



**LEASE**

# Southlake Commons Medical Office

**171 W SOUTHLAKE BLVD**

Southlake, TX 76092

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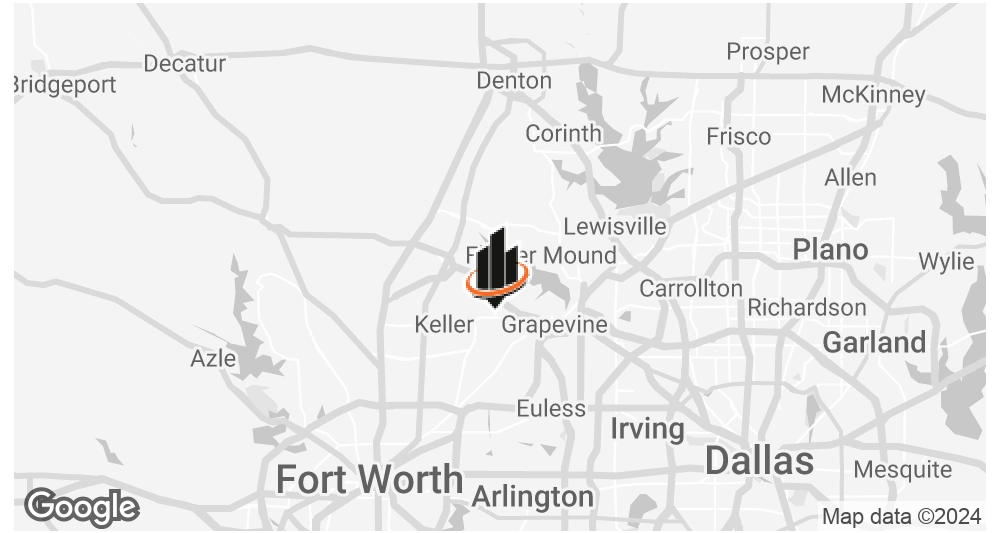
**PRESENTED BY:**

**MATT MATTHEWS, MBA, CCIM**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$30.00 SF/yr (NNN)
<b>AVAILABLE SF:</b>	6,000 SF
<b>YEAR BUILT:</b>	2023
<b>ZONING:</b>	F1
<b>MARKET:</b>	Southlake
<b>SUBMARKET:</b>	Westlake/Grapevine
<b>APN:</b>	39609C---09

## PROPERTY OVERVIEW

Located at 171 W Southlake Blvd, this recently constructed medical office space presents an exceptional opportunity for physicians in search of a contemporary and strategically positioned workspace. The office itself is meticulously maintained, benefitting from its recent construction. With ample parking facilities, both tenants and visitors enjoy convenient access, while the property's high visibility enhances its attractiveness. For physicians desiring a blend of convenience, visibility, and quality, this medical office space stands out as an excellent choice.

## PROPERTY HIGHLIGHTS

- 6,000 Square Feet of Medical Office Space Available for Lease
- Prime Location in the Heart of Southlake, Texas
- Direct Access to Southlake Blvd. for Convenient Transportation
- Monument Signage Available, Enhancing Visibility
- 10 Exam Rooms with sinks, 3 Nurse's Stations, Conference Room, 3 Physician's Offices, Multiple Lab, Work & EKG Rooms, Waiting Room and Separate Check-In/Out Doors.

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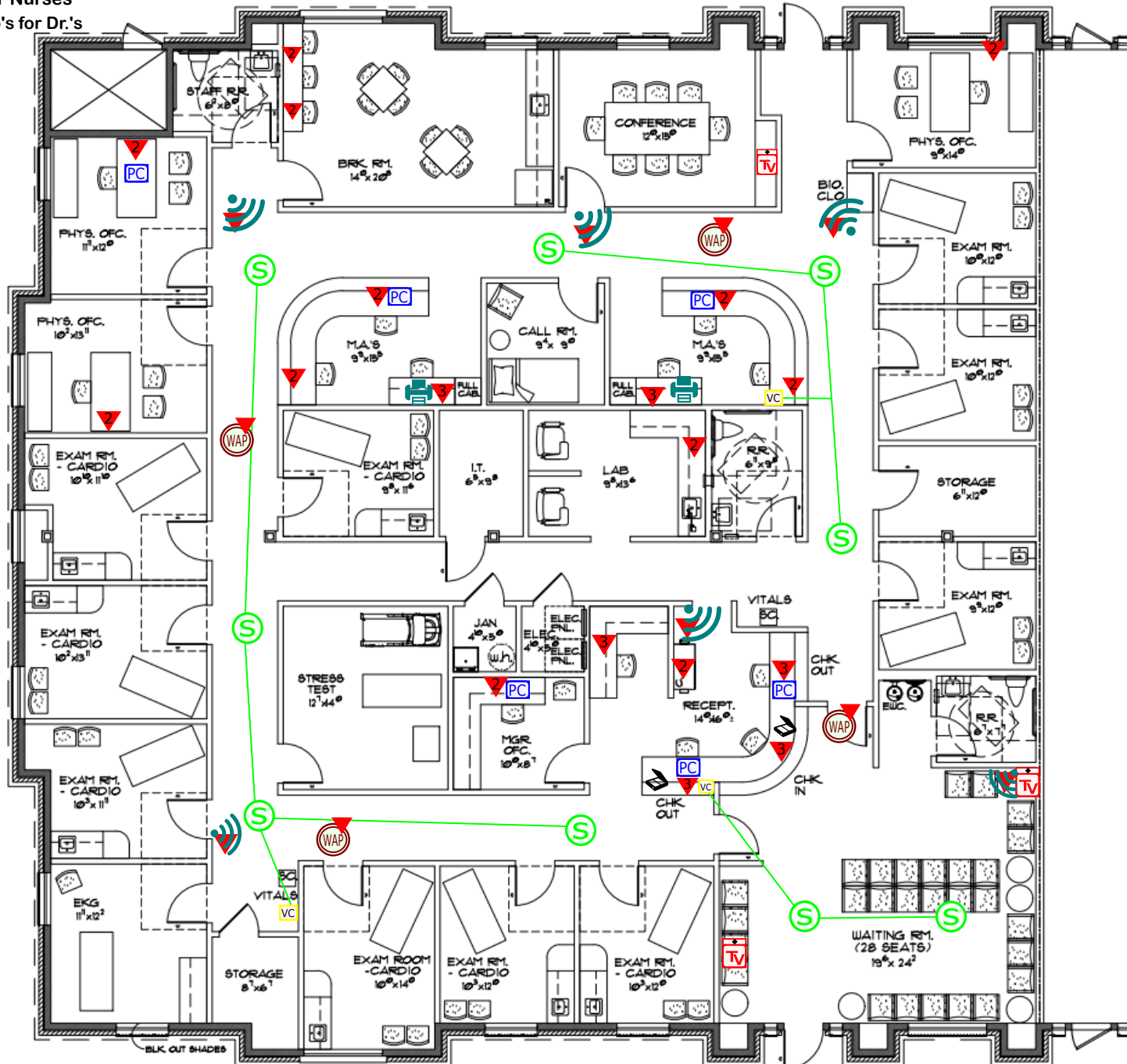

**ADDITIONAL PHOTOS**

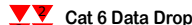
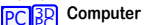
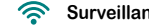




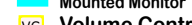


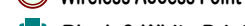
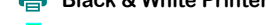




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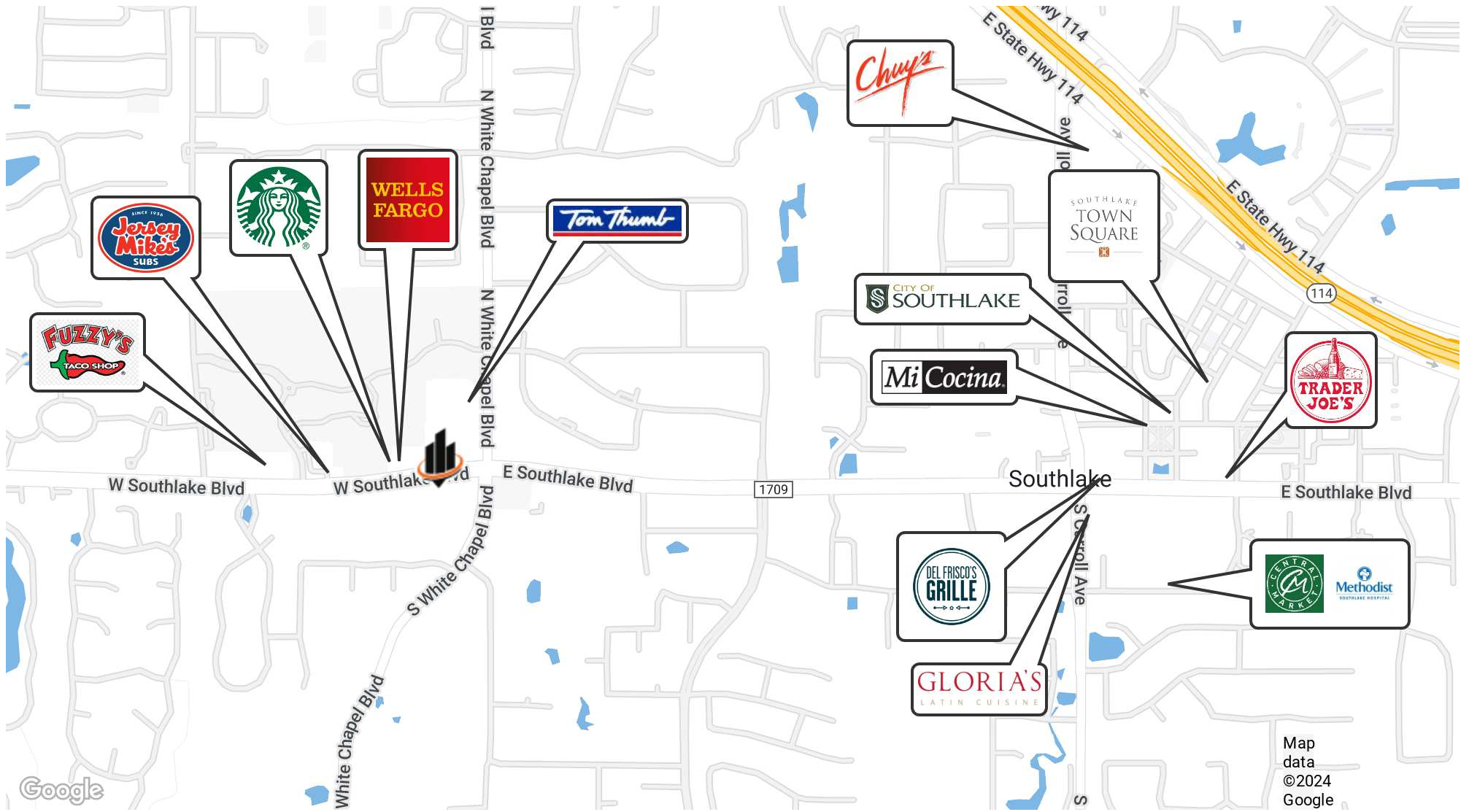
# Southlake Cardiology Technology Floorplan

2 Laptops for Nurses  
3 Surface Pro's for Dr.'s

-  Cat 6 Data Drop
-  Computer
-  Surveillance Camera
-  Speaker
-  Articulating Television
-  Pole Mounted Television
-  Flush Mounted TV
-  Mounted Monitor
-  Volume Control
-  HDMI over CAT6E
-  Wireless Access Point
-  Black & White Printer
-  Color Printer
-  Scanner

# RETAILER MAP

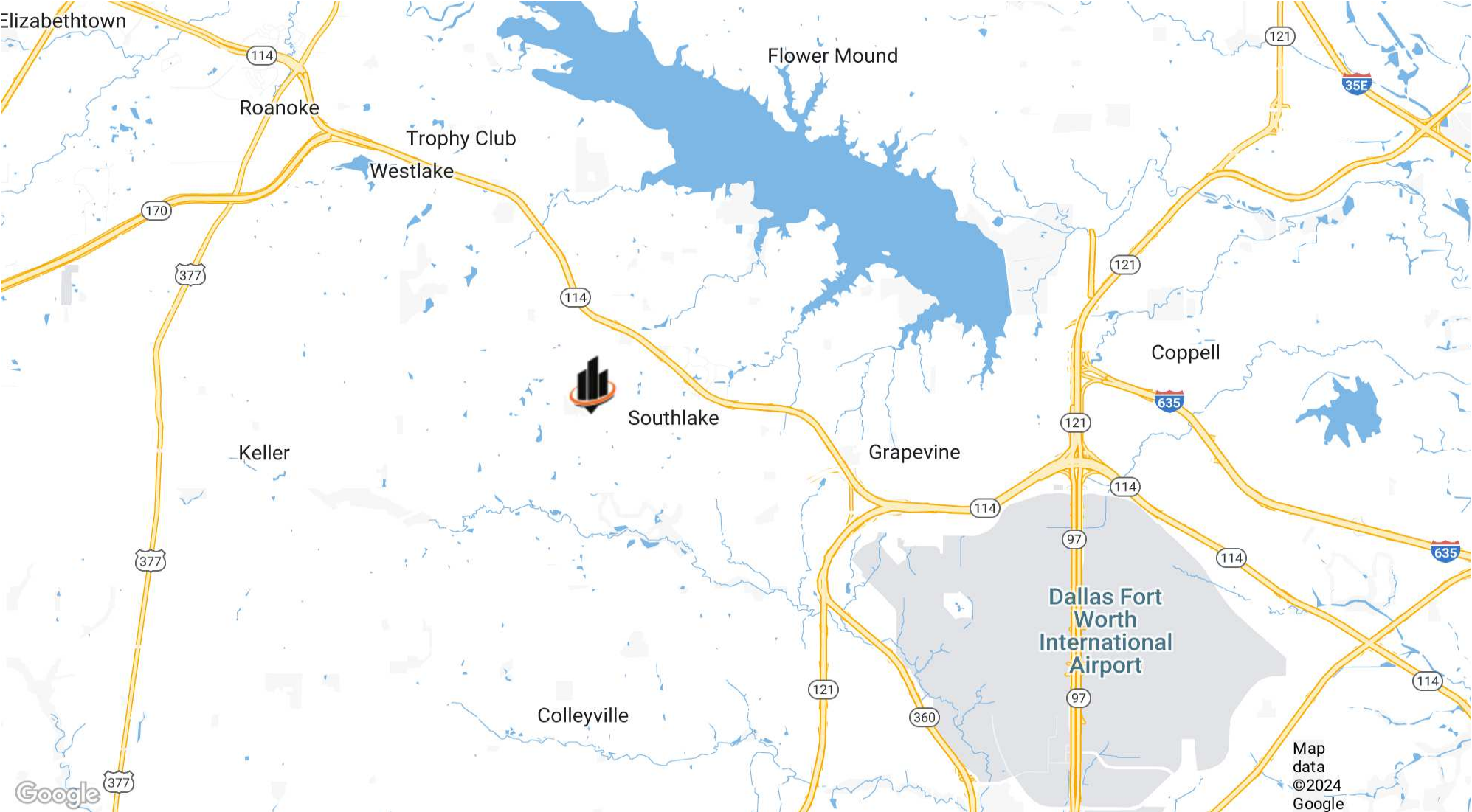


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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

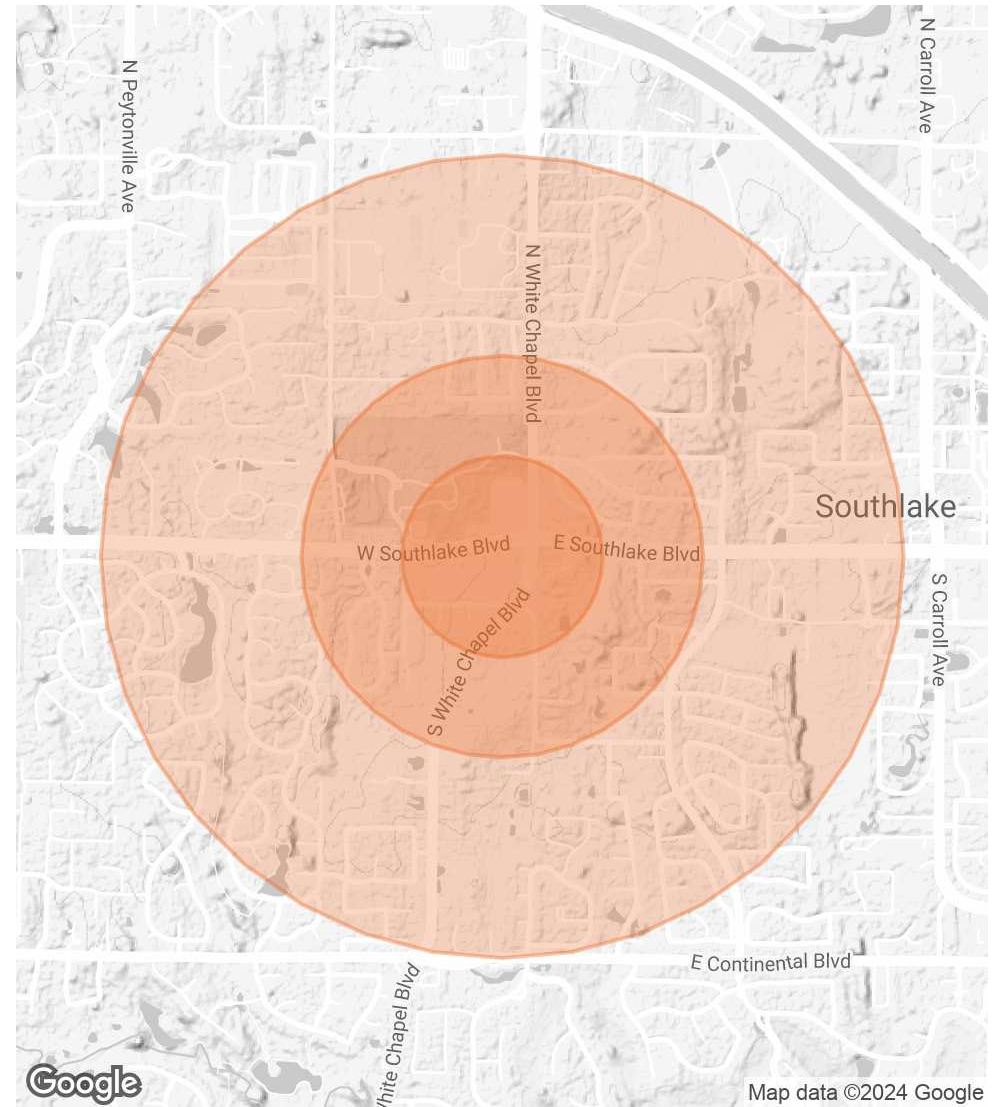
## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	409	1,600	6,421
AVERAGE AGE	40.2	40.3	40.7
AVERAGE AGE (MALE)	30.7	33.0	35.6
AVERAGE AGE (FEMALE)	40.9	39.3	39.0

## HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	115	453	1,838
# OF PERSONS PER HH	3.6	3.5	3.5
AVERAGE HH INCOME	\$306,584	\$299,794	\$298,544
AVERAGE HOUSE VALUE	\$757,073	\$740,845	\$725,350

2020 American Community Survey (ACS)



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## ADVISOR BIO 1



### MATT MATTHEWS, MBA, CCIM

Managing Director

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### PROFESSIONAL BACKGROUND

Matt Matthews is the Managing Director for SVN Trinity Advisors - Matthews Group at the Keller, Texas office.

Matt has created market expansion for the team primarily through Office and Land acquisitions and dispositions. He is focused on guiding local investors and business owners through the real estate process while building and maintaining their portfolios.

Matt grew up in Northeast Tarrant County and now lives in Keller with his wife, Cassie, and their four wonderful children. They enjoy most anything outdoors, anything Baylor, and making an impact within their church and local community.

### EDUCATION

Baylor University, B.A

St. Edward's University, M.B.A. (Finance)

CCIM (North Texas Chapter)

### MEMBERSHIPS

Board Member, Keller Economic Development

Board of Directors, Keller Chamber of Commerce

Past President, Rotary Club of Golden Triangle

Masonic Lodge of Keller

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