

2,496 SF MEDICAL OFFICE

FOR SUB-LEASE

PARKRIDGE MEDICAL OFFICE

1701 W ROYAL LN, IRVING, TX 75063



TIG Real Estate Services, Inc.



PRICE
REDUCED

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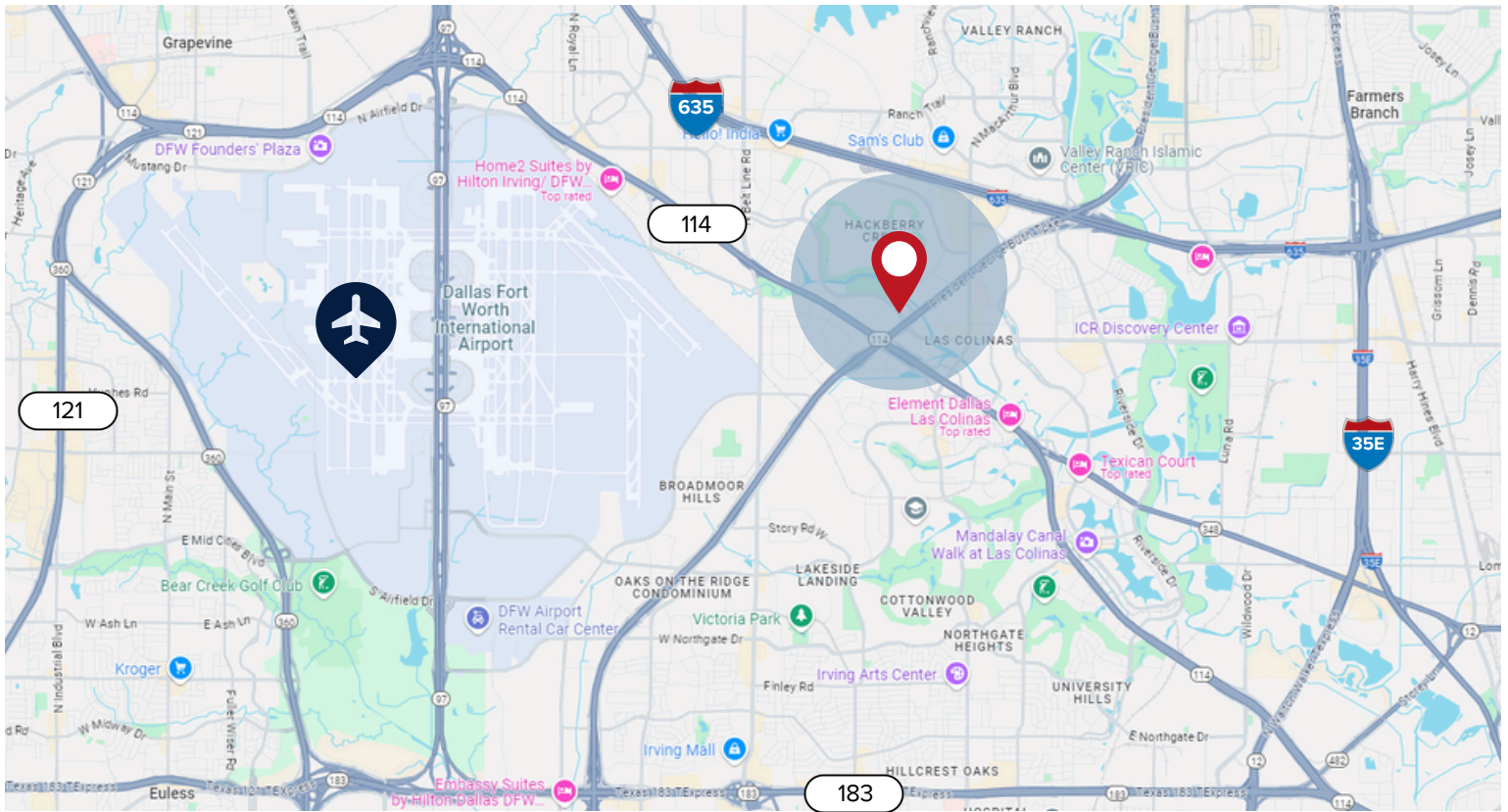
MICHAEL BORDEN
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This fully built-out facility is ideally suited for medical professionals or veterinary groups looking for a seamless plug-and-play solution. Located in the heart of the DFW Metroplex, this space offers unparalleled access to both Dallas and Fort Worth markets, making it a prime location for attracting a diverse patient base. The modern design and thoughtful layout of the office ensure that it meets the needs of any medical practice while providing a welcoming environment for patients. With construction completed less than a year ago, you can enjoy the benefits of a fresh and contemporary space without the hassle of renovation. Don't miss out on this rare opportunity to elevate your practice in a highly sought-after location.

- **2,496 SF Office - Perfect for medical or veterinary usages**
- **Build-out less than a year old**
- **5 Offices**
- **Reception area**
- **Asking \$26.00/SF + NNN**

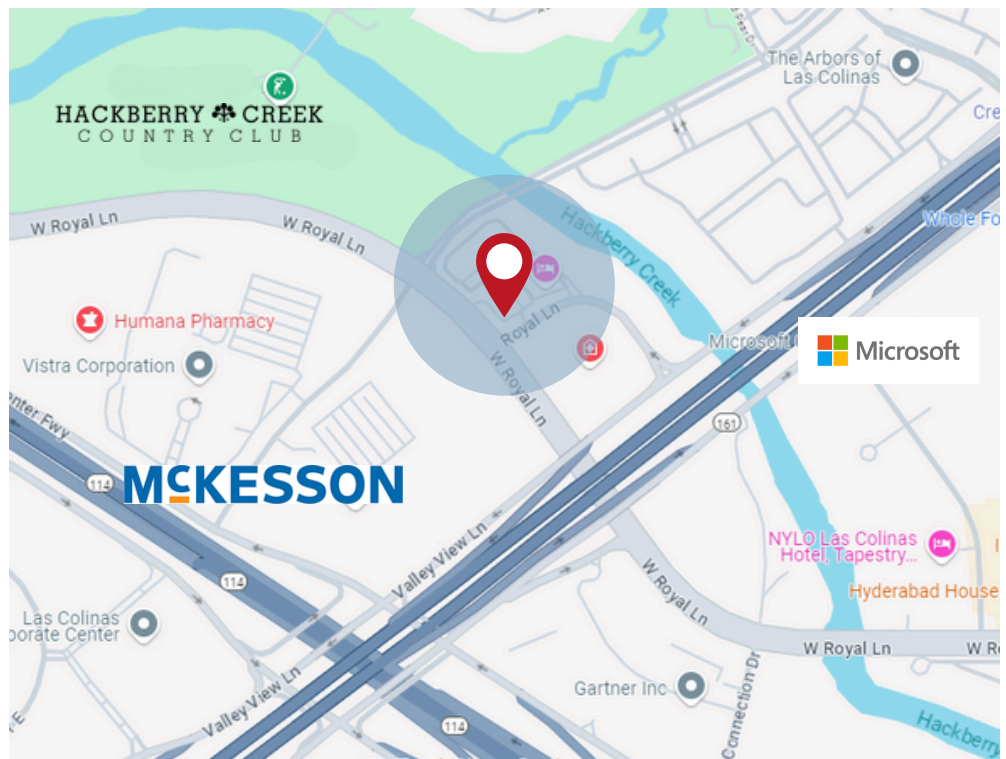


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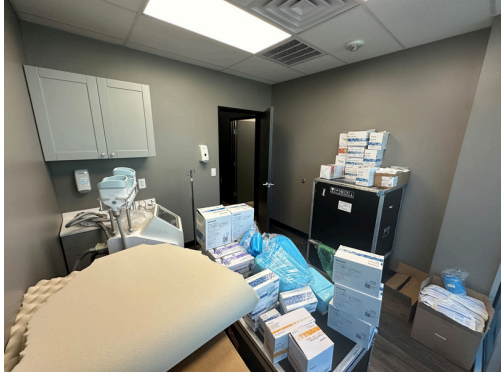
Easy access to 114, 635 and George Bush Turnpike

8 min. drive to DFW International Airport





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Demographics

	2 MILE	5 MILE	10 MILE
2020 Population	42,431	8,006	938,811
2024 Population	40,709	199,676	954,584
20290 Population Projection	40,198	199,127	1,000,195
Annual growth 2020-2024	-1.0%	0.2%	0.4%
Annual Growth 2024-2029	-0.3%	-0.1%	1.0%
Median Age	34	34.3	36.1
Bachelor's Degree or Higher	68%	51%	41%
U.S. Armed Forces	141	188	479

Income

	2 MILE	5 MILE	10 MILE
Avg Household Income	\$126,508	\$108,354	\$104,149
Median Household Income	\$99,710	\$83,769	\$76,814
< \$25,000	1,053	7,777	43,513
\$25,000 - 50,000	1,509	12,261	71,041
\$50,000 - 75,000	2,480	15,665	69,662
\$75,000 - 100,000	3,027	12,284	50,686
\$100,000 - 125,000	2,294	8,937	38,744
\$125,000 - 150,000	1,513	6,638	28,295
\$150,000 - \$200,000	1,679	7,240	30,228
\$200,000+	2,513	9,122	43,618



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

TIG Real Estate Seviles	439783	mhickey@tigusa.com	972-661-0232
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matthew Hickey	300434	mhickey@tigusa.com	972-668-9259
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Hudson Donham	774562	hdonham@tigusa.com	214-600-1208
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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