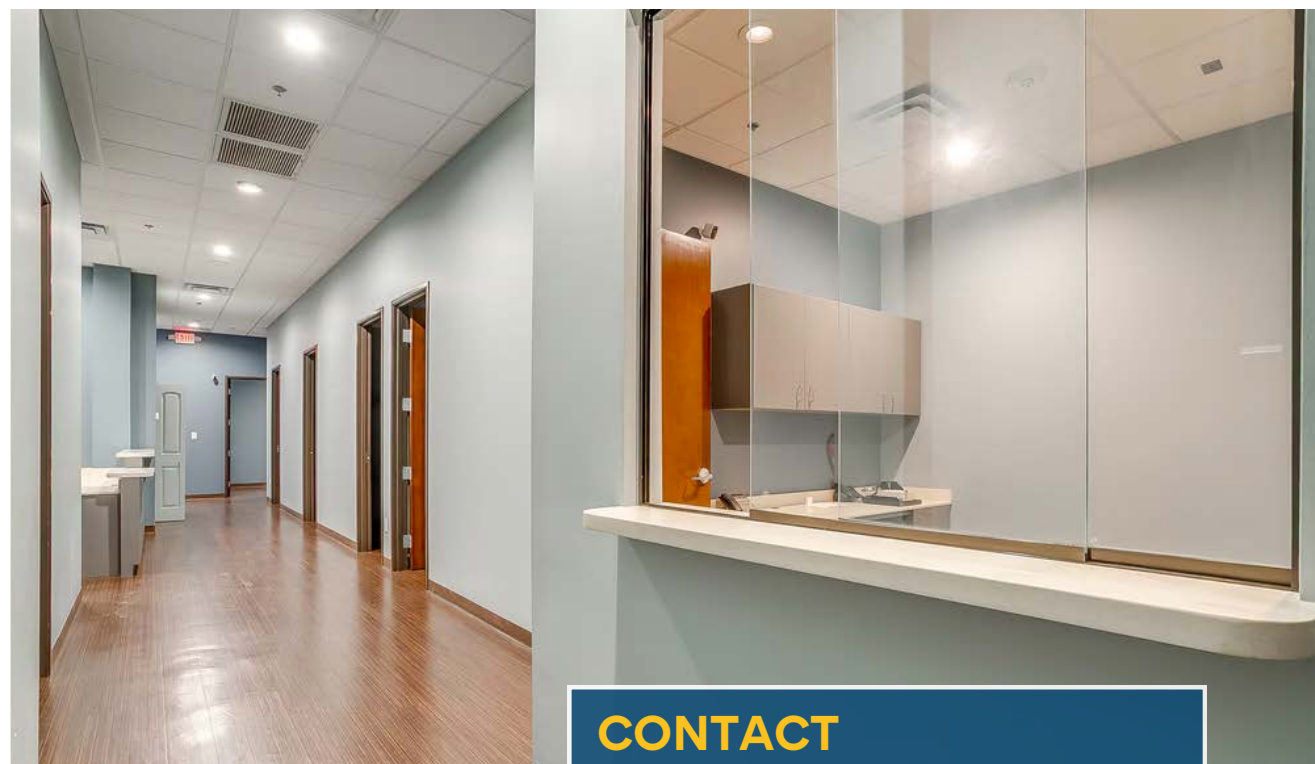




221 REGENCY PARKWAY | MANSFIELD, TX



CONTACT

Liam Denholm, Sr. Associate
817.201.9882

For Lease

Medical Office Suites Available in Mansfield's Established Healthcare Corridor

Available: 1,966 – 3,465 SF | Lease Rate: \$26/SF + NNN

PROPERTY OVERVIEW:

Suite	Size	Rate
111	1,966 SF	\$26/SF + NNN
121-125	3,465 SF	\$26/SF + NNN

HIGHLIGHTS:

- ▶ Class B medical office building constructed in 2015
- ▶ Established multi-specialty medical building; current tenants include gastroenterology, rheumatology, ENT, podiatry, physical medicine/chiropractic, cardiac & vascular care, and functional health
- ▶ Built-in referral synergy from a diverse, active specialty roster already on-site
- ▶ Excellent visibility with monument signage available
- ▶ Abundant on-site parking
- ▶ Flexible suite sizes to accommodate a range of medical uses
- ▶ Convenient single-story layout — easy access for patients and staff
- ▶ Quick access to U.S. 287, TX-360, I-20, and Loop 820
- ▶ Located in one of the fastest-growing healthcare and residential markets in the DFW Metroplex



FLOOR PLAN:





151,000+

Residents within 5 miles

\$112,000

Median HH Income

48,000

Households

7-9%

Projected 5-yr growth

RADIUS	1 MILE	3 MILE	5 MILE
Population	3,658	66,031	151,190
Households	1,224	22,167	48,325
Median HH Income	\$117,499	\$112,553	\$112,722
Median Home Value	\$450,000	\$419,702	\$391,560
5-Year Pop Growth	8.8%	8%	7%

Demographic Data from CoStar



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221 Regency Parkway, Mansfield, TX 76063

Lease Rate: \$26/SF + NNN

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@ CoStar

Liam Denholm || Sr. Associate
817.201.9882 || ldenholtm@dominuscommercial.com



Dominus Commercial || 214.941.9500
600 E Las Colinas Blvd, #130 || Irving, TX 75039

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