

*Medical Office
Building III*

**2,000 SF - 17,583 SF
FOR LEASE**



2005 W PARK DRIVE | IRVING, TX 75061

The Perks:

- 58,400 SF Class A Medical Office Building
- Located on the Baylor Scott & White Irving Campus
- Monument Signage Available
- 5:1,000 SF Surface Parking
- 10 Min Drive to DFW Airport
- Excellent Frontage off of Hwy. 183
- Centrally Located in the Mid-Cities
- Key Tenants Include Dallas Nephrology Associates, Health Texas Provider Network, Arlington Orthopedic Associates, and Touchstone Imaging



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MOB III

HWY 183

BSW HOSPITAL

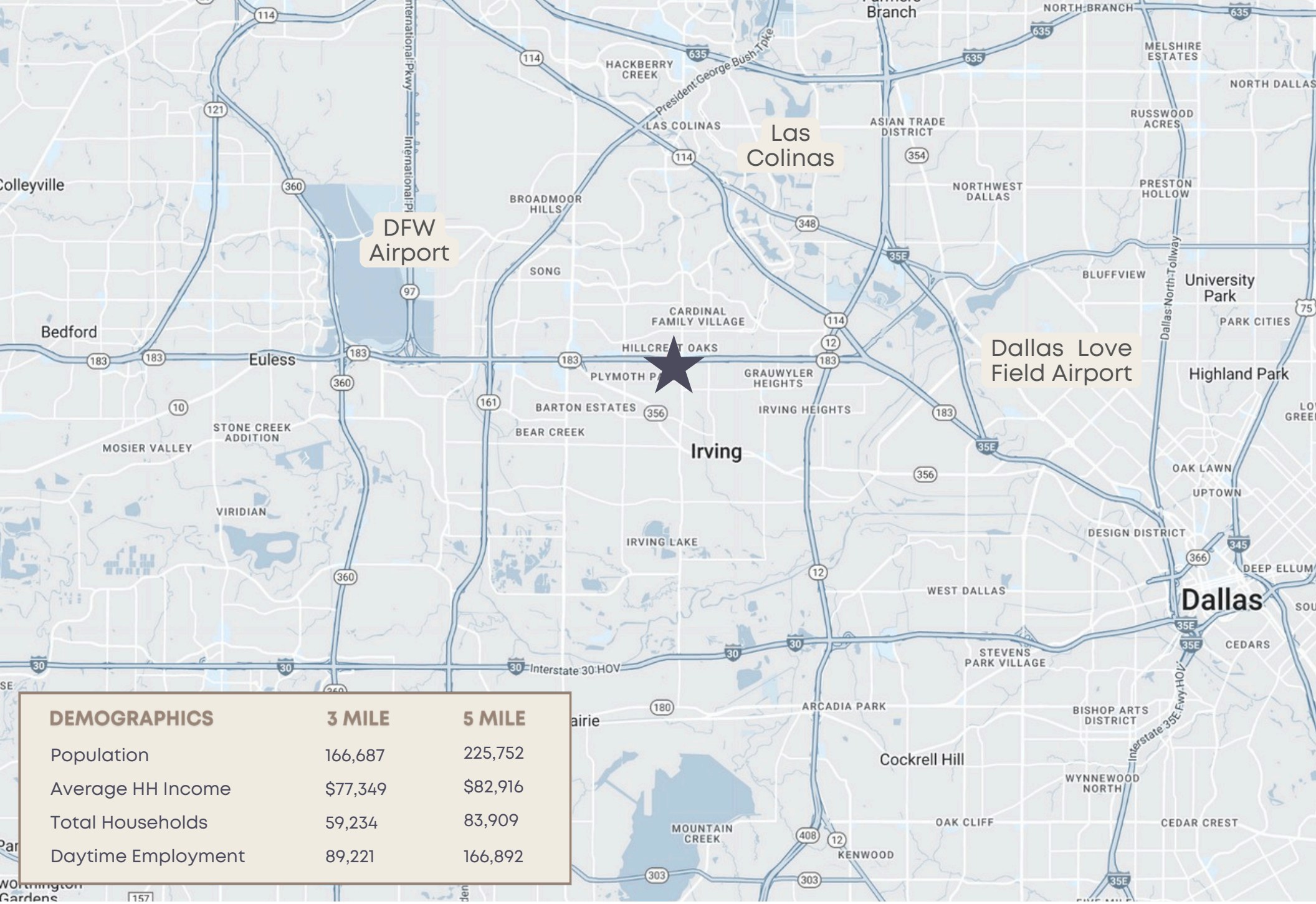
40,447 Views Per Day

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DEMOGRAPHICS	3 MILE	5 MILE
Population	166,687	225,752
Average HH Income	\$77,349	\$82,916
Total Households	59,234	83,909
Daytime Employment	89,221	166,892

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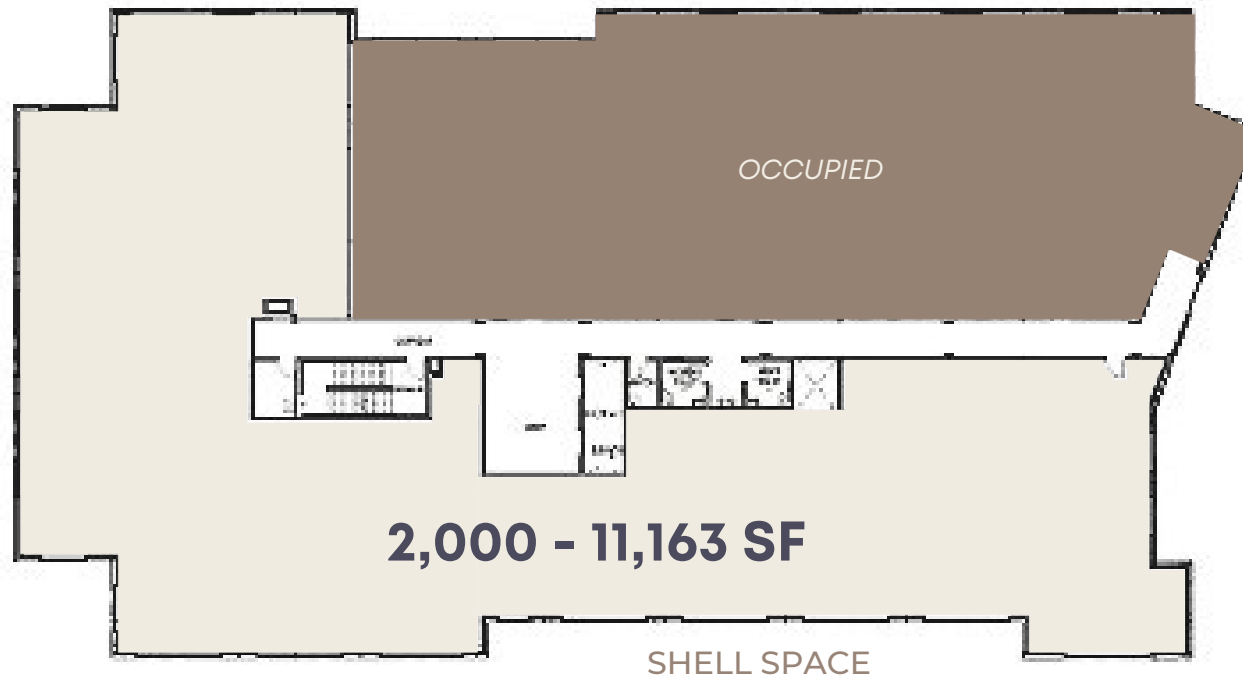
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Medical Office Building III

2ND FLOOR
11,165 RSF



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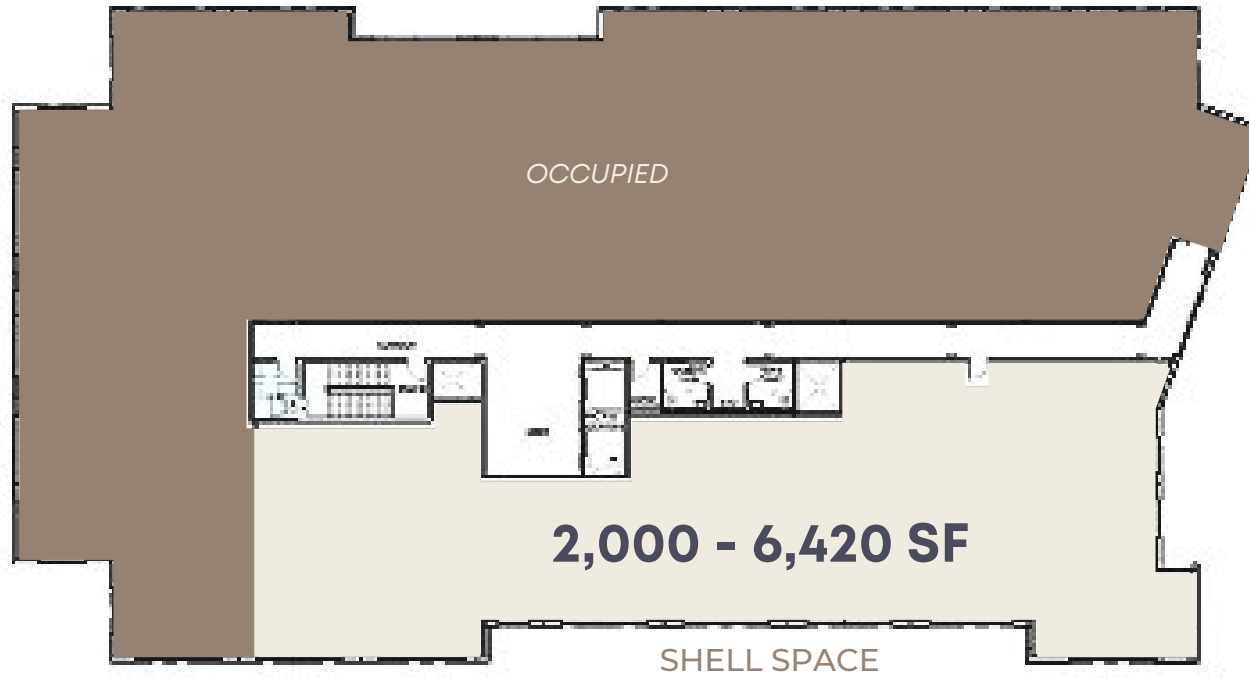
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3RD FLOOR
6,420 SF



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