

MEDICAL OFFICE BUILDING

FOR LEASE



**8196 WALNUT HILL LANE
DALLAS, TEXAS 75231**

**Well
tower**

PROPERTY HIGHLIGHTS

- 46,839 SF Class A medical office building located next to Texas Health Presbyterian Hospital Dallas
- Built in 2014
- Owned and managed by Welltower
- Ample tenant improvement allowance available
- Anchored by Texas Oncology
- Other specialties include Imaging, Internal Medicine, Hematology, Oncology
- Surface parking immediately in front of building
- Large and Small suites available

Availability

- Suite LL10 4,899 RSF,
Available in Feb 2026
- #140 812 RSF,
Available Immediately

**Well
tower**

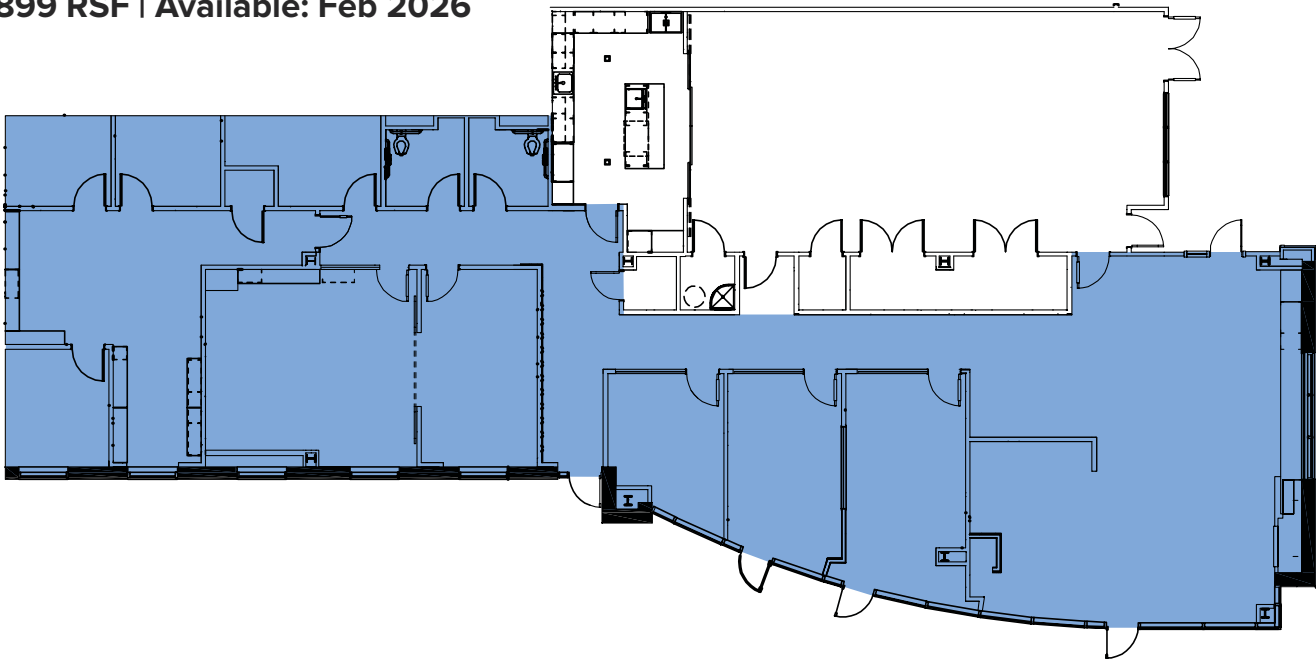


FLOOR PLANS

CURRENT CONDITION

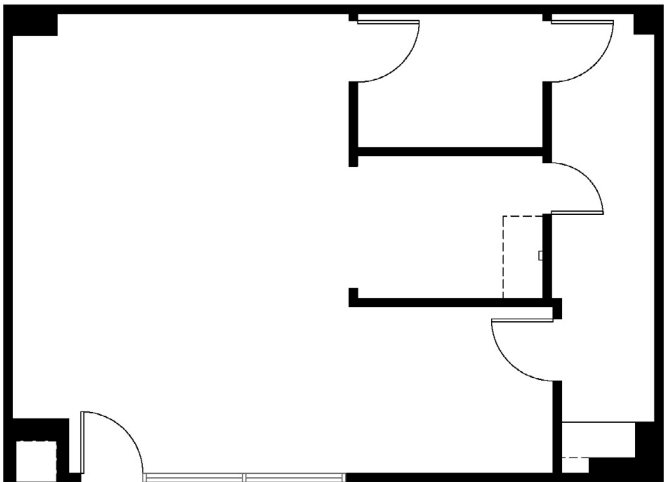
SUITE LL10

4,899 RSF | Available: Feb 2026



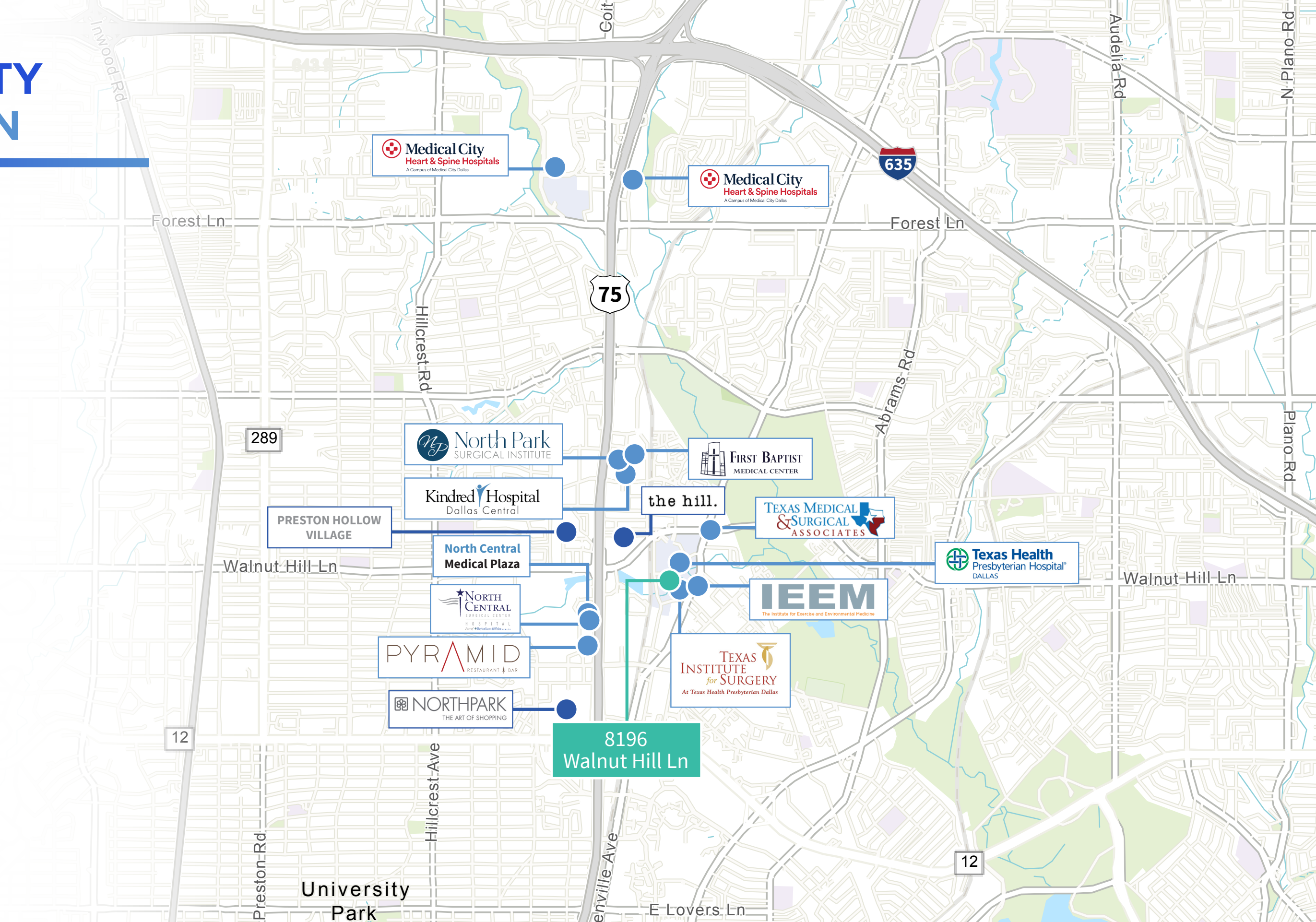
SUITE #140

812 RSF | Available Immediately



PROPERTY LOCATION

Well
tower

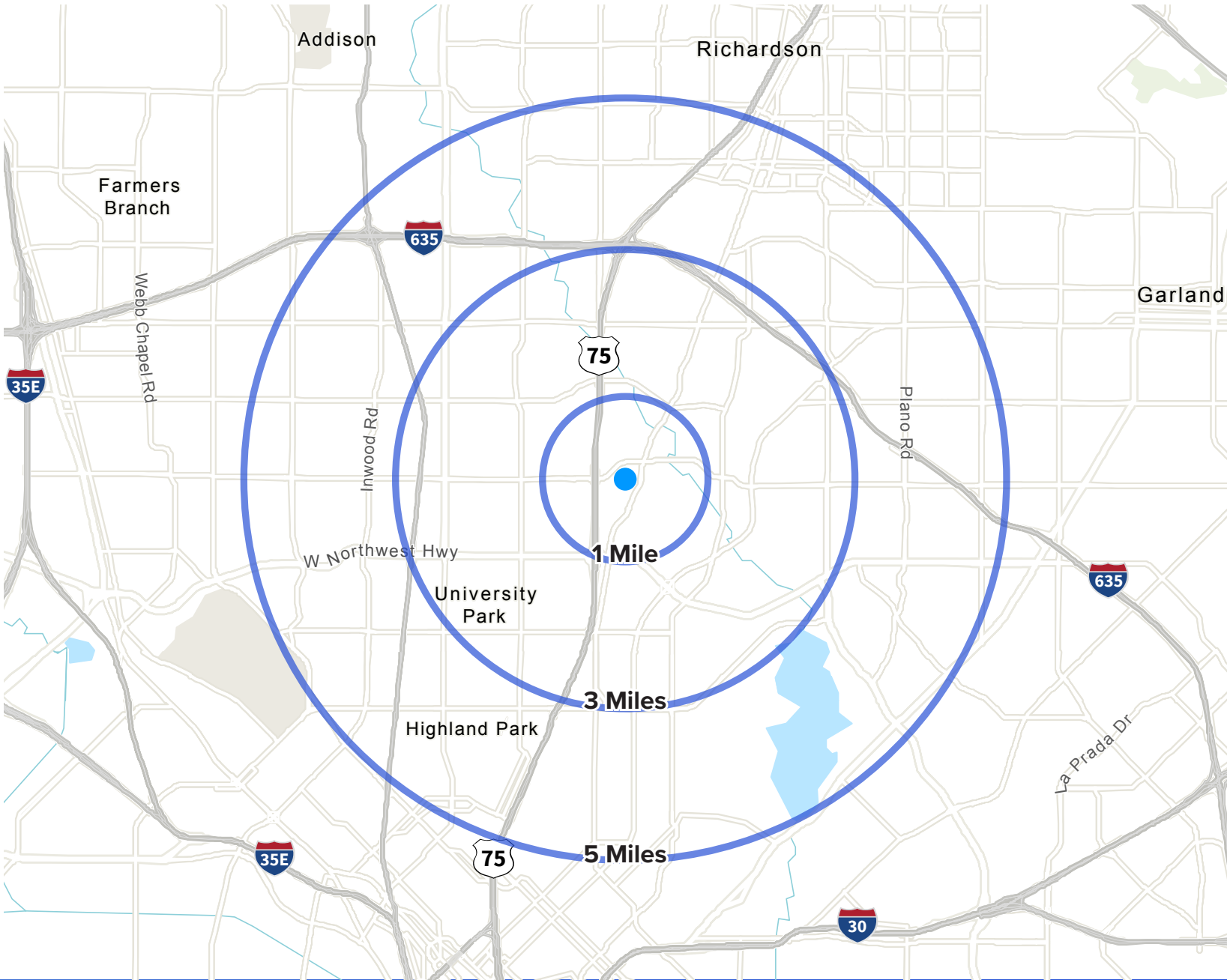


DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Total Population	25,833	164,896	410,581
2024 Median Age	32.7	34.7	35.7
2024 Median Male Age	33.3	34.2	35.4
2024 Median Female Age	32.1	35.2	36.1
2024 Total Population	25,833	164,896	410,581
2029 Total Population	26,848	166,220	415,292
2024-2029 Population Growth #	1,015	1,324	4,711
2024-2029 Growth Rate: Population	0.77%	0.16%	0.23%
2024 Median Household Income	\$48,006	\$76,846	\$83,859
2024 HH Income \$100,000+	2,791	31,050	80,809
Commercially Insured	10,272	75,111	181,609
2024 Have Commercial Insurance %	50.03%	56.80%	55.96%
2024 Have Medicaid Medical Policy	2,071	10,445	25,419
2024 Have Medicaid Medical Policy : Percent	10.09%	7.90%	7.83%
2024 Have Medicare Medical Policy	3,396	28,674	69,202
2024 Have Medicare Medical Policy : Percent	16.54%	21.68%	21.33%
2024 Population Age < 19	5,781	36,497	95,126
2024 Population Age 20-59	16,256	95,864	236,903
2024 Population Age 59+	3,797	32,534	78,552
2024 Health Care	\$64,039,081	\$663,933,434	\$1,682,098,952
2024 Health Insurance	\$41,612,178	\$430,780,176	\$1,091,800,181
2024 Medical Services	\$13,036,231	\$136,245,289	\$346,021,692
2024 Total Households	12,630	75,501	181,034
2029 Total Households	13,409	77,163	185,021



Population	1 Mile	3 Miles	5 Miles
2024-2029 Growth Rate: Owner Occ HUs	1.61%	0.66%	0.64%
2024 Average Household Size	2.02	2.12	2.24
2024 Average Household Income	\$82,472	\$141,360	\$149,636
2024 Average Home Value	\$465,269	\$863,538	\$802,518



LEASING TEAM

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