

OFFICE FOR LEASE

FULLY BUILT-OUT 366 SF SPACE AT BEACHVIEW OFFICE MEDICAL CENTER

1130 BEACHVIEW ST,#130 DALLAS, TX 75218



CALL FOR PRICING

TRANSWORLD CRE
5261 S Quebec St Ste 200
Greenwood Village, Colorado 80111



PRESENTED BY:

PHIL KUBAT
Principal & Managing Broker
office: (720) 909-8557
cell: (303) 981-1936
phil@transworldcre.com
CO - ER100016698, TX - 759206

GEORGE NDEGWA
Commercial Real Estate Broker
office: (469) 267-2667
george@transworldcre.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

Fully Built-Out 366 SF Space at Beachview Office Medical Center
1130 Beachview St,#130 Dallas, TX 75218



Highlights

Asset Type: Medical Office
Available Area: 366 SF

Property Description

Discover a prime opportunity at 1130 Beachview St,#130 Dallas, TX 75218. This fully built-out spec space offers 366 SF of office/medical space designed to accommodate professional practices and small businesses. The suite is in excellent condition, providing a move-in ready solution with functional layout and modern finishes.

Located within the Beachview Office Medical Center, this space is ideal for medical, dental, wellness, or general office users seeking a professional environment in a convenient Dallas location.

Key Features:

- 366 SF available
- Fully built-out and move-in ready
- Excellent condition with efficient floor plan
- Ideal for medical or office use
- Prime Dallas location near major roadways and amenities

Location Overview

Neighborhood & Character

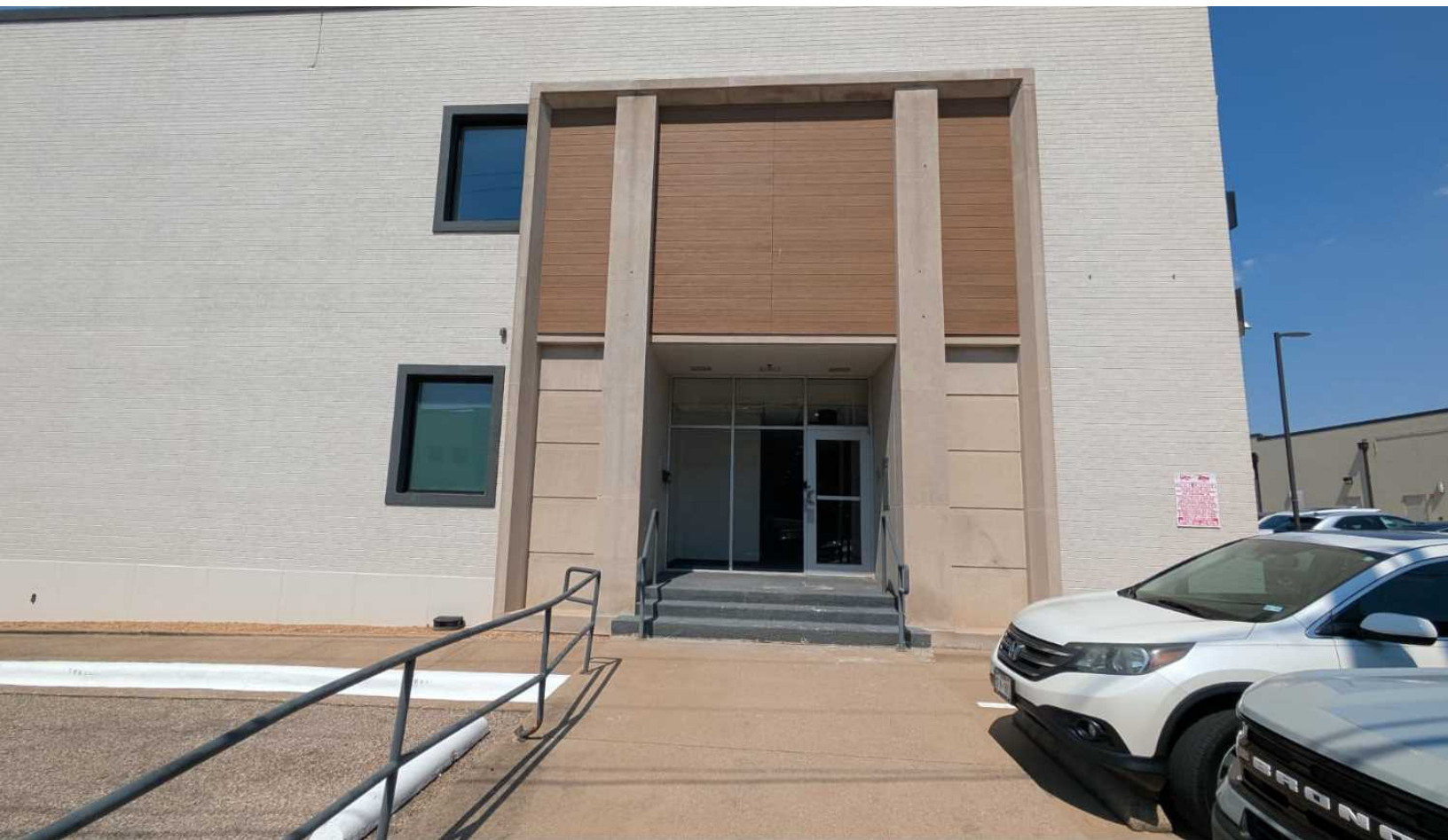
Nestled in East Dallas, this property resides within the charming White Rock Lake corridor, often referred to as the "Lake & Garden District"—a name reflecting local identity and green character Dentists of White Rock. Nearby neighborhoods like Little Forest Hills, Forest Hills, and Old Lake Highlands offer a mix of historic, artistic, and well-established residential areas, all adding to the locale's appeal.

Lifestyle & Surrounding Amenities

The broader area strikes a balance between professional office activity and residential comfort. It's walkable and accessible, with nearby apartments such as Trails of White Rock providing modern, amenity-rich living options—from fitness centers to pet areas and communal lounges. The location's residential and service-rich fabric supports a day-to-day lifestyle that is both functional and attractive.

PROPERTY PHOTOS

Fully Built-Out 366 SF Space at Beachview Office Medical Center
1130 Beachview Street | Dallas, TX 75218



PROPERTY PHOTOS

1130 Beachview St, #130
1130 Beachview Street | Dallas, TX 75218



PROPERTY PHOTOS

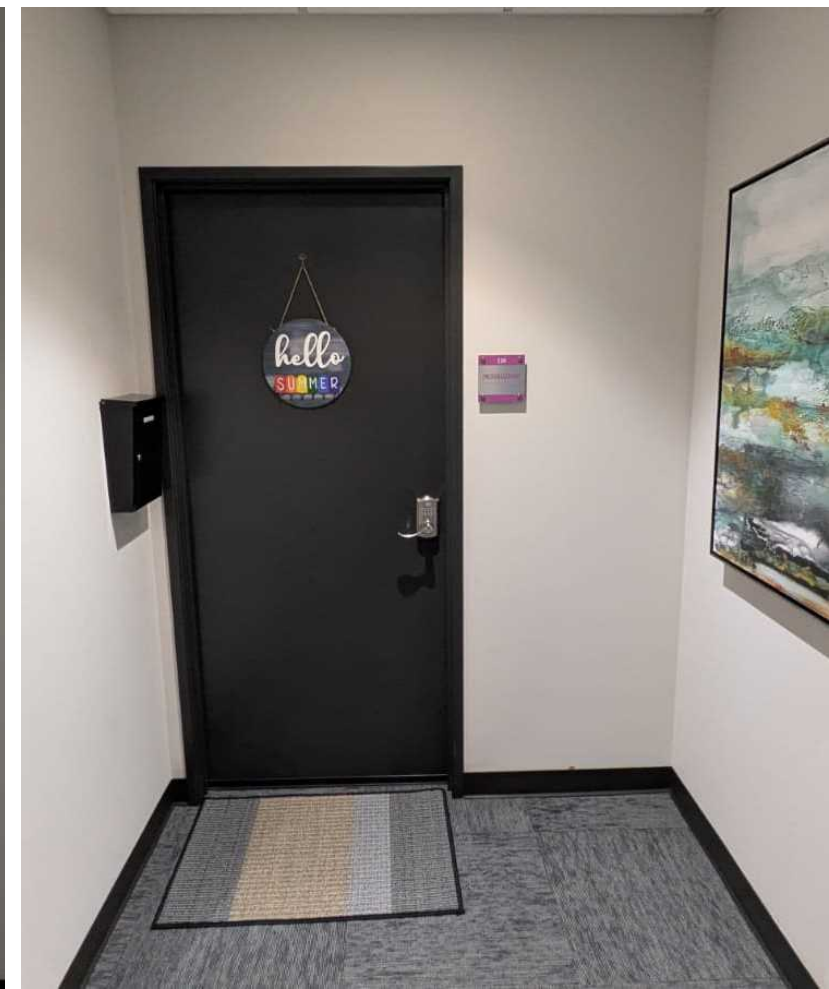
1130 Beachview St, #130

1130 Beachview Street | Dallas, TX 75218



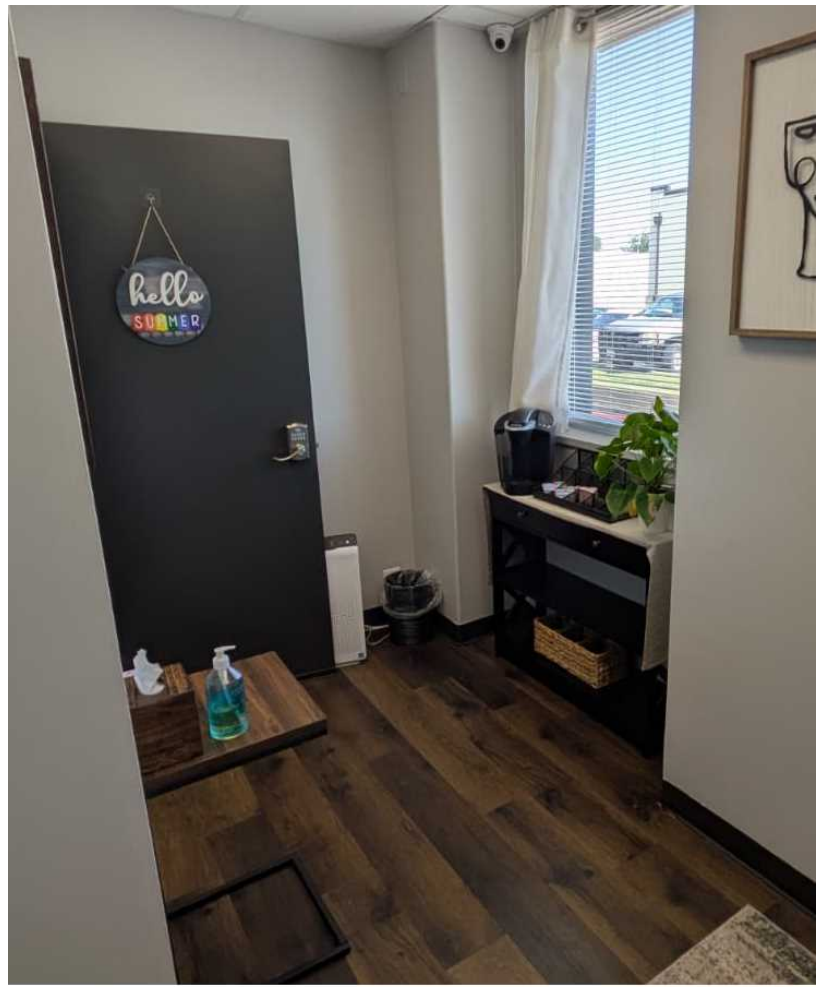
PROPERTY PHOTOS

1130 Beachview St, #130
1130 Beachview Street | Dallas, TX 75218



PROPERTY PHOTOS

1130 Beachview St, #130
1130 Beachview Street | Dallas, TX 75218



PROPERTY PHOTOS

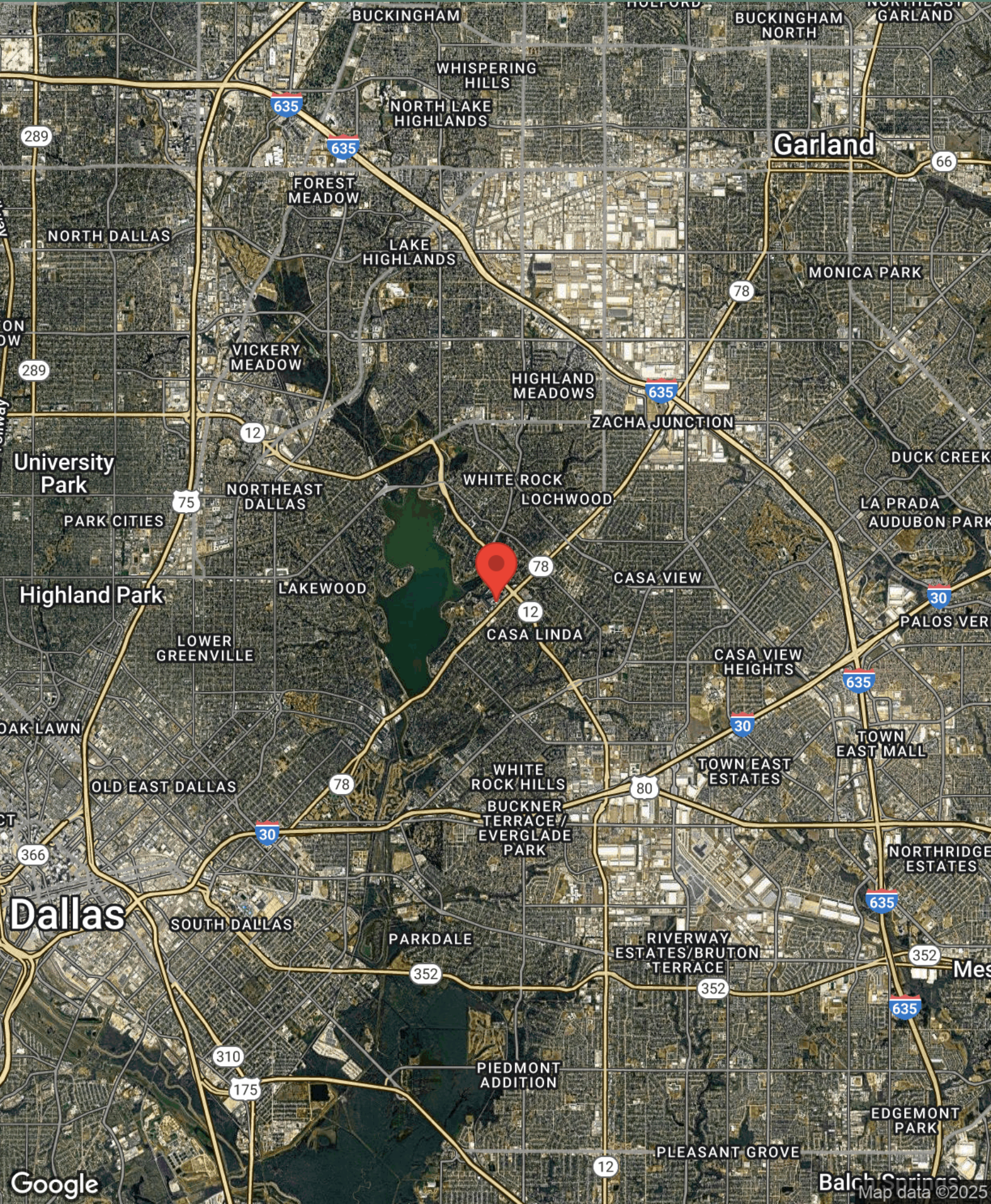
1130 Beachview St, #130

1130 Beachview Street | Dallas, TX 75218



REGIONAL MAP

Fully Built-Out 366 SF Space at Beachview Office Medical Center
1130 Beachview Street | Dallas, TX 75218



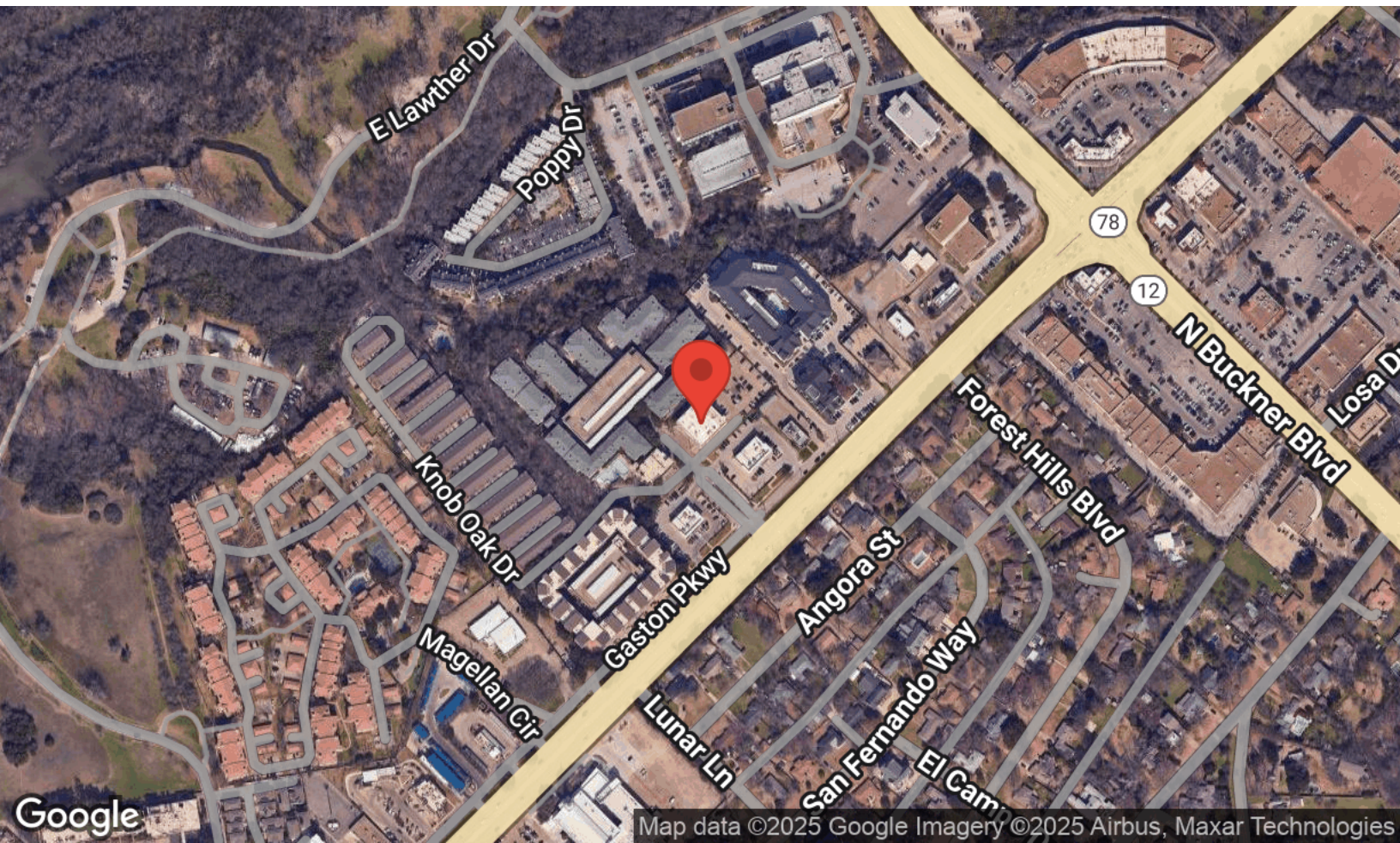
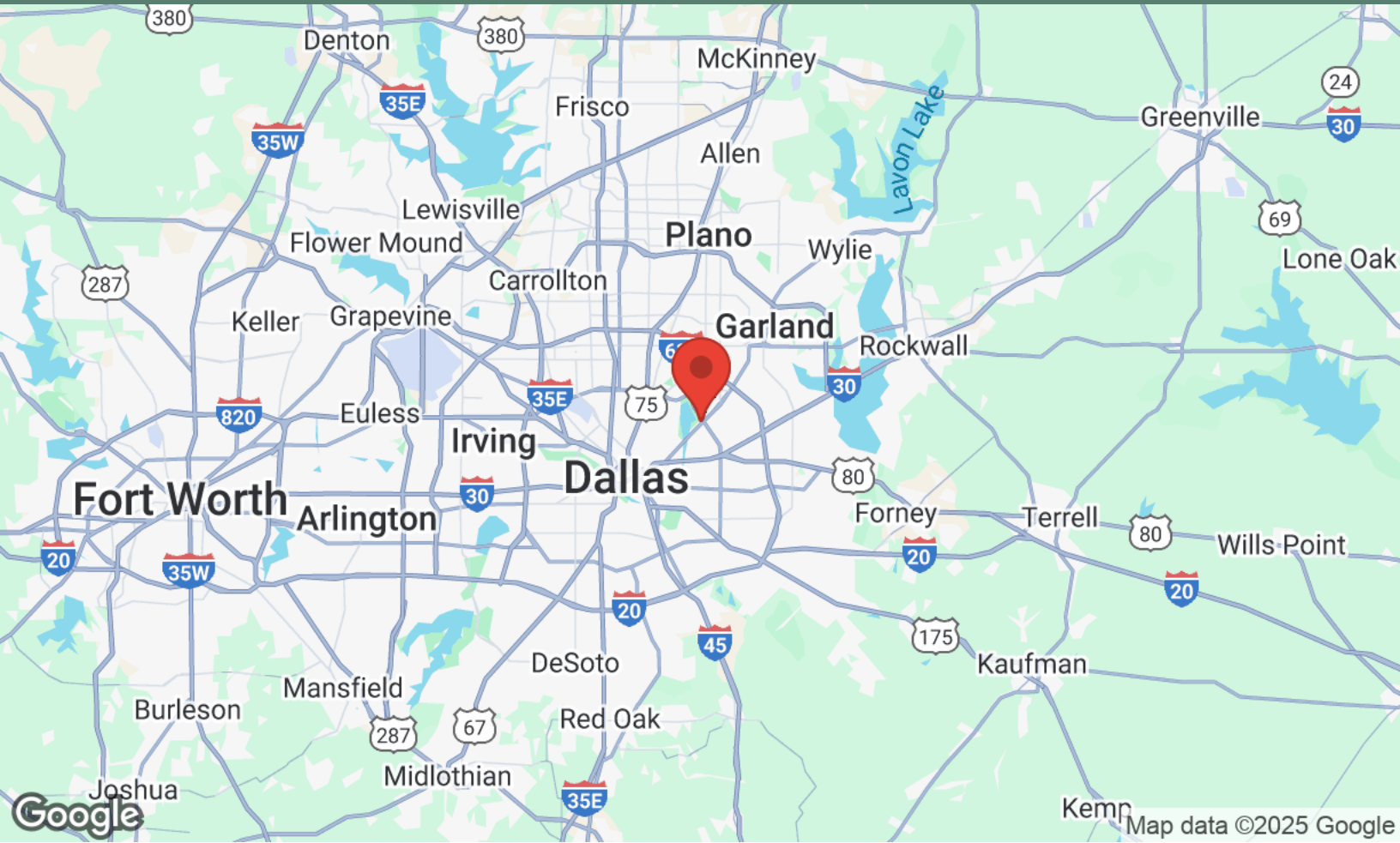
AERIAL MAP

Fully Built-Out 366 SF Space at Beachview Office Medical Center
1130 Beachview Street | Dallas, TX 75218



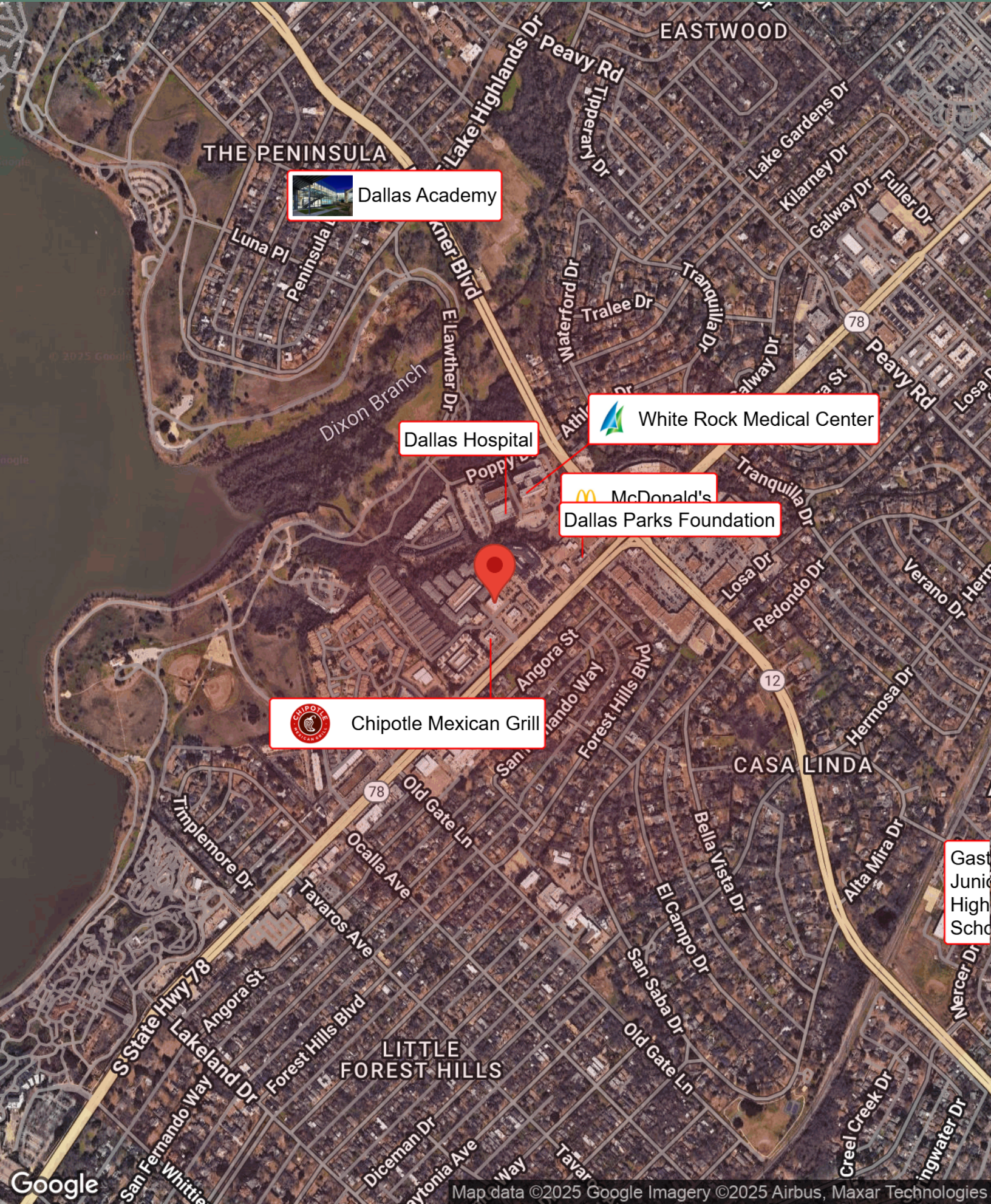
LOCATION MAPS


Fully Built-Out 366 SF Space at Beachview Office Medical Center
1130 Beachview Street | Dallas, TX 75218




BUSINESS MAP


Fully Built-Out 366 SF Space at Beachview Office Medical Center
1130 Beachview Street | Dallas, TX 75218



 Dallas Academy

Dallas Hospital

 White Rock Medical Center

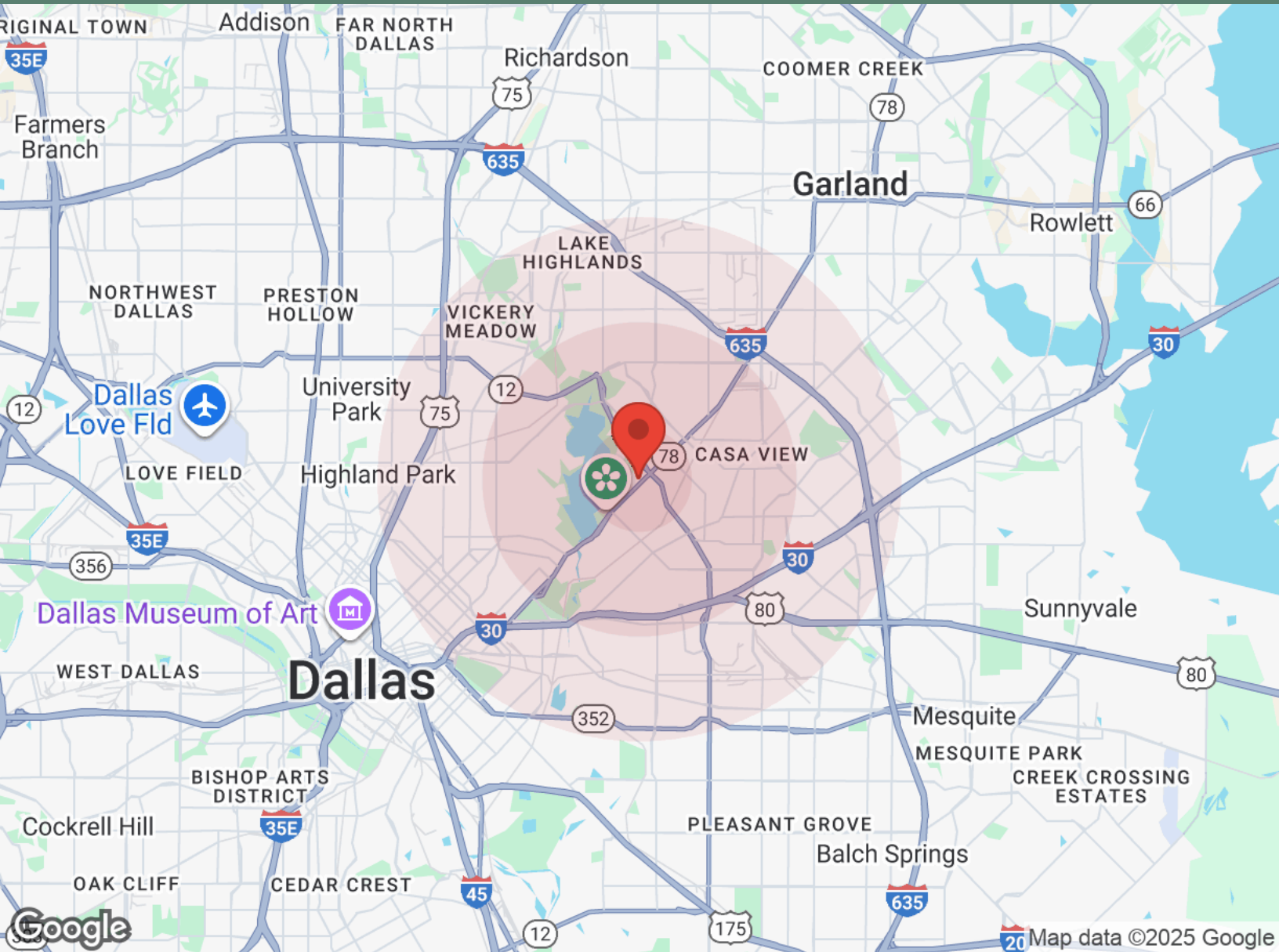
 McDonald's
Dallas Parks Foundation

 Chipotle Mexican Grill

Gast
Junio
High
Sch

DEMOGRAPHICS

1130 Beachview St, #130
1130 Beachview Street | Dallas, TX 75218



| | 1 Mile | 3 Miles | 5 Miles | | 1 Mile | 3 Miles | 5 Miles |
|-------------------|--------|---------|---------|---------------------|----------|----------|----------|
| Population | | | | Income | | | |
| Male | 4,166 | 59,426 | 189,008 | Median | \$63,402 | \$55,178 | \$44,864 |
| Female | 4,832 | 63,044 | 193,225 | < \$15,000 | 433 | 6,847 | 21,423 |
| Total Population | 8,998 | 122,470 | 382,233 | \$15,000-\$24,999 | 458 | 5,308 | 20,150 |
| | | | | \$25,000-\$34,999 | 333 | 5,282 | 18,295 |
| Age | | | | \$35,000-\$49,999 | 639 | 6,476 | 22,979 |
| Ages 0-14 | 1,440 | 27,266 | 88,753 | \$50,000-\$74,999 | 1,127 | 8,948 | 26,288 |
| Ages 15-24 | 812 | 16,106 | 50,686 | \$75,000-\$99,999 | 541 | 5,175 | 14,698 |
| Ages 25-54 | 3,835 | 49,136 | 167,040 | \$100,000-\$149,999 | 530 | 5,525 | 13,311 |
| Ages 55-64 | 1,417 | 14,065 | 38,713 | \$150,000-\$199,999 | 184 | 2,262 | 5,253 |
| Ages 65+ | 1,494 | 15,897 | 37,041 | > \$200,000 | 349 | 2,792 | 7,795 |
| | | | | Housing | | | |
| Race | | | | Total Units | 5,149 | 55,069 | 175,430 |
| White | 7,446 | 79,534 | 225,221 | Occupied | 4,755 | 50,140 | 155,476 |
| Black | 848 | 17,793 | 61,434 | Owner Occupied | 2,373 | 30,352 | 69,470 |
| Am In/AK Nat | 10 | 255 | 992 | Renter Occupied | 2,382 | 19,788 | 86,006 |
| Hawaiian | N/A | 5 | 17 | Vacant | 394 | 4,929 | 19,954 |
| Hispanic | 1,335 | 48,913 | 173,273 | | | | |
| Multi-Racial | 1,272 | 46,828 | 172,508 | | | | |

