



2301 S Hampton Rd, Dallas, TX 75224

**\$21/SF/YR**

**\$1.75/SF/MO**

Hampton Medical Center

Office | 1 space available | 4,244 SqFt



Douglas Boettcher  
TX 416751  
214.692.1188

Listing Added: 04/21/2026

Listing Updated: 04/21/2026



**Building Details**

Property Type	Office	Subtype	Medical Office
Tenancy	Multiple	Total Building SqFt	28,025
Minimum Divisible SqFt	4,244	Max Contiguous SqFt	4,244
Total Building Suites	8	Vacant SqFt	4,244
Class	B	Buildings	1
Stories	1	Total Parking Spaces	345
Cross Street	Illinois	Submarket	Southwest Dallas

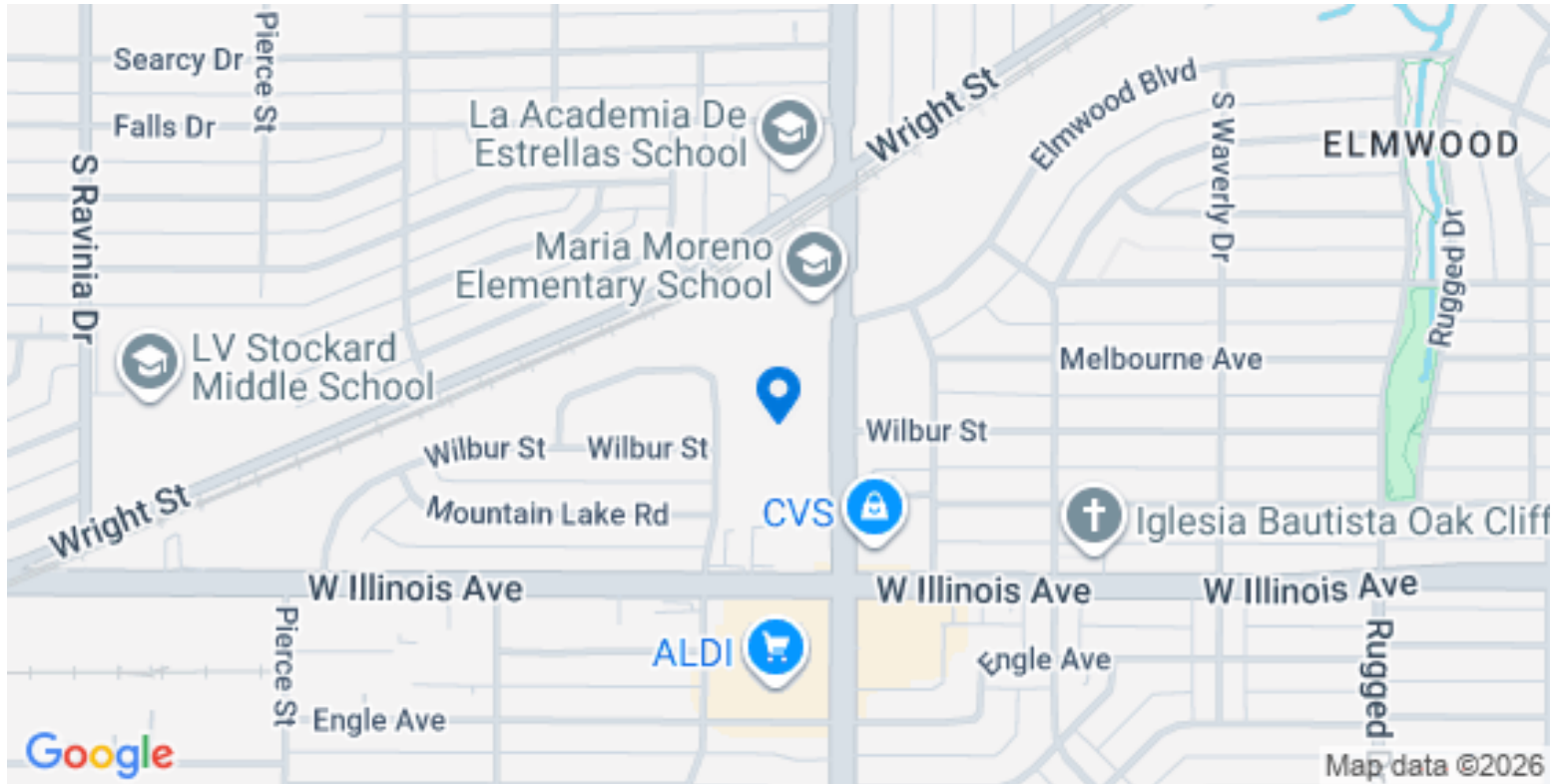
**Building Description**

Centrally located between UTSW, Methodist, Charleton and Parkland Medical Centers. Lots of close-in free parking.

**Building Highlights**

Professionally maintained medical office building serving the local community. Medical Practices accept most medical insurance plans.

**Building Location (1 Location)**



**Suite 200 Details**

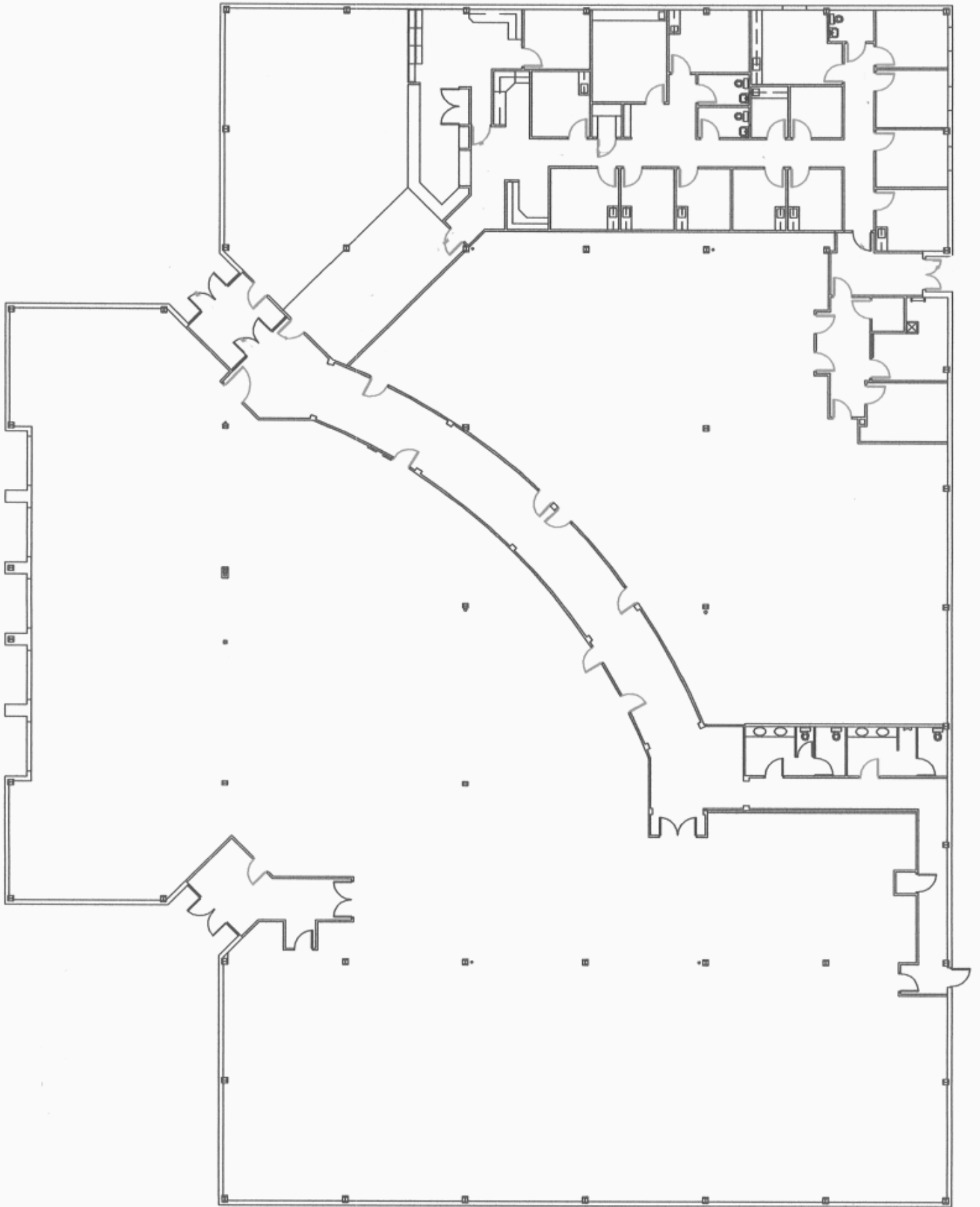
Former long-term OBGYN and Med-Spa Tenant. Multi-tenant medical only building. Other major medical tenants include WellMed, Evangelista Eye Care, CPL, N TX Imaging, Dallas Renal Group

Listing Type	Direct	Space Subtype	Medical Office
RSF	4,244 SF	Min Contiguous SF	4,244 SF

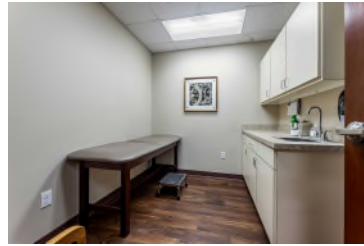
Space Available	4/21/26	Parking	Close-in
Rate (Per SF)	\$21 / SF / YR	Lease Type	NNN
Lease term	5+ years	Expense Rate (Per SF/YR)	\$13.5
Total Rate (Per SF/YR)	\$34.5	Total Monthly Rent	\$12,201.5
Days on Market	8 days		



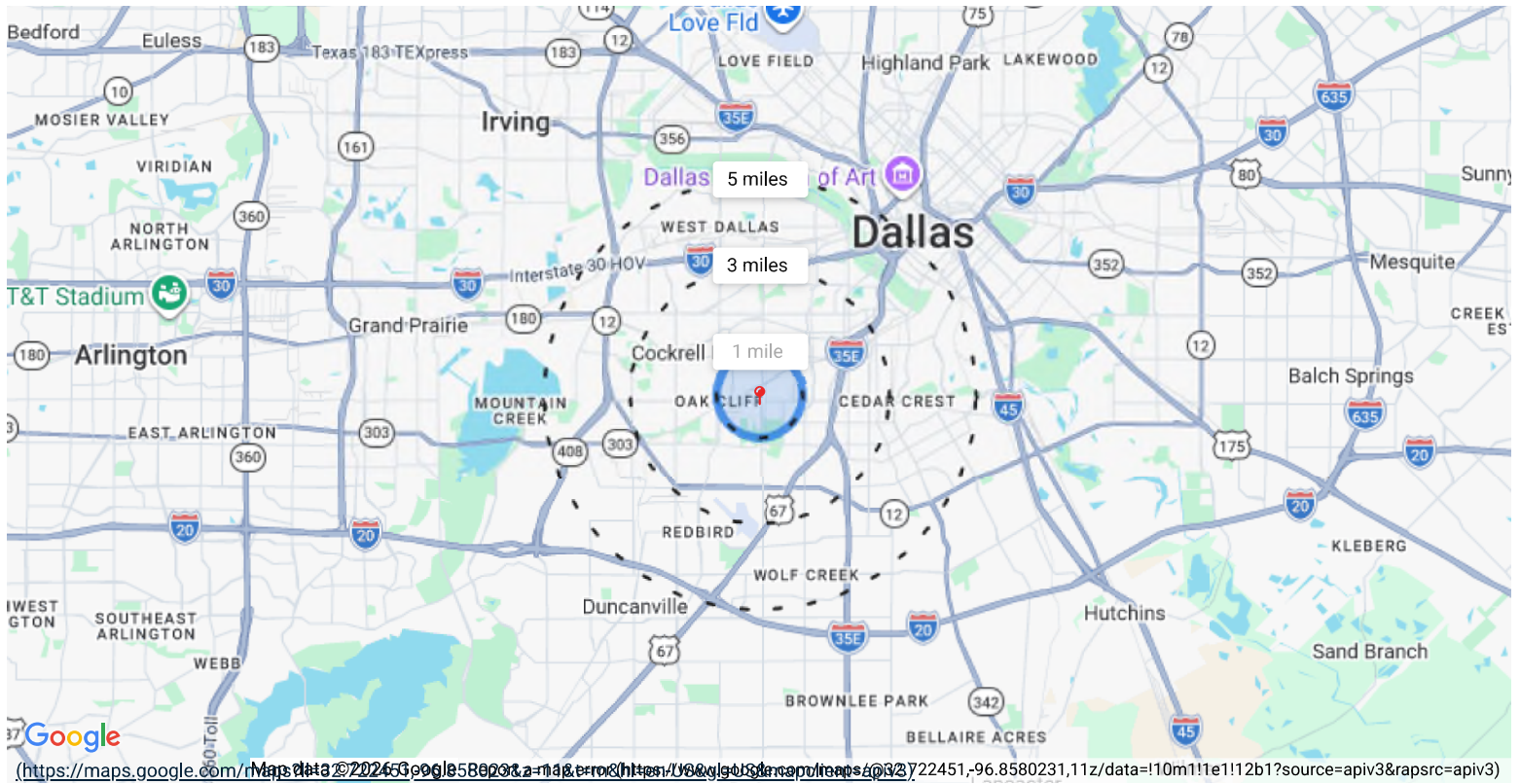




Property Photos (9 photos)



# Demographic Insights



1 mile

3 miles

5 miles

## Population

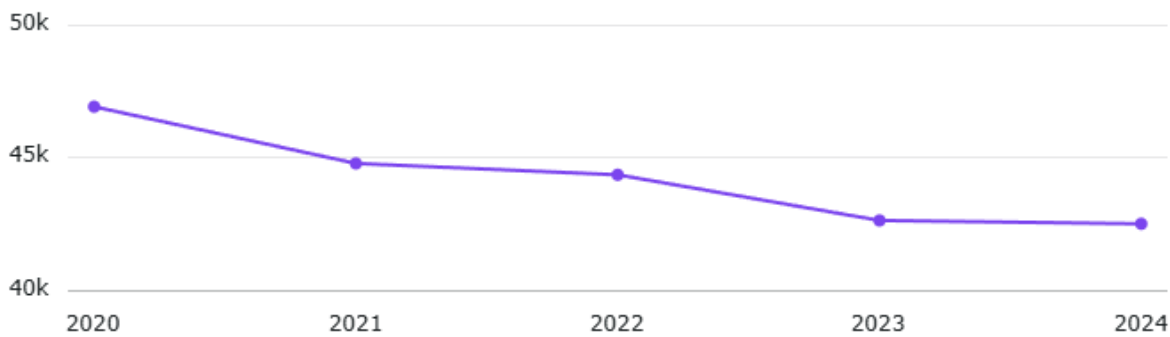
# 42.5k

0%

Compared to 42.6k in 2023

↓ 9%

Compared to 46.9k in 2020



## Household Income

**\$60.3k**

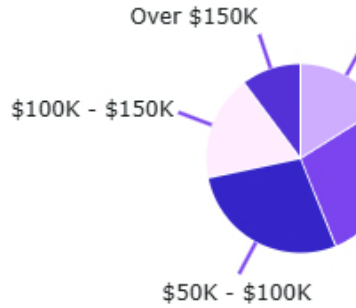
Median Income

**\$76.7k**

2029 Estimate

↑ **27%**

Growth Rate



## Age Demographics

**34**

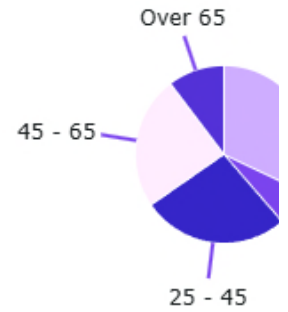
Median Age

**37**

2029 Estimate

↑ **10%**

Growth Rate



## Number of Employees

**31.7k**

### Top Employment Categories

Management, business, science, and arts o...



Educational services, and health care and s...



Construction



Professional, scientific, and management, ...



Retail trade



Arts, entertainment, and recreation, and ac...



Manufacturing



Transportation and warehousing, and utili...



## Housing Occupancy Ratio

**55:1**

13:1 predicted  
by 2029

Occupied



Vacant



## Renter to Homeowner Ratio

**1:2**

1:3 predicted  
by 2029

Renters



Homeowner

