



# PROPERTY SUMMARY

<b>PROPERTY:</b>	<b>Main Street – Lewisville Medical Office</b>
<b>LOCATION:</b>	571 W Main Street, Lewisville, TX 75057
<b>POTENTIAL USE:</b>	Medical Office   Professional Office
<b>AVAILABILITY:</b>	<p><b>Suite 120 – 3,679 RSF - \$20.00/SF + NNN</b> – Second-generation medical office with an efficient clinical layout featuring four exam rooms with sinks, a procedure room, ultrasound room, therapy room, <b>and</b> recovery area. The suite also includes a waiting area, reception, physician’s office, business office, lab/phlebotomy room, restrooms, and support/storage areas, making it well suited for a variety of medical or specialty healthcare users.</p> <p><b>Suite 210 – 2,587 RSF - \$18.00/SF + NNN</b> - Second-generation medical office suite with an efficient layout featuring multiple private offices, exam rooms kitchenette, and a server/storage room, along with open circulation space. The suite can be demised to approximately +/- 1,887 and 700 SF, allowing flexibility.</p> <p><b>Suite 212 – 700 SF - \$18.00/SF + NNN</b> - Second-generation medical office suite that can be demised from Suite 210, offering approximately +/- 700 SF. The layout includes multiple private offices, a kitchenette, and a server/storage room, making it well suited for a small professional office user.</p>
<b>UTILITIES:</b>	Tenants Expense
<b>SIGNAGE:</b>	Available
<b>PARKING:</b>	Ample
<b>RATE:</b>	\$18.00 - 20.00 / SF / Yr + \$8.39 NNN
<b>TERMS:</b>	Negotiable
<b>TI:</b>	Negotiable
<b>COMMENTS:</b>	Well-located medical/office opportunity directly across from Medical City Lewisville with strong visibility and access along W Main St. The building offers a range of second-generation suites from approximately +/- 700 SF to 3,679 SF, allowing flexibility for both small and larger users. The ground floor medical suite includes existing clinical infrastructure, while the second-floor suites offer traditional office layouts with the ability to demise for smaller tenants. Ownership is motivated and willing to structure aggressive lease terms for qualified tenants.
<b>CONTACT:</b>	Jim Hanking (972) 345-0609 <a href="mailto:Jim@stagcre.com">Jim@stagcre.com</a> Blake Kelly (972) 832-1680 <a href="mailto:Blake@stagcre.com">Blake@stagcre.com</a>

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