

# FOR LEASE

## DENTAL CONDO UNIT



7423 LAS COLINAS BLVD, SUITE 101, IRVING, TX 75063



### PROPERTY HIGHLIGHTS

- ±1,850 SF
- Dental Condo Unit
- Dental Equipment Available
- 2nd Generation Space
- Building/Monument Signage
- Tenant Improvement Allowance
- Generous Parking
- Access to I-635/SH 114/SH 161 (Sam Rayburn Fwy)
- VPD 89,000 (George Bush Freeway)
- Located at Las Colinas Blvd & SH 114

LEASE RATE \$29-31 SF/YR | NNN



### CONTACT INFORMATION

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#### Champions DFW Commercial Realty

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

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## LEASE SPACES

### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,850 SF	Lease Rate:	\$29.00 - \$31.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	
Suite 101	Available	1,850 SF	NNN	\$29.00 - 31.00 SF/yr	-

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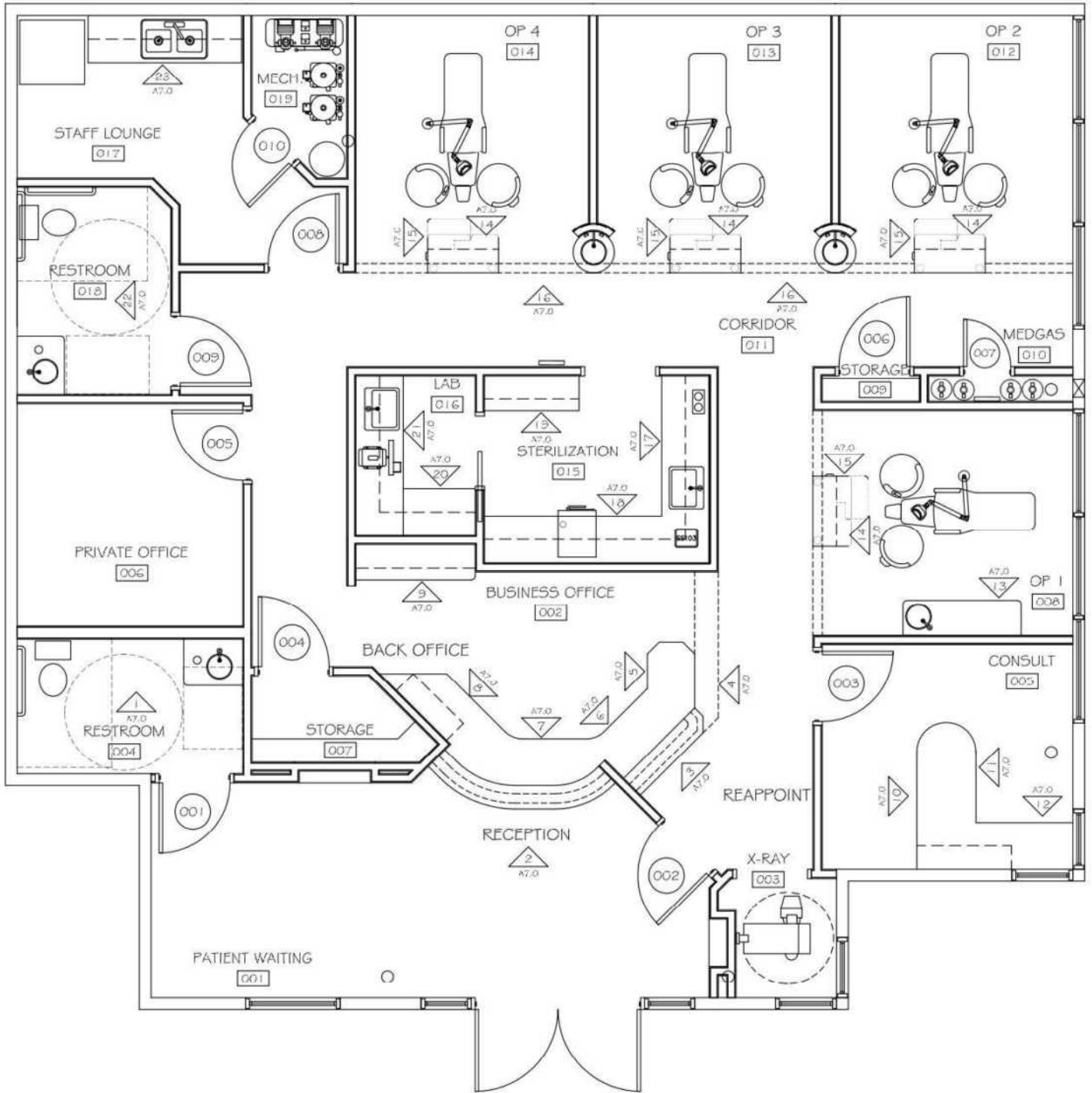
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7423 LAS COLINAS BLVD # A, IRVING, TX 75063

## FLOOR PLAN



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7423 LAS COLINAS BLVD, BLDG A, IRVING, TX 75063

**EXTERIOR PHOTOS**



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## INTERIOR PHOTOS



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## AERIAL RETAILER MAP



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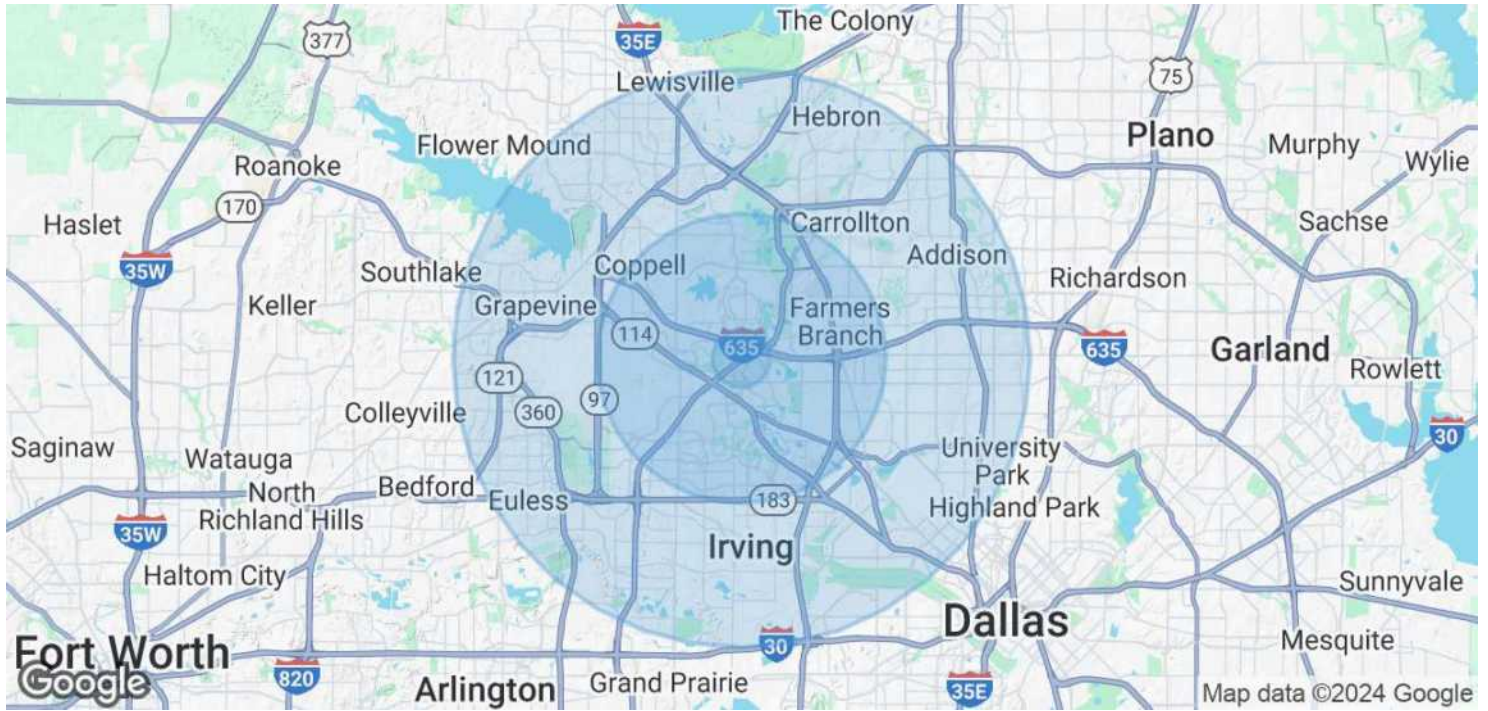
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	12,298	213,628	969,722
Average Age	33.9	34.7	36.3
Average Age (Male)	33.1	34.1	35.5
Average Age (Female)	34.4	34.9	37.0

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	5,920	87,892	406,226
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$108,950	\$94,530	\$98,085
Average House Value	\$281,680	\$216,380	\$253,756

2020 American Community Survey (ACS)

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## BROKER CONTACTS



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