

11970 | 12222 | 12228 N CENTRAL EXPRESSWAY  
DALLAS, TX 75243

Colliers

# Medical City

HEART & SPINE CAMPUS



OWNED & MANAGED BY



HEALTHCARE  
REALTY

*For Lease*

2,545 -  
41,255 SF

Medical Office Space Available



# On-Campus CONCIERGE

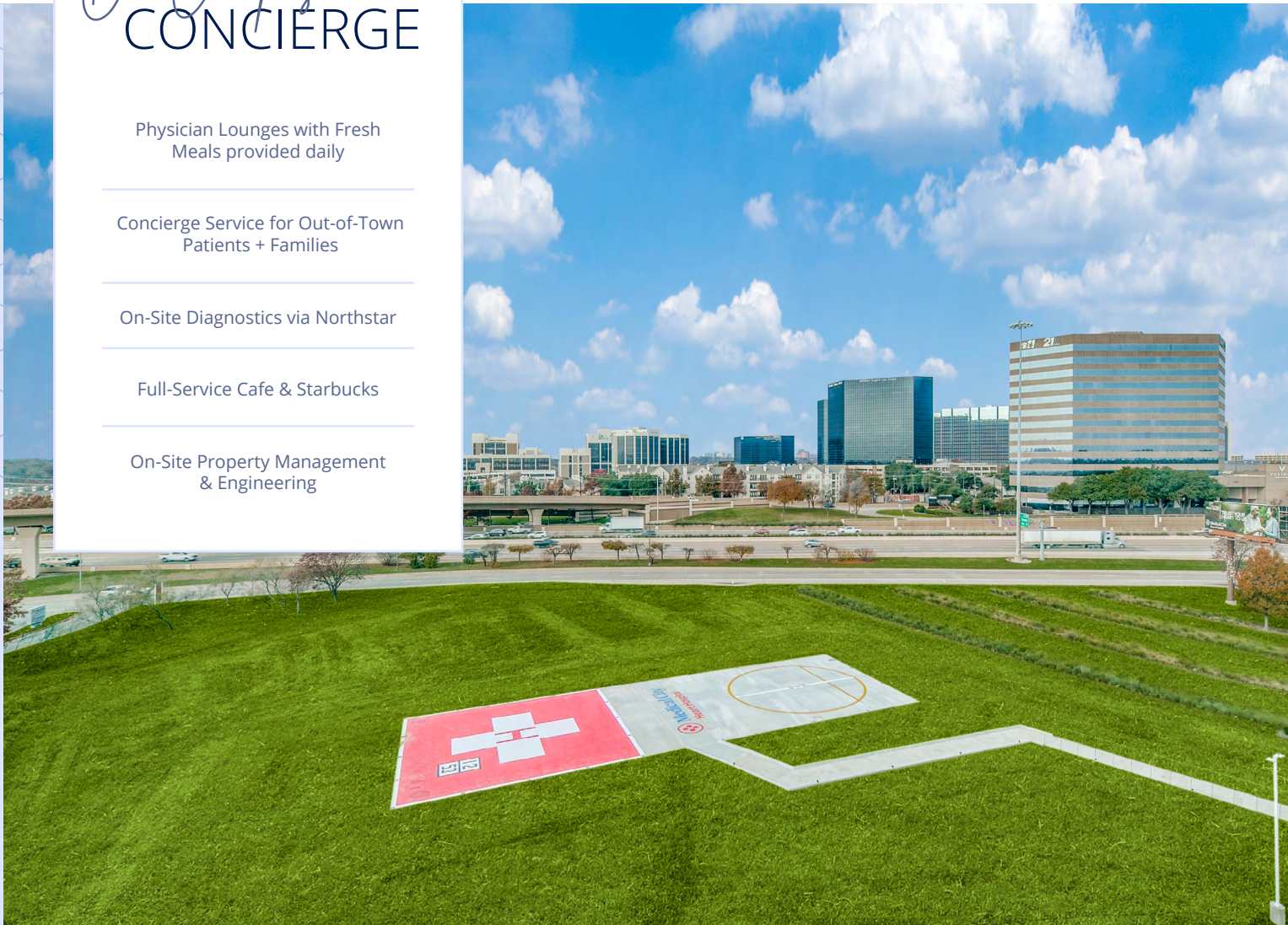
Physician Lounges with Fresh  
Meals provided daily

Concierge Service for Out-of-Town  
Patients + Families

On-Site Diagnostics via Northstar

Full-Service Cafe & Starbucks

On-Site Property Management  
& Engineering



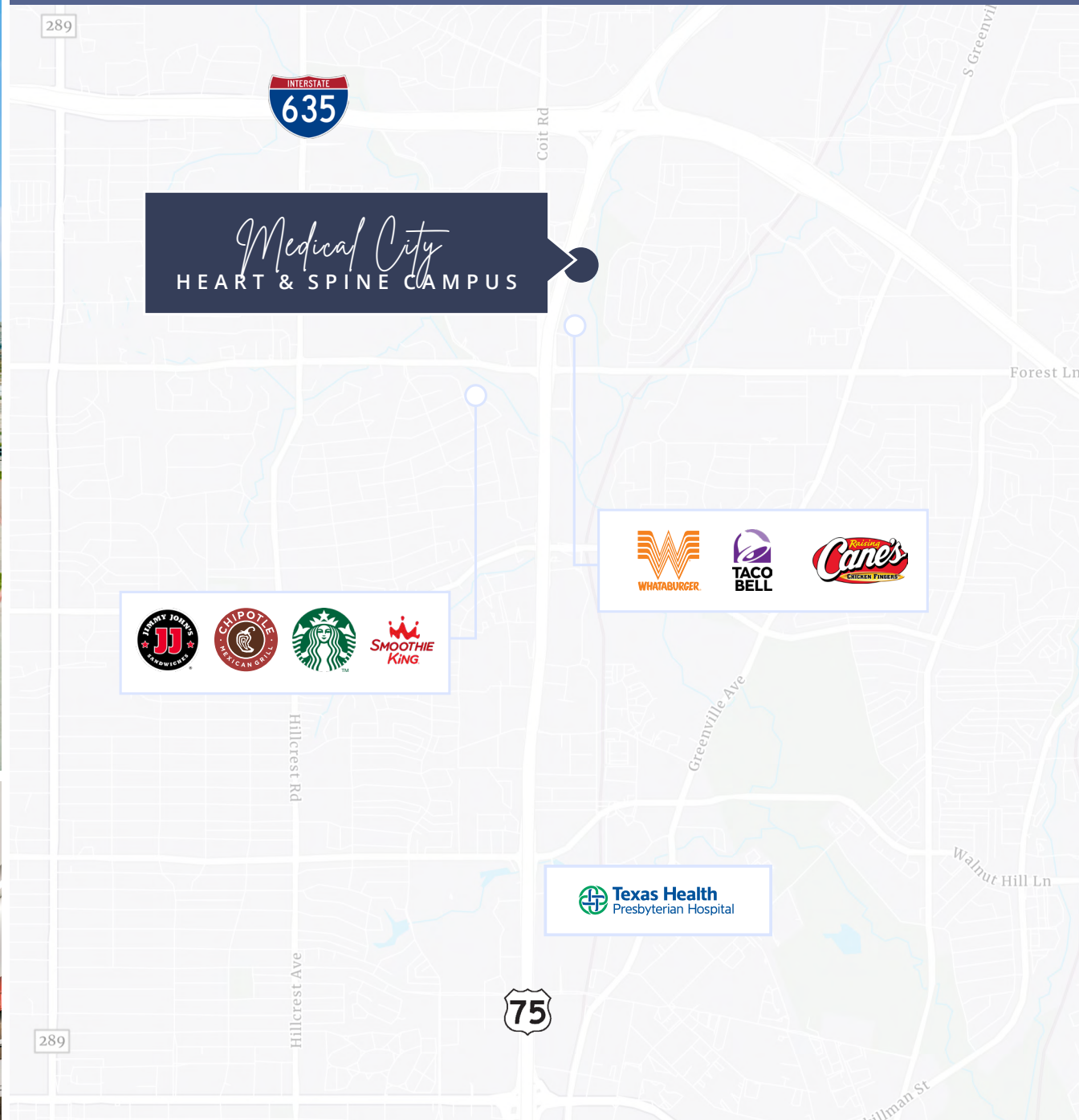
## Property OVERVIEW

At Medical City Heart & Spine Campus, doctors can launch their careers and join the next generation of medical care. This specialized campus provides all the resources a doctor needs, from advanced technology to accessibility, all housed in a hub of modern medicine located in the heart of Dallas.





523,000 VIEWS PER DAY



## Medical City Services

Imaging Services (CT scan, MRI, X-ray) Intensive Care Unit | Access to Clinical Trials  
Industry-Leading Research | Over 100 ICU beds, growing to 200 beds in 2025

# Campus HIGHLIGHTS



**Tenant Improvement Allowance**



**5/1,000 SF of Free Garage** Parking & Surface Parking



**2,545 - 41,255 RSF available**



**523,000 Views Per Day**



Located at the intersection  
of **North Central Expy and I 635**



**2 Min** from Medical City Dallas  
Hospital & Children's Hospital

**5 Min** from Presbyterian Hospital

## PAVILION I

6 Story Class A  
143,302 RSF  
2,545 - 5,529 RSF





## PAVILION II

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4 Story Class A

68,875 RSF

2,609 - 14,859 RSF



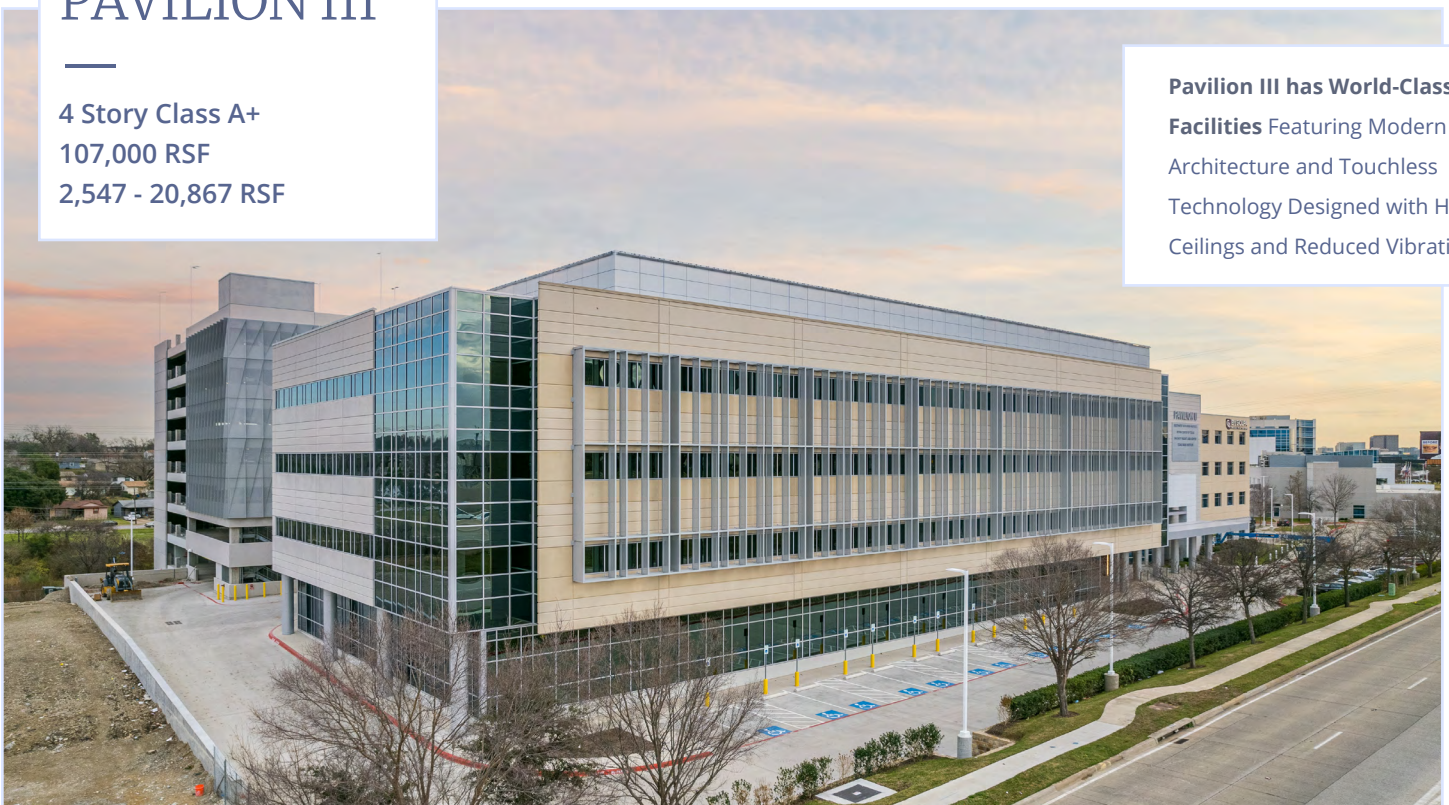
## PAVILION III

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4 Story Class A+

107,000 RSF

2,547 - 20,867 RSF



**Pavilion III has World-Class Facilities** Featuring Modern Architecture and Touchless Technology Designed with High Ceilings and Reduced Vibrations





# Area OVERVIEW

The area around Medical City Dallas, is a bustling hub of healthcare, commerce, and residential living. Known for its proximity to several of the region's premier medical centers, the neighborhood features a mix of healthcare facilities, corporate offices, shopping centers, and upscale apartments. This area provides convenient access to major highways, making it easily reachable from across the Dallas-Fort Worth Metroplex.

The surrounding neighborhoods, including Preston Hollow, are renowned for their tree-lined streets, spacious homes, and family-friendly atmosphere. The area boasts excellent amenities, including the nearby NorthPark Center, one of Dallas's top shopping and dining destinations. With an abundance of parks, recreational opportunities, and top-rated schools, the community around Medical City Heart and Spine Campus blends urban convenience with suburban charm, making it a desirable location for professionals, families, and retirees alike.





# Area DEMOGRAPHICS

## Population .....

12,140

1-mile

153,045

3-mile

## Household Income .....

\$117,260

1-mile

\$118,118

3-mile

## Total Households .....

6,129

1-mile

66,278

3-mile

## Daytime Employment .....

29,026

1-mile

116,073

3-mile

# Get In Touch

## Tanya Hart

Executive Vice President  
+1 214 725 9127  
[tanya.hart@colliers.com](mailto:tanya.hart@colliers.com)

## Allison Frizzo

Senior Vice President  
+1 214 499 5101  
[allison.frizzo@colliers.com](mailto:allison.frizzo@colliers.com)

## Lauren Jahner

Senior Associate  
+1 214 217 4650  
[lauren.jahner@colliers.com](mailto:lauren.jahner@colliers.com)

## Colliers

1717 McKinney Ave., Suite 900  
Dallas, TX 75202  
[colliers.com](http://colliers.com)



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