

MEDICAL BUILDING

1110  
COTTONWOOD

LAS COLINAS



## ABOUT THE PROPERTY

- ~30k SF Available, div to 1,500 SF
- Fully Renovated in 2021
- Across the Street From Future Ritz Carlton & TPC Award Winning Golf Course
- Underground Parking Available
- 2nd Generation Medical Vacancy
- Spec Suites



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Suite 225  
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# PROPERTY FEATURES

## ACCESS & VISIBILITY

- Close access to DFW Airport and 1.75 miles to Highway 114

## FEATURES

- 4/1,000 SF parking, partially covered
- Underground parking available
- Efficient 27k SF floor plates
- Landscaping overhaul with MacArthur frontage

## NEARBY

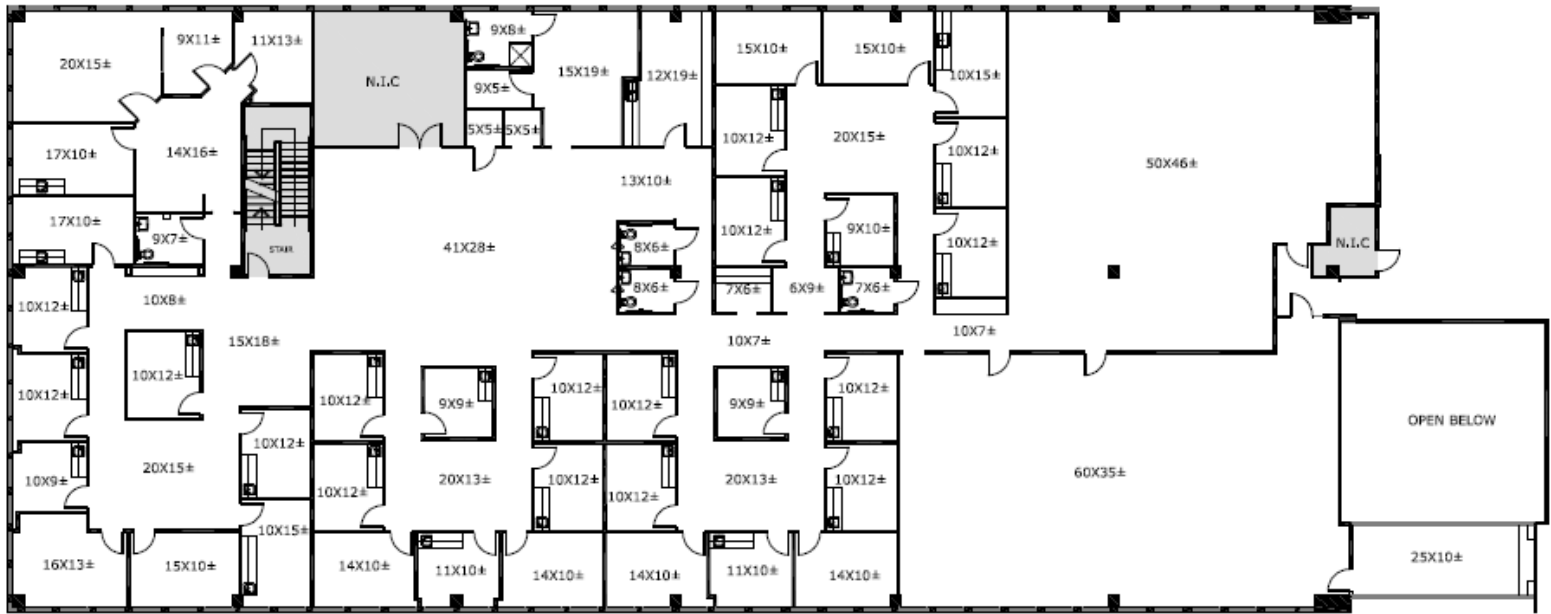
- Close proximity to Starbucks, Chick-fil-A, Smoothie King, and across the street from Four Seasons amenities such as OUTLAW Taproom and Patio, LAW Steakhouse, and Coffee Bar, as well as TPC Golf course undergoing a \$55mil renovation to become a Ritz Carlton Hotel in 2024



# FLOOR PLANS

## Second Floor

### Suite 230: 17,515 SF 2nd Generation Clinic



KEY PLAN



# AMENITIES MAP



## Proximity to Area Hospitals

Hospital	Drive Time in Minutes
Medical City Las Colinas	8 Minutes
Baylor Scott & White Irving	7 Minutes
Baylor Scott & White Las Colinas	11 Minutes
Baylor Scott & White Grapevine	16 Minutes