



3230 I-30 Frontage Rd, Mesquite, TX 75150

\$18/SF/YR

\$1.50/SF/MO

2289 SF Office, Full Build Out! Move In Ready!

Retail | Single tenant | 2,289 SqFt





Susan Griffin
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Listing Added: 07/01/2025

Listing Updated: 03/10/2026



Building Details

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

Building Description

3230 I30 Suite 102 is a 2289 SF upscale ground level street front retail office for lease move in ready with full build out, HVAC, fire sprinklers, located in a high end modern medical plaza custom built in 2006. NOTE Exam tables & furniture seen in photos has been removed. Contact Susan Griffin at 214-641-8231 for more details. Suite 102 has fantastic drive up appeal with an elegant brick & stone elevation, glass storefront entrance, spacious waiting room, large reception with numerous built in desks with storage & file cabinets, 8 private offices with built ins & storage some with sinks, 2 baths, storage room with mop sink, front & rear entrances, unlimited parking with access to 2 large parking lots! Exterior is fully landscaped with mature trees, lush green grass. Suite 102 is right next door to Quest Labs with an endless flow of customers and convenient for any business or medical provider that needs regular lab work. Perfect office for Ozempic injection providers IV therapy & infusions as well as other Day Spa cometic injections or treatments. Office layout works great for an orthopedic physician, chiropractor, podiatrist, massage therapist. Suite 102 is also next door to Pediatrics of Mesquite which makes it the perfect location for a birthing center. prenatal screening & imaging, infant day care, pre-school, tutoring center, learning center. 3230 I30 is located in a booming medical district with easy access from HWY I30, 635, George Bush Freeway or Northwest HWY. Great street+ highway exposure with Tenant signage available on a tall pylon lite sign as well as signage on the building. Zillow 3D Walk Through Tour Link: https://www.zillow.com/view-imx/26e9ab16-1c6b-4995-9e26-7bb50f22389f/?utm_source=captureapp (https://www.zillow.com/view-imx/26e9ab16-1c6b-4995-9e26-7bb50f22389f/?utm_source=captureapp)

Building Highlights

- *Zillow 3D Walk Thru Tour: https://www.zillow.com/view-imx/26e9ab16-1c6b-4995-9e26-7bb50f22389f/?utm_source=captureapp (https://www.zillow.com/view-imx/26e9ab16-1c6b-4995-9e26-7bb50f22389f/?utm_source=captureapp)
- *Turn key ground level retail or medical office with full build out, lobby, reception, 8 private rooms with built ins + some with sinks, 2 baths.
- *Premier medical plaza custom built by owner physician with exceptional quality, lush landscape, 2 well lite large parking lots. tall pylon lite signs
- *Front and rear office entrances. Fully sprinklered offices with fire alarms. Landscaped exterior rear common area for employee breaks.
- *Next door to Quest Labs for quick convenient ab results. Consistent flow of customers. Also next door to Pediatric clinic with numerous customer
- *Great location easy access I30, 635, Loop 12 (Northwest Hwy) & George Bush. Fantastic freeway exposure with Tenant pylon & building signage available
- *Booming medical district with new Hospital, medical plazas & other commercial developments as well as restaurants and retail.

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	251 days		

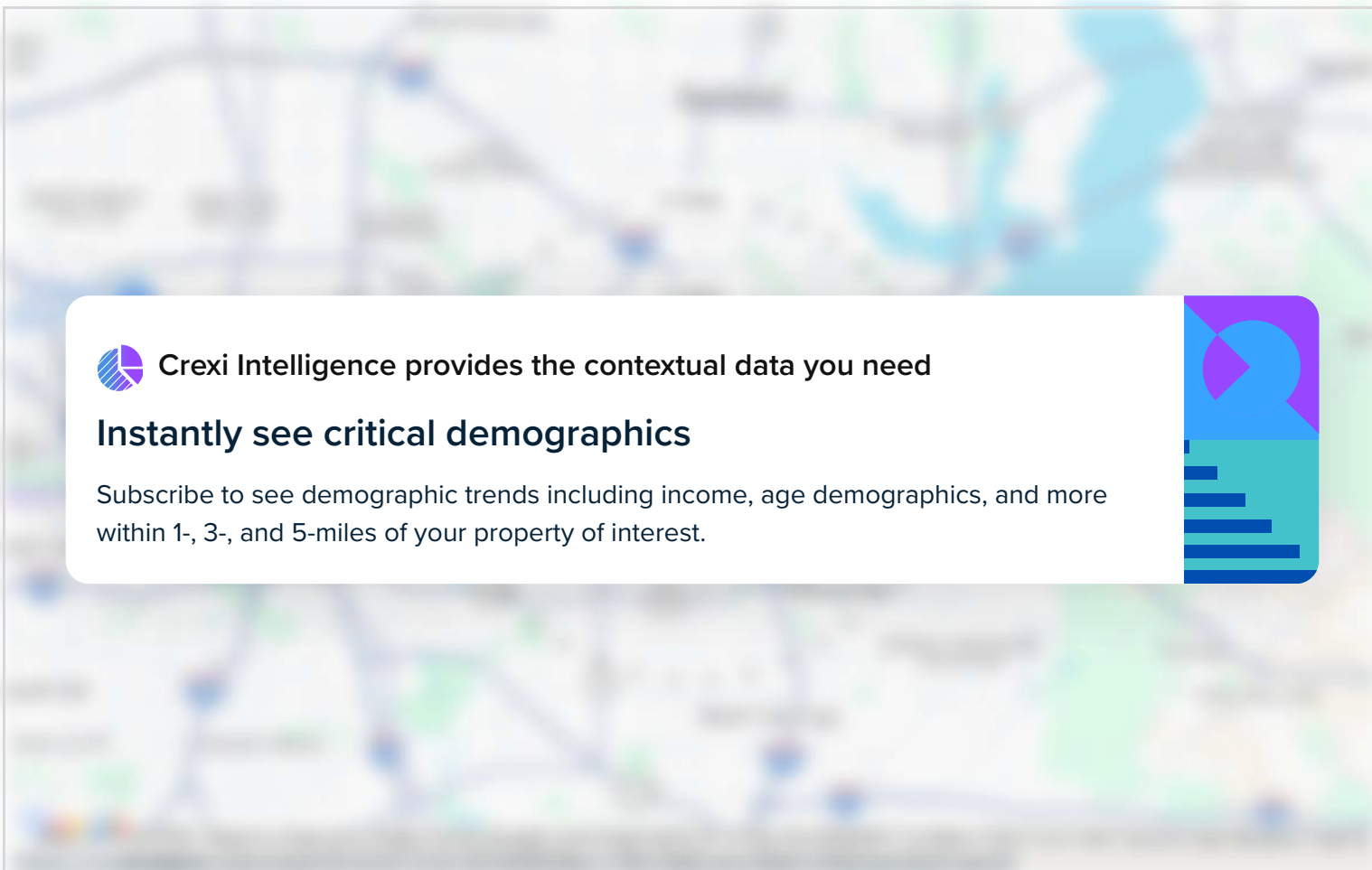
Floorplan





Demographic Insights

Demographic Insights



Crexi Intelligence provides the contextual data you need

Instantly see critical demographics

Subscribe to see demographic trends including income, age demographics, and more within 1-, 3-, and 5-miles of your property of interest.



1 mile

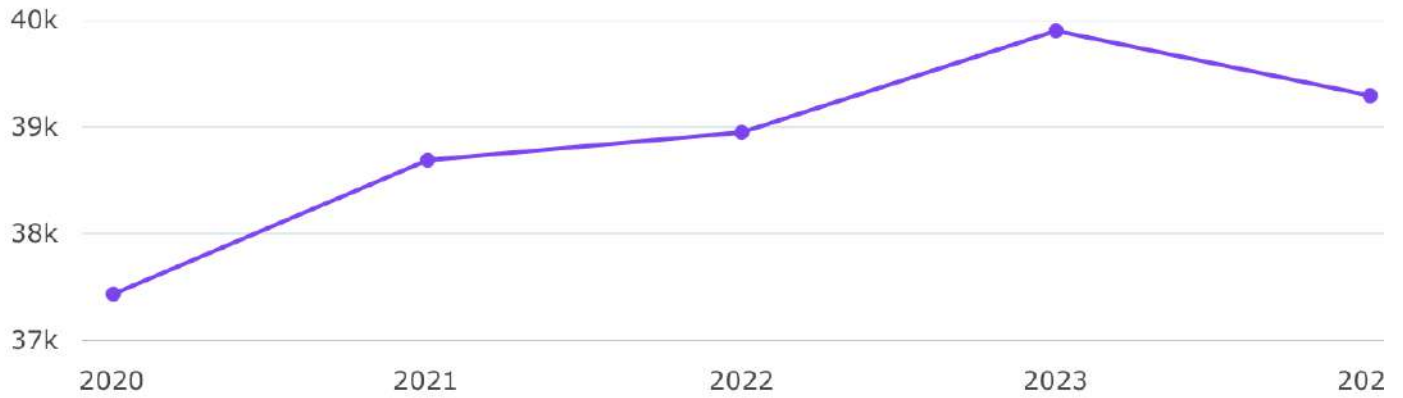
3 miles

5 miles

Population

39.3k

1% Compared to 39.9k in 2023
4% Compared to 37.4k in 2020

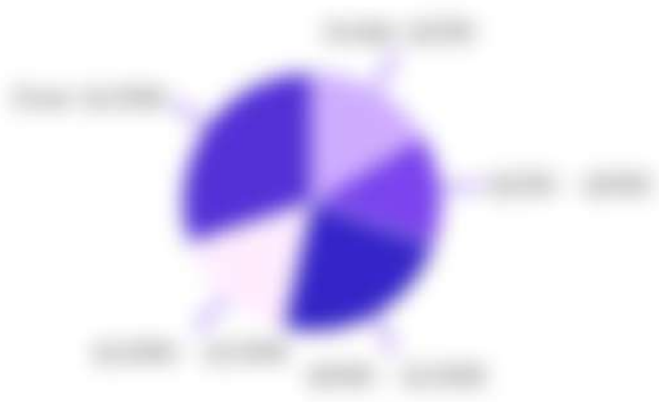


Household Income

39.3k
Household Income

39.9k
Household Income

37.4k
Household Income



Age Demographics

39.3k
Age Demographics

39.9k
Age Demographics

37.4k
Age Demographics





Number of Employees

100

90

80

70

60

50

40

30

20

10

0





Housing Occupancy Ratio



Renter to Homeowner Ratio

