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Property For Lease

MEDICAL PLAZA I, II, III
701-705 MARSHALL AVE.
LONGVIEW, TX 75601

1,674-10,464 SF AVAILABLE





City Overview

The demand for healthcare in Longview is fueled by the city's aging population. This demographic trend has increased the need for geriatric care, specialized services for chronic conditions, and long-term care facilities. To meet the increasing demand for healthcare services, Longview has seen ongoing investments in healthcare infrastructure and facilities by CHRISTUS Good Shepherd and Longview Regional MC. Longview Regional MC recently invested \$4.4 Million on a new heart and vascular department.



Longview, Texas, located in Gregg and Harrison counties, is a vibrant city with a diverse economy and a strong sense of community. Known for its rich history, friendly residents, and thriving business environment, Longview offers a range of opportunities for residents and businesses alike. The real estate market in Longview has experienced steady growth in recent years. The city's affordable housing options, coupled with a low cost of living, make it an attractive destination for individuals and families looking to settle down.



About This Property

Property Details

Located in the heart of Longview, TX, this property is a well-established medical property thoughtfully renovated to meet today's healthcare standards. Situated directly on the campus of CHRISTUS Good Shepherd Medical Center, the property consists of three medical office buildings — Medical Plaza I, Medical Plaza II, and Medical Plaza III — creating a cohesive, on-campus healthcare environment. Its updated interiors and practical layouts provide an efficient and comfortable setting for both providers and patients.

With convenient access to major roadways, surrounding neighborhoods, and key community destinations, 701-705 E Marshall Ave. offers medical practitioners strong visibility, connectivity, and the benefit of operating within Longview's established and growing healthcare network.



701-705 E MARSHALL AVE. - LONGVIEW, TX - 75601



Property Details

UP TO 10,464 DIVISIBLE SF AVAILABLE FOR LEASE

Building Size	54,754 SF
Available Space	Medical Plaza I: 1,674-10,464 Contiguous SF Medical Plaza II: 2,085-8,048 Contiguous SF Medical Plaza III: 1,900-2,430 SF
# of Stories	5
Building Class	B
Type of Business	Medical Office Building
Lease Rate	\$22.50/SF/YR
Lease Type	Full Service Gross
Zoning	C-2

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Site Aerial





Medical Plaza I

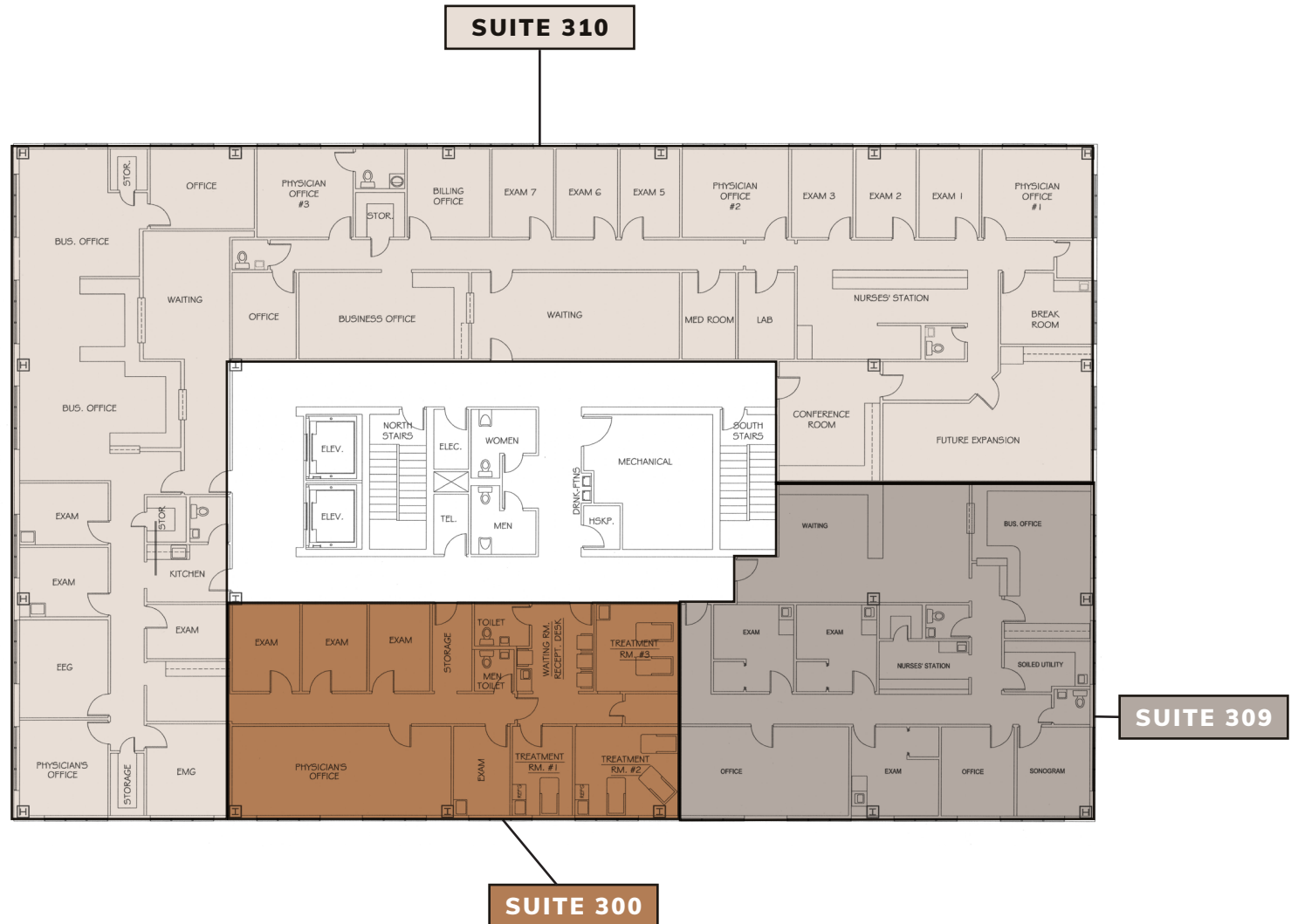
SPACE LAYOUT

AVAILABLE SPACES

3RD FLOOR

- SUITE 300: 1,674 RSF
- SUITE 309: 2,328 RSF
- SUITE 310: 6,462 RSF

UP TO 10,464 CONTIGUOUS RSF





Medical Plaza II

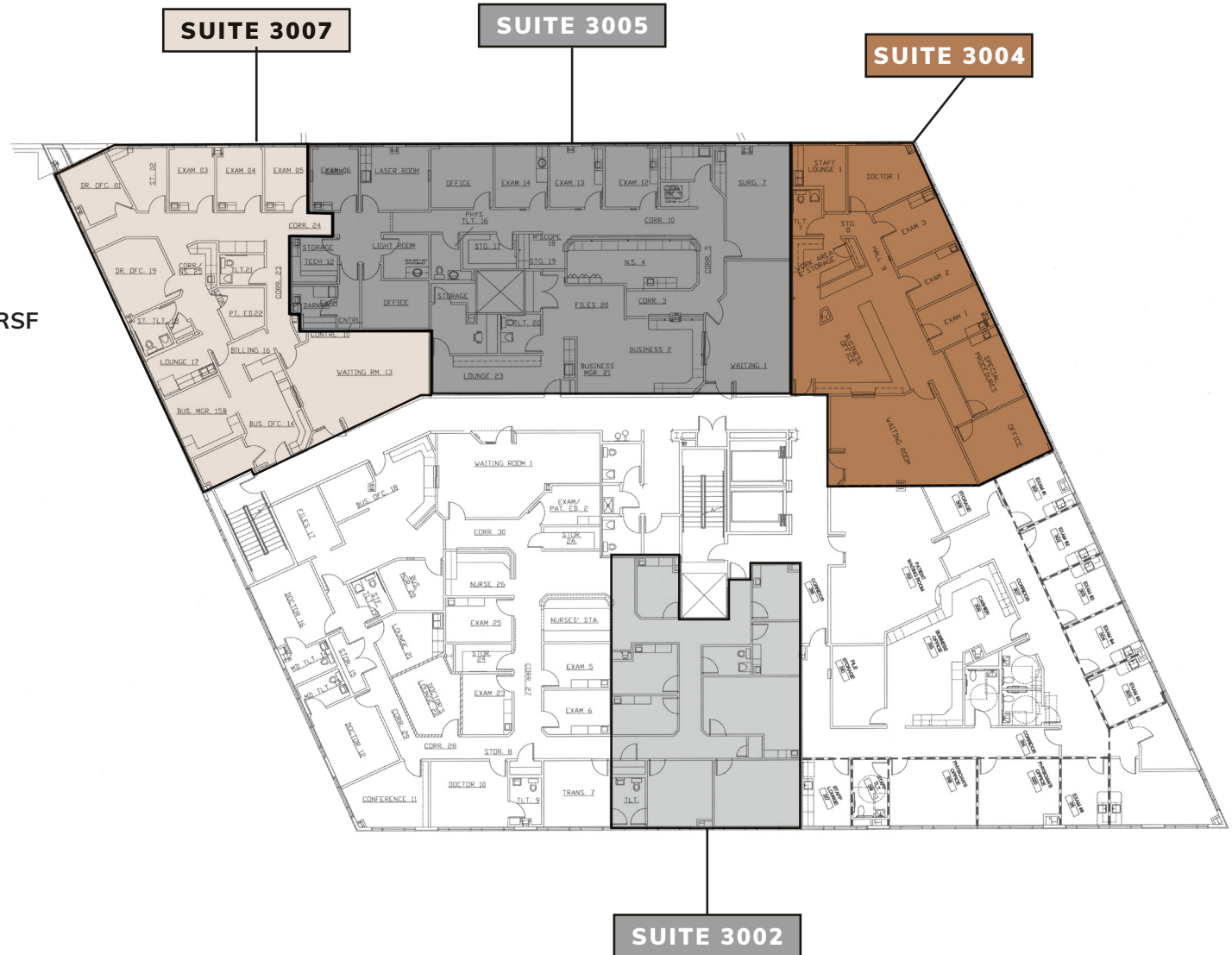
SPACE LAYOUT

AVAILABLE SPACES

3RD FLOOR

- SUITE 3002: 1,762 RSF
- SUITE 3004: 2,085 RSF
- SUITE 3005: 3,682 RSF
- SUITE 3007: 2,281 RSF

UP TO 8,048 CONTIGUOUS DIVISIBLE RSF

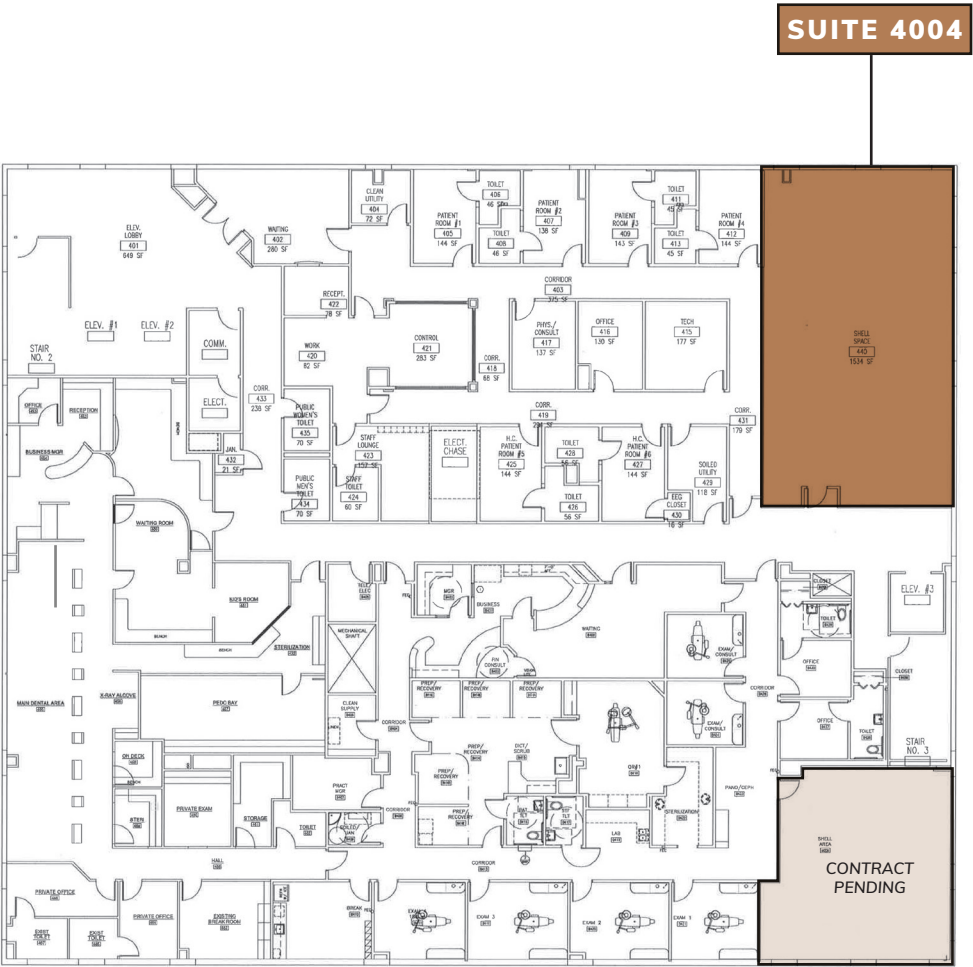




Medical Plaza III

SPACE LAYOUT

4TH FLOOR



AVAILABLE SPACES

4TH FLOOR

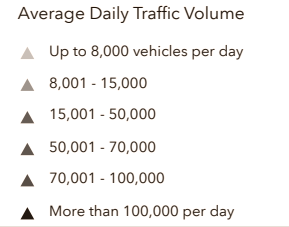
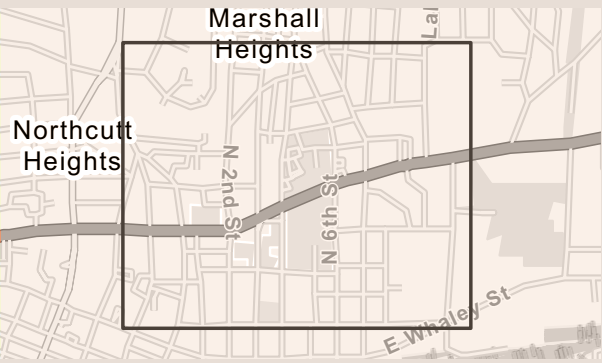
- SUITE 4004: 1,900 RSF*

*NEW BUILD OUT AVAILABLE



Traffic Volume

IMMEDIATE AREA





Demographics

701-705 E MARSHALL AVE. - LONGVIEW, TX - 75601



Population

Radius	2025	2030
1 mile	5,569	5,537
3 miles	44,681	44,728
5 miles	77,815	78,089



Households

Radius	2025	2030
1 mile	1,975	1,991
3 miles	17,985	18,303
5 miles	31,772	32,503



Median HH Income

Radius	2025	2030
1 mile	\$49,937	\$54,002
3 miles	\$58,582	\$63,096
5 miles	\$62,085	\$67,153



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