

# METHODIST ADDISON

17051 North Dallas Parkway  
Addison, TX 75001

## Medical Office For Lease



Leasing Information:  
214.461.2325

**Nat Klein**      **Holt Martin**  
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# Lincoln

Lincoln Property Company  
8140 Walnut Hill Lane Suite 700  
Dallas, TX 75231

[www.lpc.com](http://www.lpc.com)

# METHODIST ADDISON

Medical For Lease

79,825 SF

17051 North Dallas Parkway | Addison, TX 75001



## Property Highlights

- Plug & play second generation space available
- TI Available
- Suites available from 2,944 SF
- Convenient central location along the Tollway between Frisco, Plano, Park Cities, and North Dallas
- No Hospital Use Restrictions
- Covered & Reserved Physician Parking
- Free Valet
- Tenants include a great mix of physicians including: Pain Management, Orthopedic, Spine, Neurosurgery, Physical Therapy, Wound Care, Imaging, & Pharmacy.

## Property Overview

This 4 story, 80,000 SF Medical Office building includes Trophy, 2nd Generation Medical Office Space available for Immediate Occupancy. The medical offices are located on the campus of the Methodist Hospital for Surgery. The Pavilion provides covered parking for physicians, free valet for patients, and is conveniently located off the Dallas North Tollway and Trinity Mills. Its strategic location provides for convenient access from both the Frisco/Plano and Park Cities/North Dallas patient bases.

## Methodist Hospital for Surgery

Methodist Hospital for Surgery offers premier surgical services for Spine, Orthopedics, and Ear Nose & Throat and Podiatry. Touting some of the area's leading specialists in these fields, Methodist Hospital for Surgery is setting a new standard of care for the Dallas/Fort Worth metro area.

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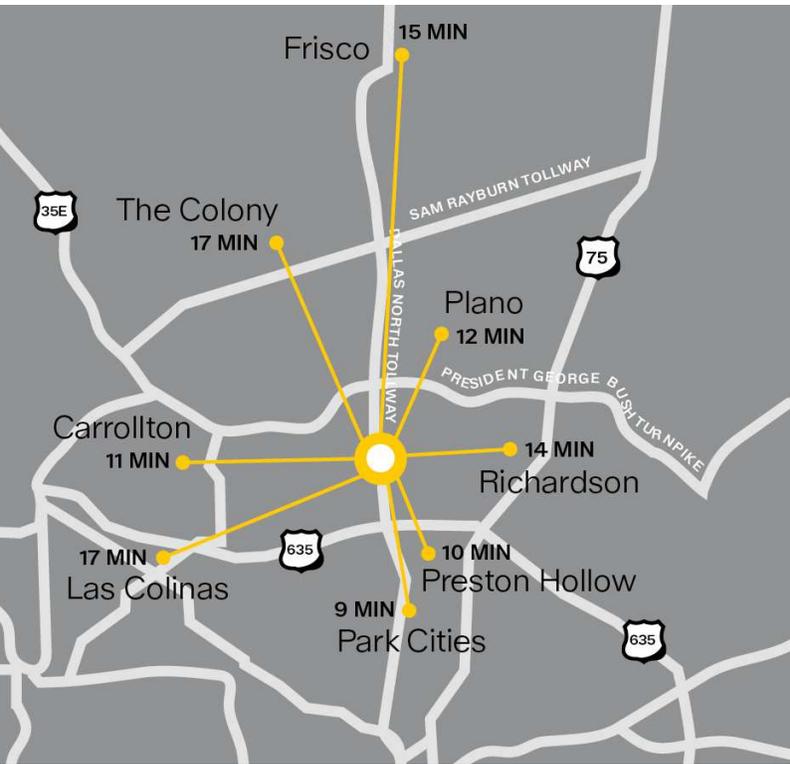
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**Drive Time & Availability**

79,825 SF



## **Trophy 2nd Gen Medical Space Available for Immediate Occupancy**

Suite 230: 4,274 SF Shell Condition

Suite 310: 4,094 SF

Suite 420: 3,304 SF

Suite 440: 2,944 SF

Convenient central location along the Tollway between Frisco, Plano, Park Cities, and North Dallas

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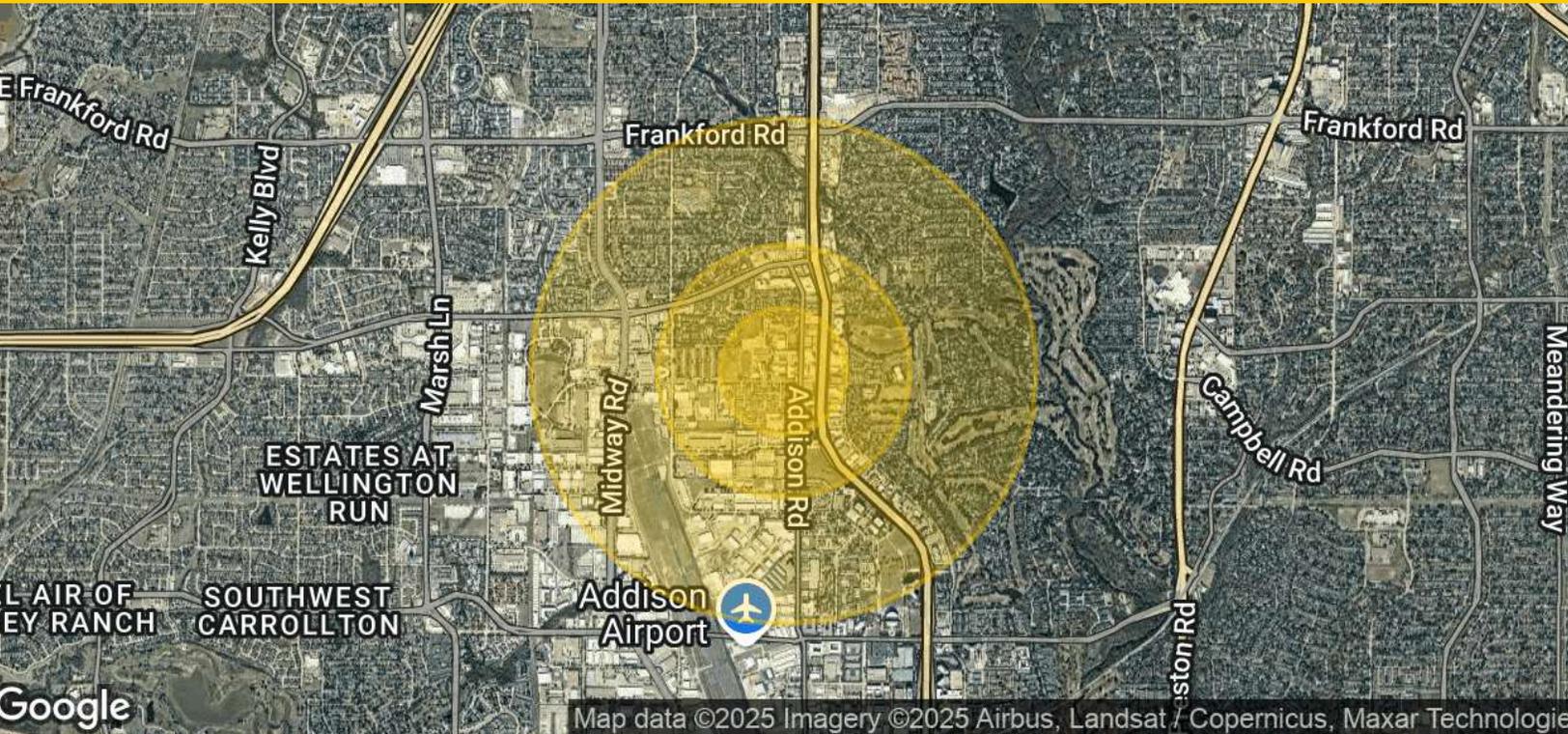
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## Demographics Map & Report

79,825 SF



<b>Population</b>	<b>0.25 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Population	813	2,903	11,304
Average Age	34.4	38.2	40.7
Average Age (Male)	34.7	38.6	40.9
Average Age (Female)	36.1	39.2	40.2
<b>Households &amp; Income</b>	<b>0.25 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Households	468	1,615	5,862
# of Persons per HH	1.7	1.8	1.9
Average HH Income	\$78,055	\$100,811	\$116,662
Average House Value	\$200,515	\$315,913	\$301,297

2020 American Community Survey (ACS)

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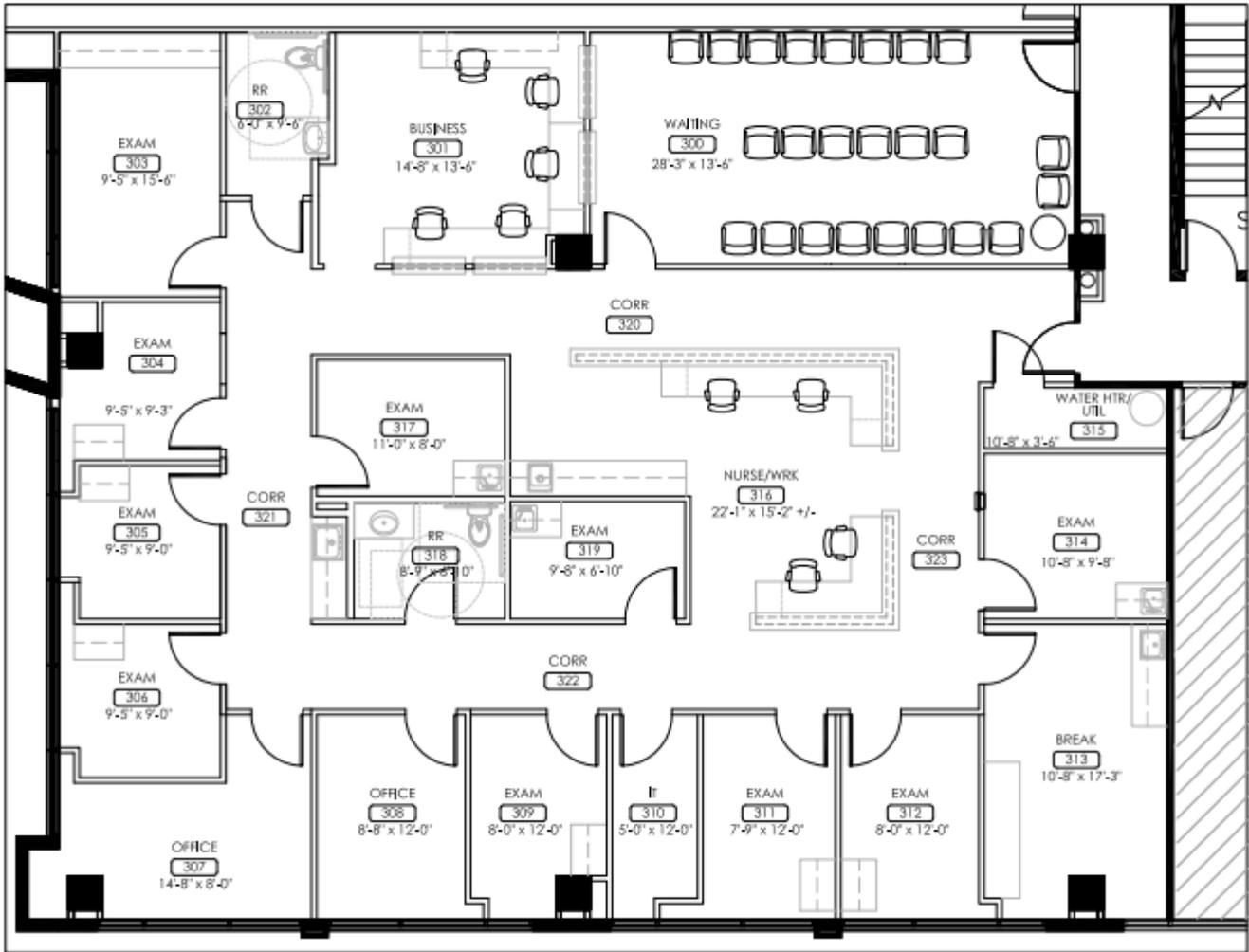
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# METHODIST ADDISON

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Suite 310

4,094 SF



Suite	Size	Lease Rate	Virtual Tour
Suite 310	4,094 SF	Negotiable	<a href="#">View Here</a>

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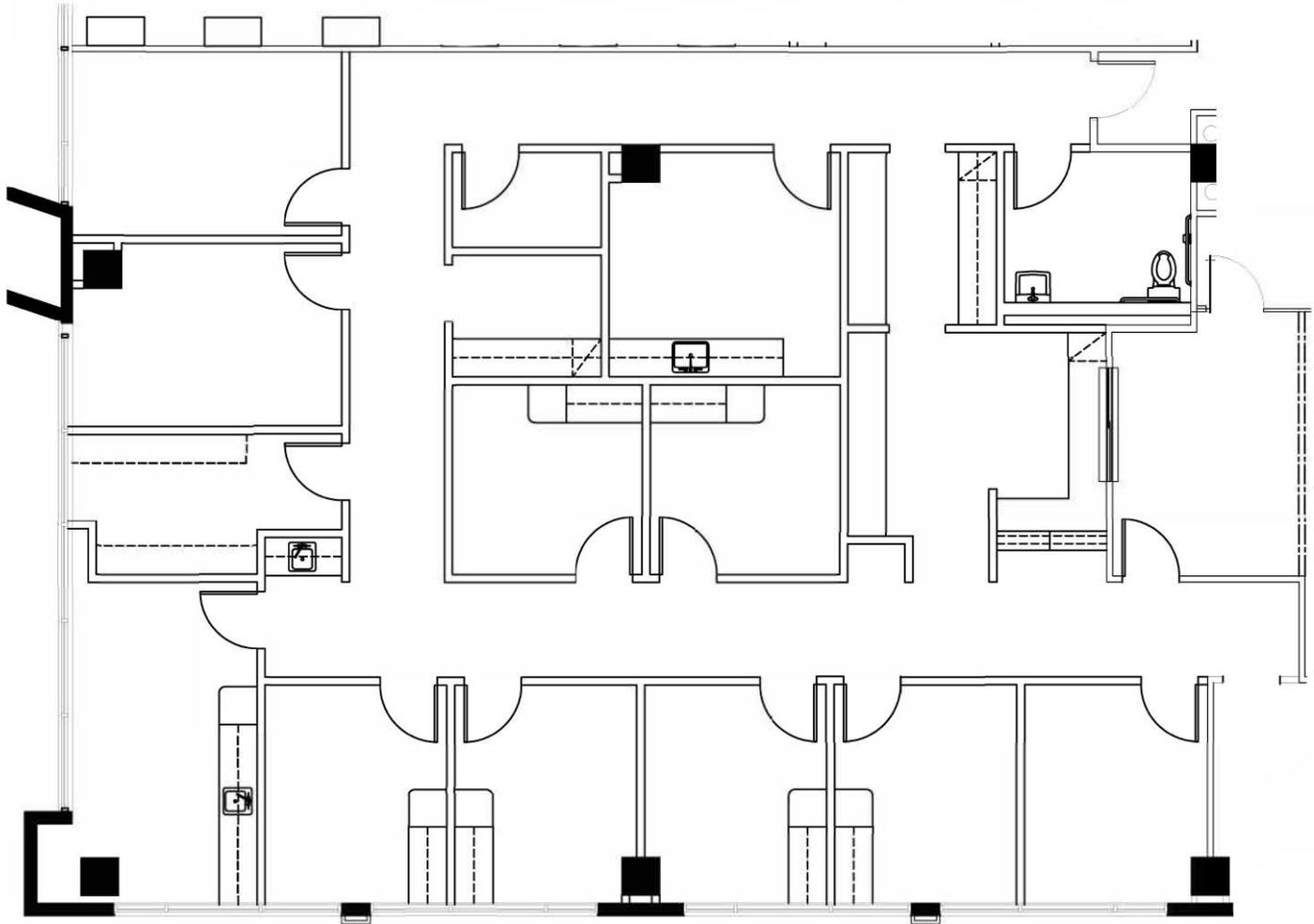
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# METHODIST ADDISON

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Suite 420

3,304 SF



Suite	Size	Lease Rate	Description
Suite 420	3,304 SF	Negotiable	Available

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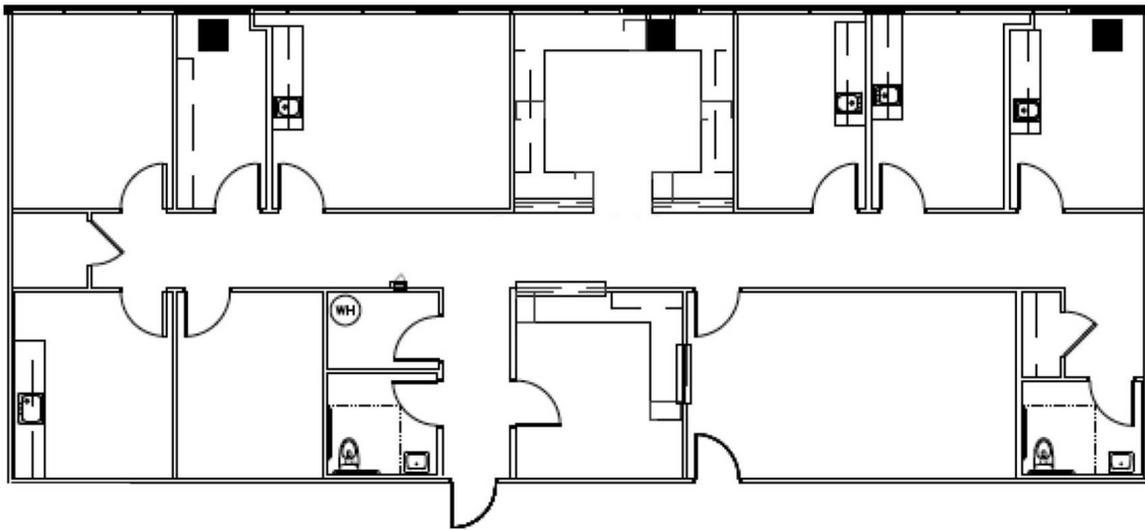
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# METHODIST ADDISON

17051 North Dallas Parkway | Addison, TX 75001

Suite 440

2,944 SF



Scan Here



Suite	Size	Lease Rate	Video URL
Suite 440	2,944 SF	Negotiable	<a href="#">View Here</a>

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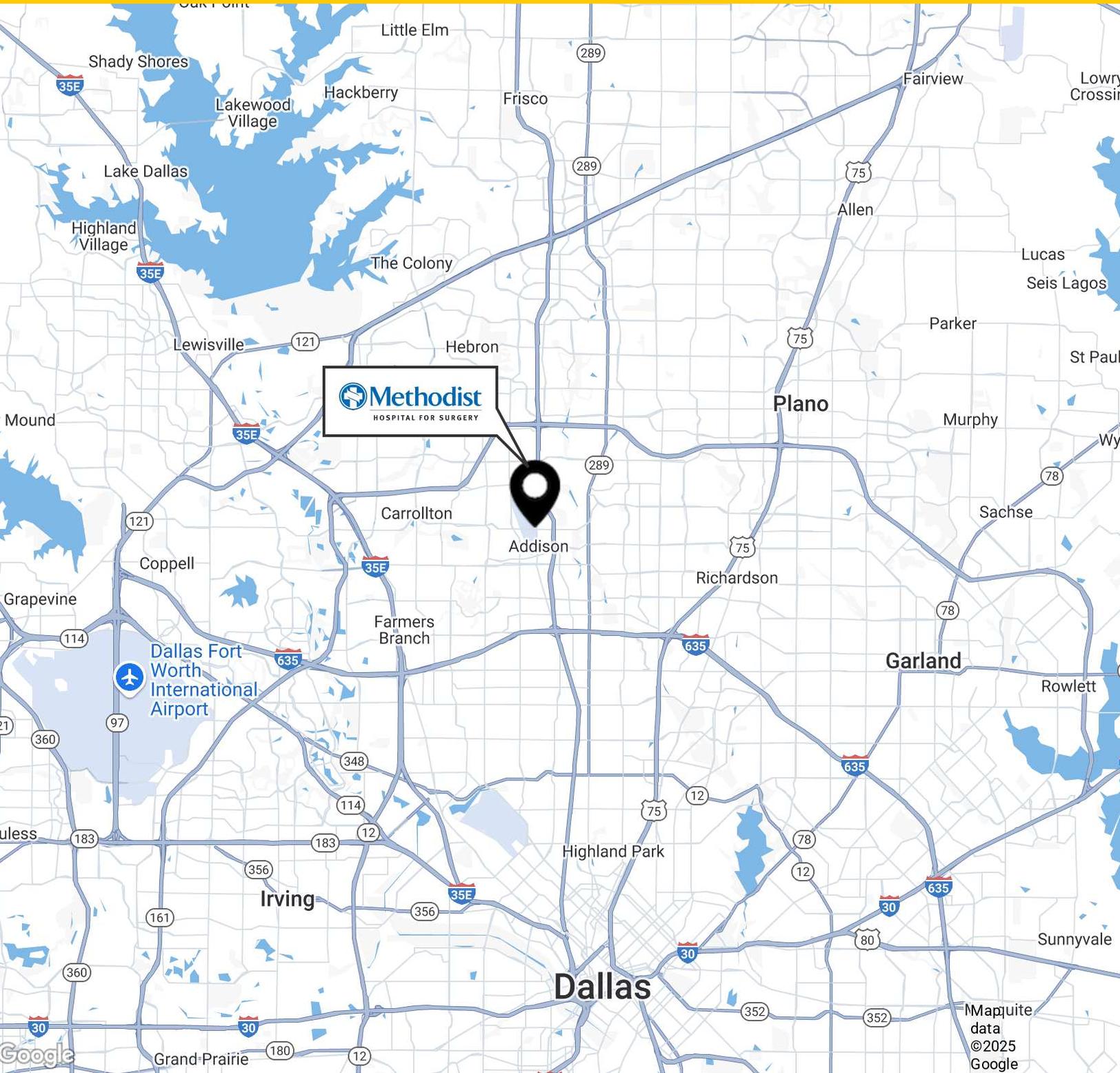
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Location Map

79,825 SF



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