dallas Nephrology Associates | Health Texas Provider
Network, Arlington Orthopedic Associates | Touchstone Imaging

...and more

Property HIGHLIGHTS



58,400 SF Class A
Medical Office Building



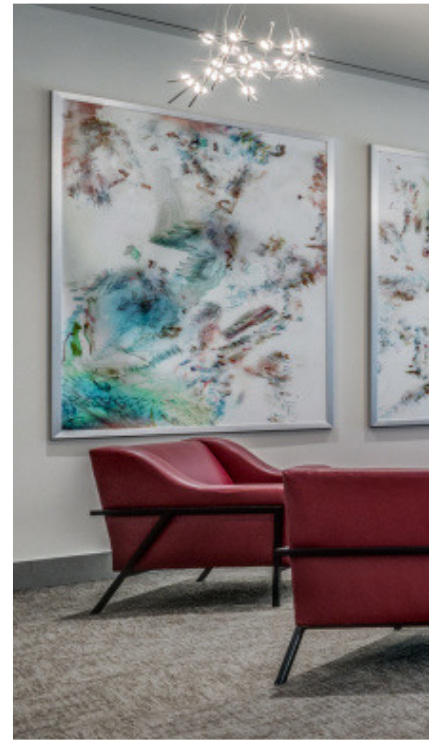
Excellent Frontage off
of **Hwy 183**



Monument Signage
Available



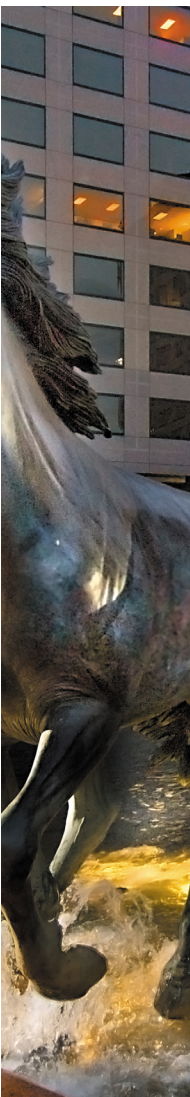
10 minute drive
to DFW airport



LOCATED
NEAR MANY
AMENITIES
INCLUDING







Area OVERVIEW

Irving, Texas, is a vibrant city located in the heart of the Dallas-Fort Worth Metroplex, celebrated for its central location and excellent connectivity. Home to major corporations like ExxonMobil and Kimberly-Clark, as well as the global headquarters of the Boy Scouts of America, Irving is a hub for business and innovation. The city also boasts diverse attractions, including the Toyota Music Factory, and the scenic Mandalay Canal Walk at Las Colinas. Additionally, the presence of Dallas/Fort Worth International Airport provides unmatched accessibility to domestic and international destinations

The area around 2005 West Park Drive exemplifies Irving's dynamic character. Situated within the Baylor Scott & White Medical Center – Irving campus, this vibrant medical community delivers advanced healthcare services, such as heart and vascular care, diagnostic imaging, and orthopedic surgery. As part of a full-service, fully accredited hospital, the location reflects Irving's commitment to providing state-of-the-art medical facilities while maintaining accessibility and a patient-focused environment.



Area DEMOGRAPHICS

Population

18,816

1-mile

159,211

3-mile

Household Income

\$94,628

1-mile

\$98,862

3-mile

Total Households

6,253

1-mile

56,900

3-mile

Daytime Employment

10,335

1-mile

95,167

3-mile

Get In Touch

Tanya Hart

Executive Vice President
+1 214 725 9127
tanya.hart@colliers.com

Allison Frizzo

Senior Vice President
+1 214 499 5101
allison.frizzo@colliers.com

Lauren Jahner

Senior Associate
+1 214 217 4650
lauren.jahner@colliers.com

Colliers

1717 McKinney Ave., Suite 900
Dallas, TX 75202
colliers.com



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