

IRVING MOB II

2021 N MacArthur Blvd
Irving, TX 75061

Office Medical For Lease

1,669 - 1,761 SF



Leasing Information:
214.461.2388

Lincoln

Banks Newton 214.461.2388 bnewton@lpc.com	Peter Shaw 214.461.2302 PShaw@lpc.com	Elizabeth Madden 214.461.2366 emadden@lpc.com
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8140 Walnut Hill Lane
Suite 700
Dallas, TX 75231

www.lpc.com

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Property Overview

The Irving Medical Office Building II is a Class A, medical office building with institutional ownership located on the campus of Baylor Scott & White Medical Center - Irving. The building is conveniently located on the SWC of State Highway 183 and North MacArthur Road with great interstate visibility. The building has multiple 2nd generation medical office spaces where we can offer generous tenant improvement packages.

Property Highlights

- Aggressive tenant improvement packages available for customizable suites
- Prime location with easy access to Interstate 183
- Ample parking spaces for clients

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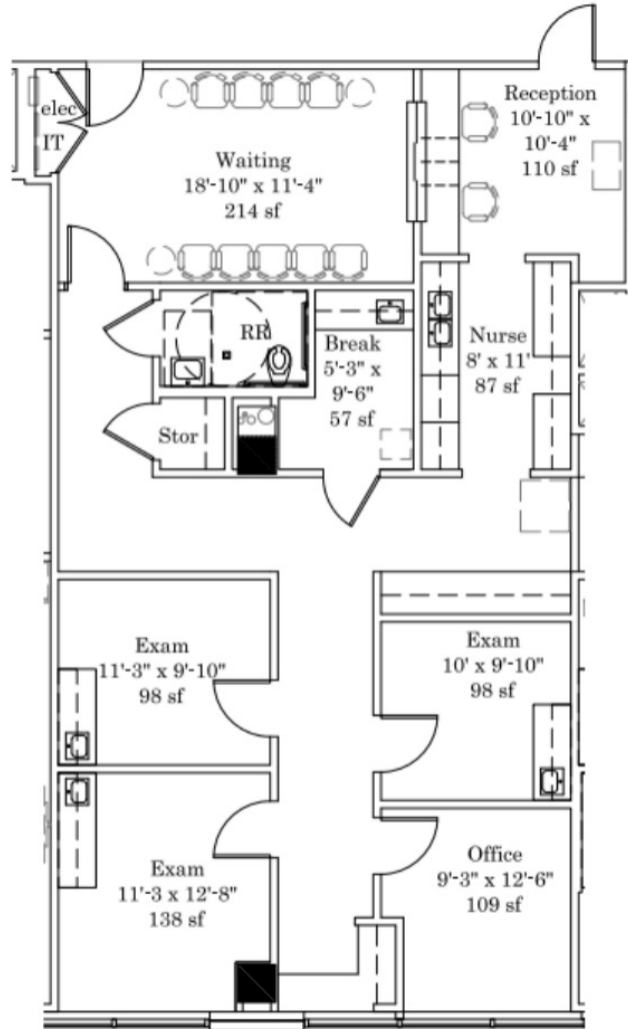
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Suite 310

1,669 SF



Suite

Size

Suite 310

1,669 SF

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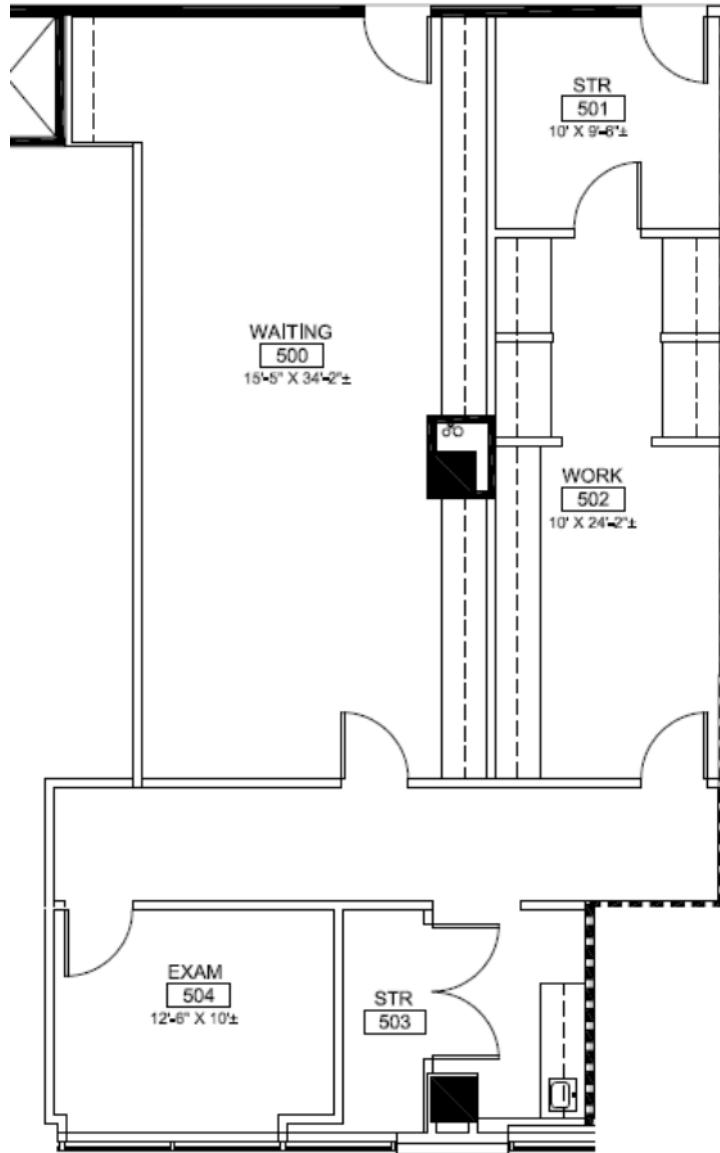
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Suite 550

1,761 SF



Suite	Size
Suite 534	1,761 SF

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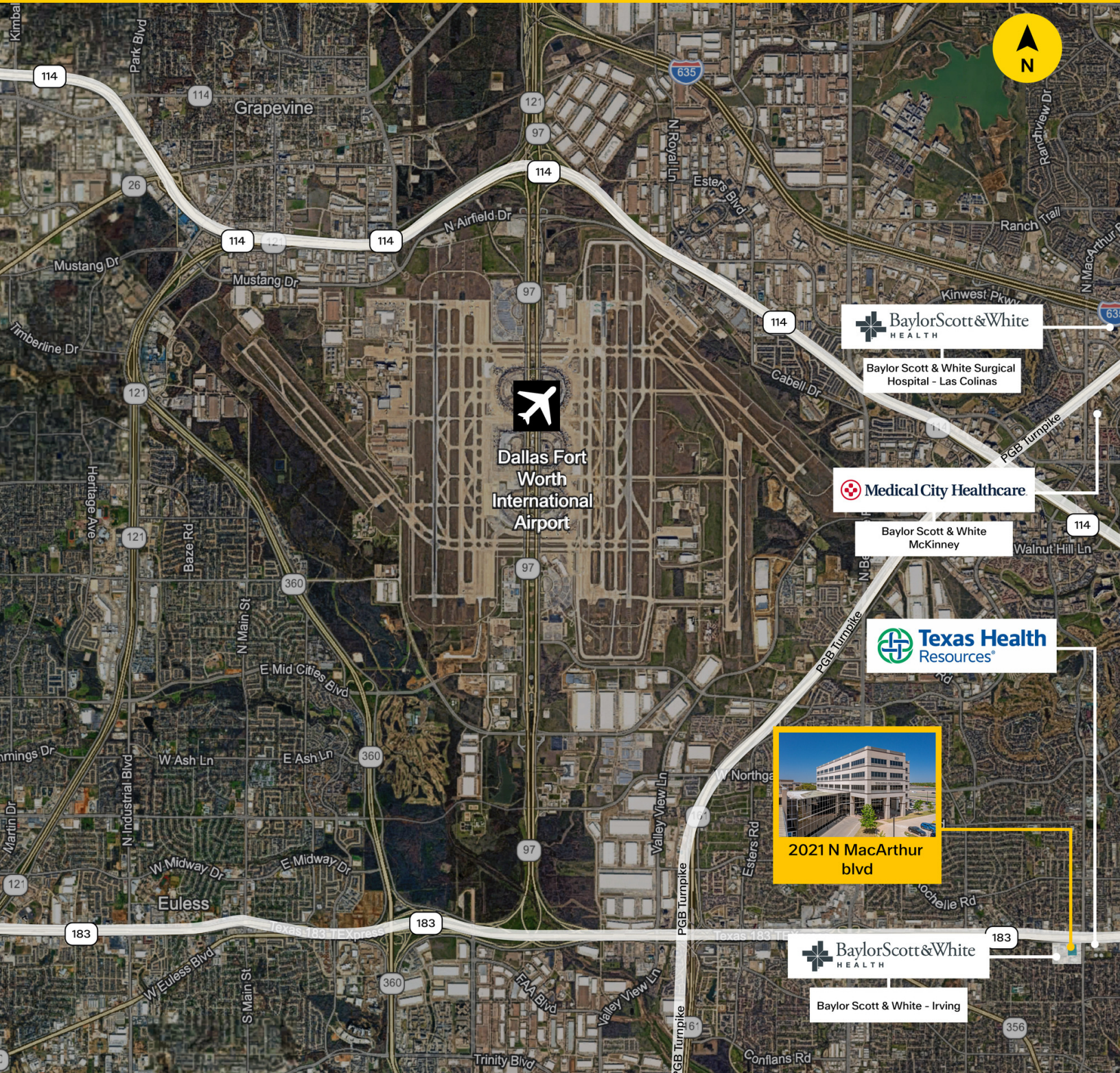
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Nearby Amenities



Dallas Fort Worth International Airport

 **Baylor Scott & White**
HEALTH

Baylor Scott & White Surgical Hospital - Las Colinas

 **Medical City Healthcare**

Baylor Scott & White McKinney

 **Texas Health**
Resources



2021 N MacArthur
blvd

 **Baylor Scott & White**
HEALTH

Baylor Scott & White - Irving

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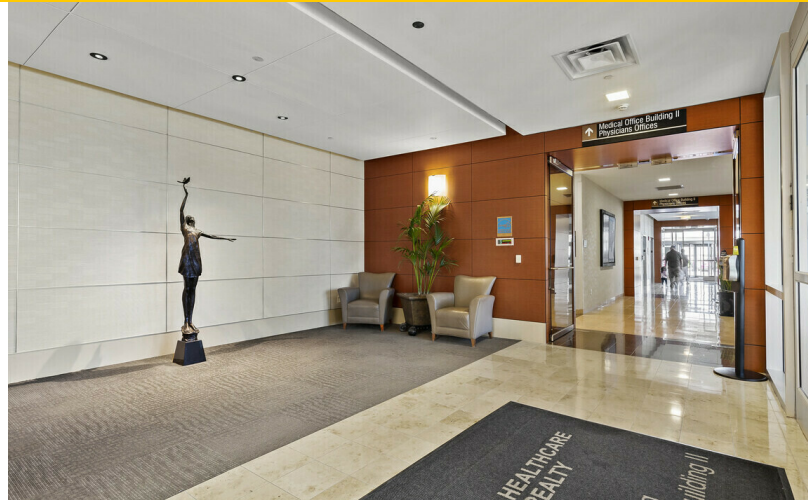
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Property Amenities



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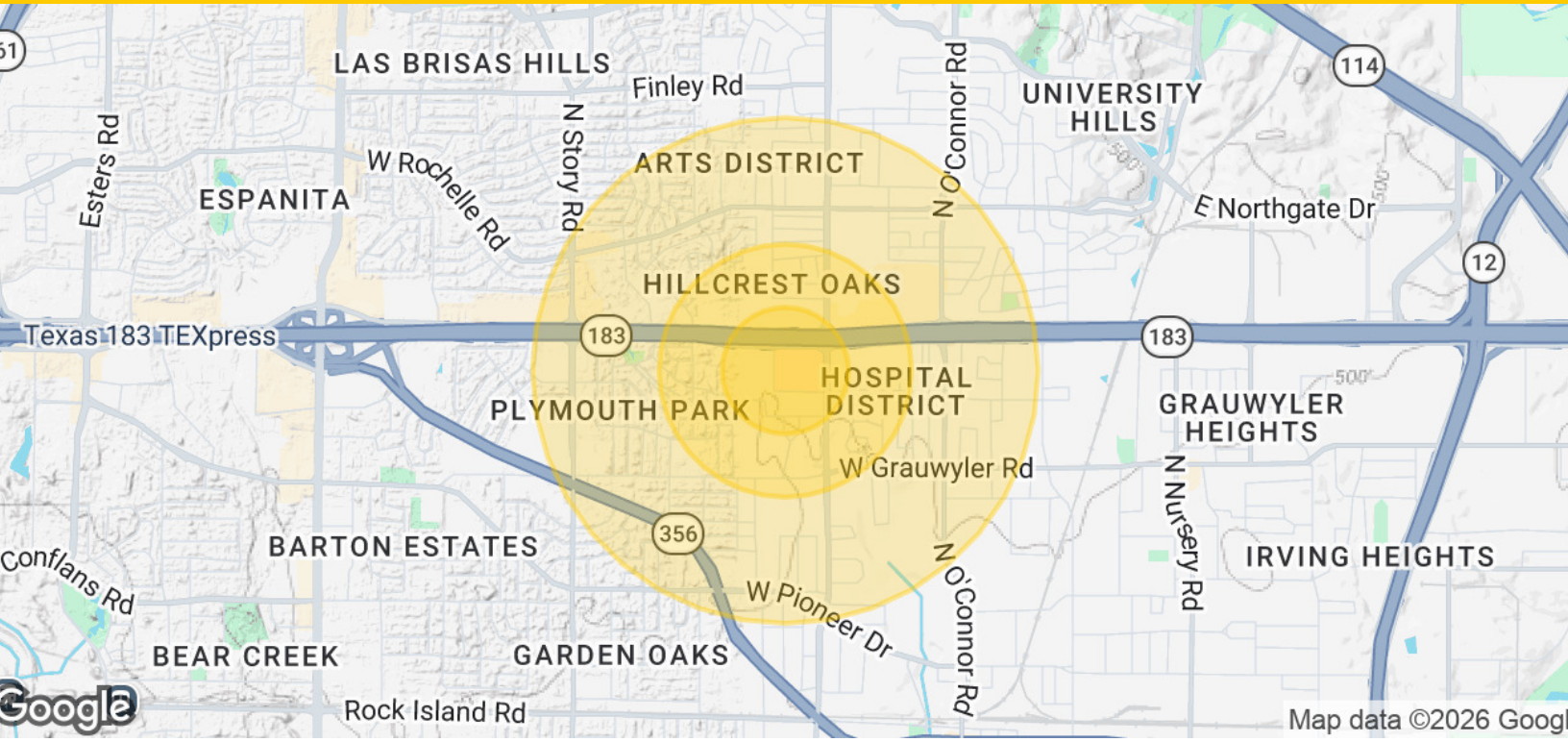
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Demographics Map & Report



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	862	4,586	20,437
Average Age	37.1	33.7	32.9
Average Age (Male)	37.3	34.1	32.4
Average Age (Female)	37.3	32.9	32.7
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	286	1,499	6,529
# of Persons per HH	3.0	3.1	3.1
Average HH Income	\$94,224	\$78,719	\$69,146
Average House Value	\$214,342	\$187,188	\$167,848

2020 American Community Survey (ACS)

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