



3230 I-30 Frontage Rd, Mesquite, TX 75150

**\$18/SF/YR**

**\$1.50/SF/MO**

**2289 SF Office, Full Build Out & Furniture, Move In Ready!**

**Retail | Single tenant | 2,289 sq. ft.**



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Listing Added: 07/01/2025

Listing Updated: 07/03/2025

**Building Details**

Property Type	Retail, Office, Special Purpose	Subtype	Medical Office
Tenancy	Single	Vacant SQFT	2,289
Land Acres	2.3	Class	A
Year Built	2006	Buildings	1
Stories	1	Ceiling Height	9
Total Parking Spaces	20		

**Building Description**

Upscale 2289 SF retail 1st level office available for lease located in a high end modern medical plaza custom built in 2006. Suite 102 is right next door to Quest Labs with an endless flow of customers and has great street+ highway exposure with Tenant signage available on a tall pylon lite sign! This office has fantastic drive up appeal elegant brick & stone elevation, glass storefront entrance, spacious waiting room, large reception with numerous built in desks, with storage. Convenient front and rear office entrances! 8 private exam rooms or offices, 2 ADA compliant baths, full build out including optional furniture, exam tables, equipment, file storage and walk in storage room with mop sink. Unlimited parking with access to 2 large parking lots! Interior sprinkler system & alarms in place to meet ADA compliance. Located in a booming medical district in Mesquite with easy access from IH 30, 635, George Bush Freeway or Northwest HWY.

Perfect office for Ozempic Injections or other weight loss injections that require regular lab work conveniently located next to Quest labs. The 8 private exam rooms have built in cabinets with sinks along with medical grade beds with storage in perfect condition! Full build out move in ready for numerous business that need multiple offices such as IV therapy injections & infusions as well as other Day Spa cosmetic injections or treatments. Office layout works great for an orthopedic physician, chiropractor, podiatrist, massage therapist, pre-natal screening with Quest Labs conveniently located next door.

This lease space is also next door to Pediatrics of Mesquite which makes it the perfect location for infant & child day care, pre-school, tutoring center, learning center, birthing center, prenatal screening & imaging.

**Building Highlights**

\*Centrally located for easy access from any area in DFW at the cross roads of IH-30, 635, Loop 12, George Bush & 45.

\*Premier medical plaza custom built in 2006 by owner physician with exceptional quality & abundant well lite parking.

\*Fully landscaped development numerous mature trees, lush hedges, & impeccably maintained grounds.

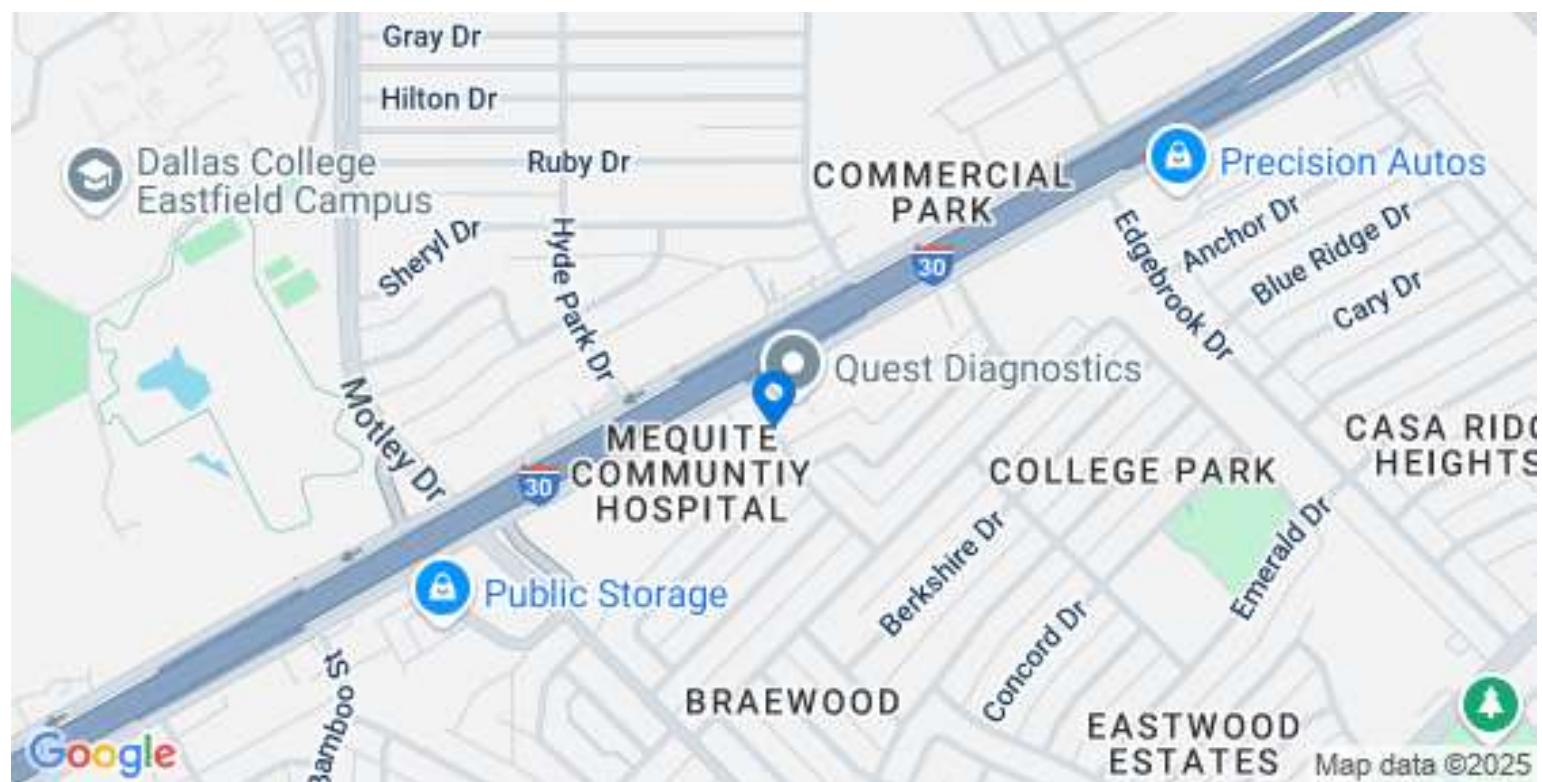
\*Turn key medical office with optional furniture, medical equipment, exam beds, and other supplies.

\*\*Great drive up appeal with street + HWY exposure. Tenant sign on tall pylon lite sign. Front & rear private entrances.

\*Suite 102 is next to Quest labs for convenient quick blood test results with consistent customers walk by traffic.

\*Fully sprinklered with fire alarms. 2 ADA compliant baths.

## Building Location (1 Location)



## Details

Listing Type	Direct	RSF	2,289 SF
USF	2,289 SF	Parking	Unlimited Parking
Rate (Per SF)	\$18 / SF / YR	Lease Type	NNN
Lease term	Negotiable	Expense Rate (Per SF/YR)	\$7
Total Rate (Per SF/YR)	\$18	Total Monthly Rent	\$3,344
Days on Market	1 day		

## Floorplan

## Property Photos (45 photos)

