

# VALLEY VIEW MEDICAL BUILDING

5744 LBJ Freeway  
Dallas, TX 75240

Office Medical For Lease

1,643 - 8,305 SF



**Remedy**  
Medical Properties, Inc.

Leasing Information:  
214.461.2388

# Lincoln

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## Office Medical For Lease

1,643 - 8,305 SF



### Property Overview

Surgery Center located in the building Easy access from 635/LBJ Freeway'

### Property Highlights

- Excellent Tenant Mix
- Covered Parking
- Customizable Suites
- Generous Tenant Improvement Allowance

### Availabilities

Suite 100	3,512 SF
Suite 175	3,150 SF
Suite 180	1,643 SF
Suite 100, 175, & 180	8,305 SF

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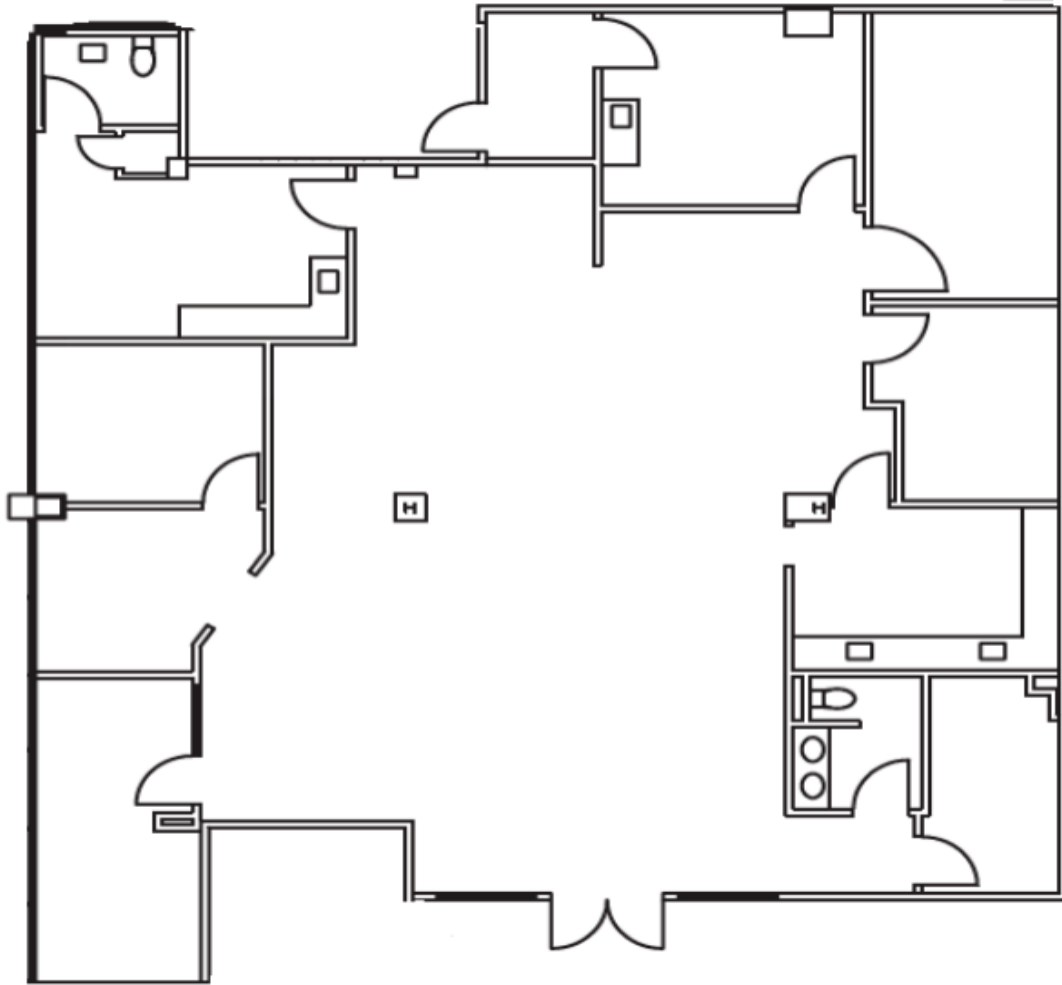
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# VALLEY VIEW MEDICAL BUILDING

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Suite 100

3,512 SF



**Suite**

**Size**

Suite 100

3,512 SF

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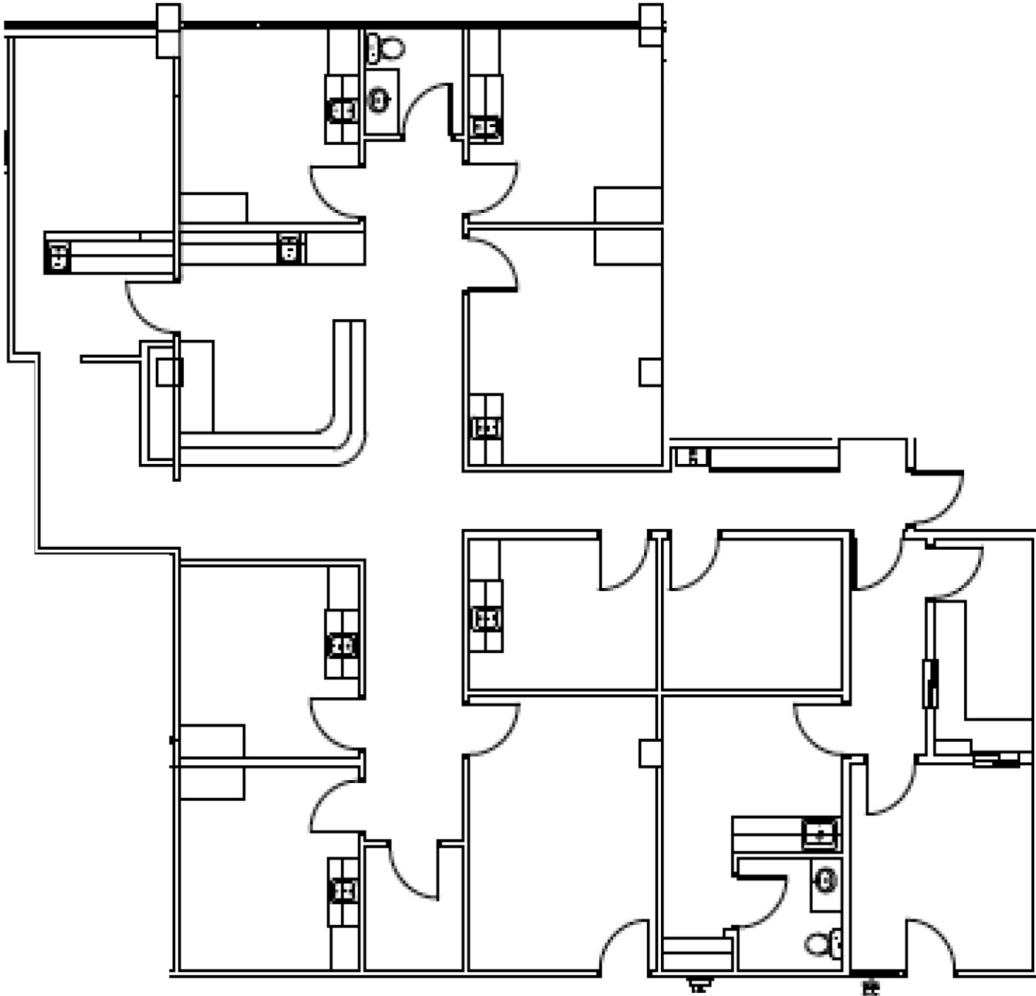
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# VALLEY VIEW MEDICAL BUILDING

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Suite 175

3,150 SF



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**Suite**

Suite 175

**Size**

3,150 SF

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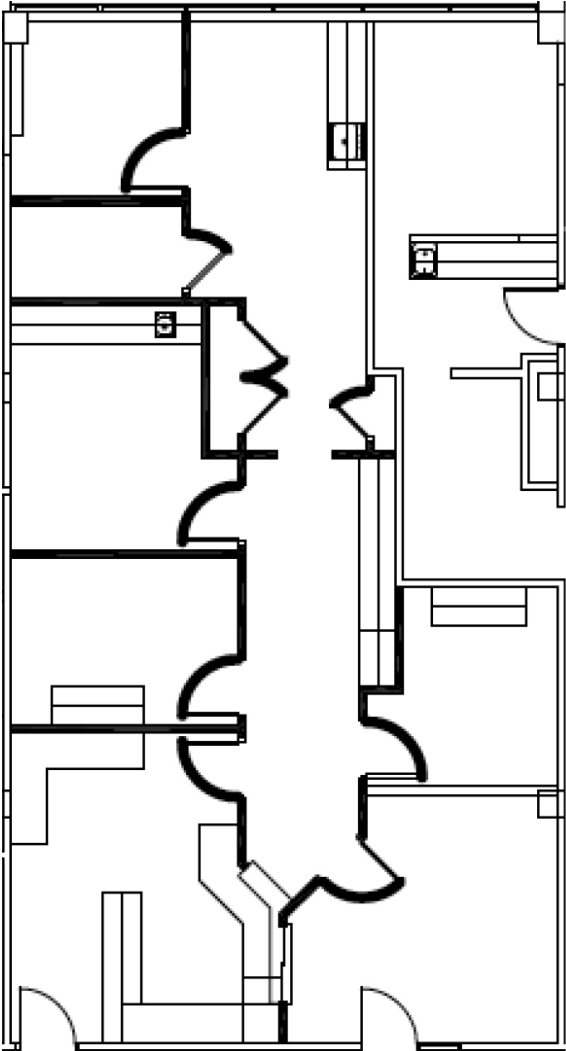
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# VALLEY VIEW MEDICAL BUILDING

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Suite 180

1,643 SF



Suite	Size
Suite 180	1,643 SF

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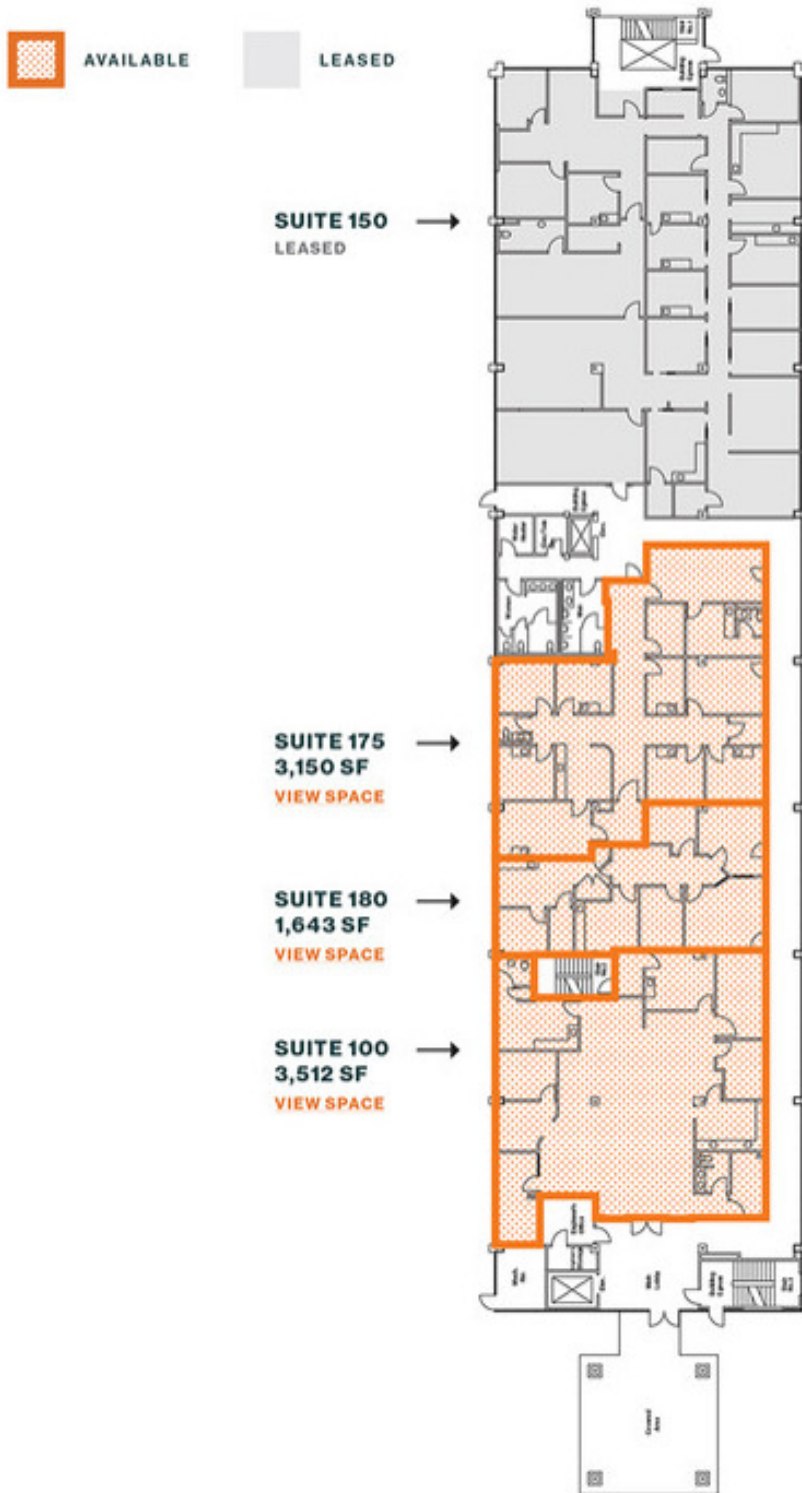
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Contiguous Space

8,305 SF



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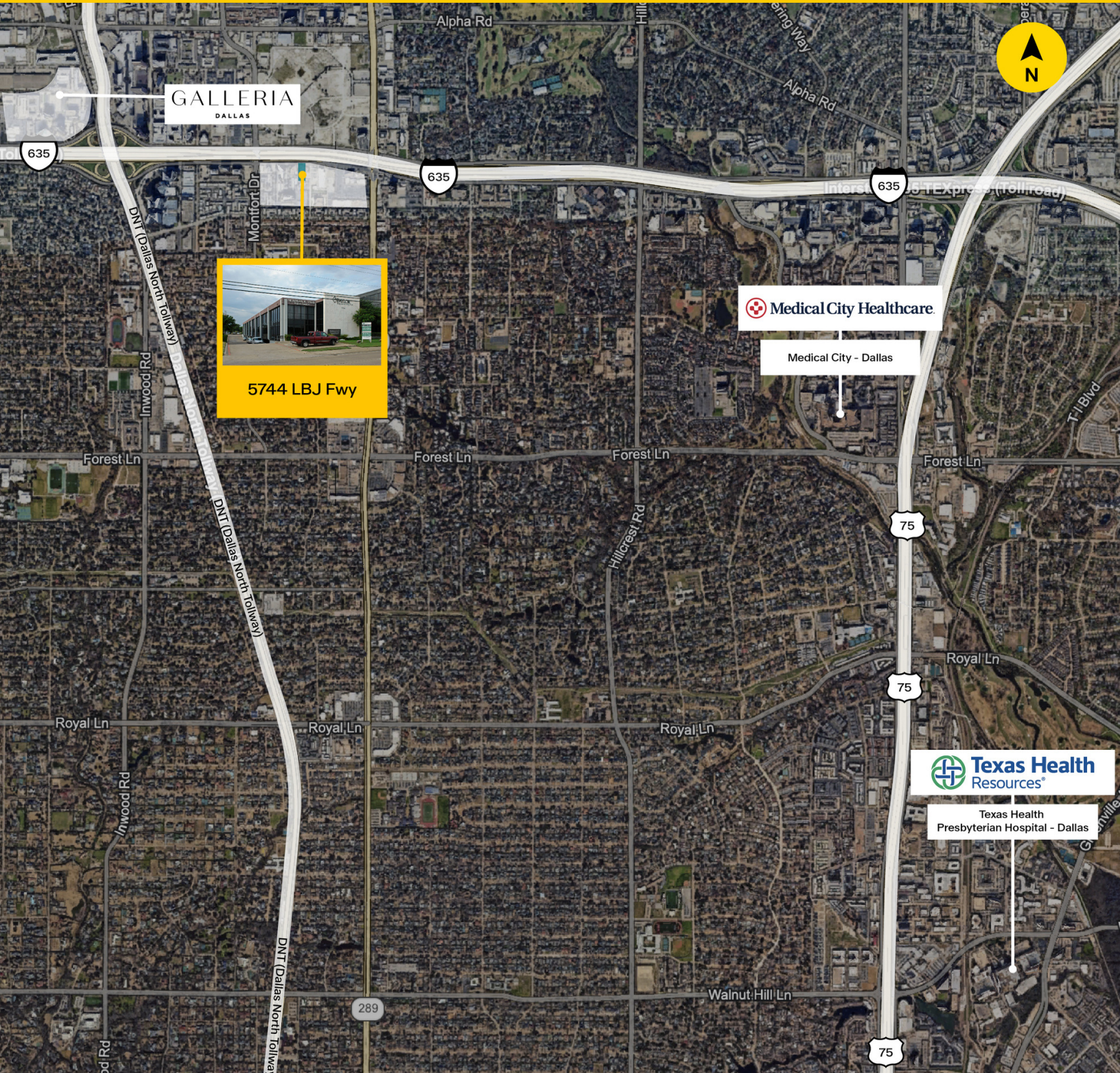
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# VALLEY VIEW MEDICAL BUILDING

## Nearby Amenities

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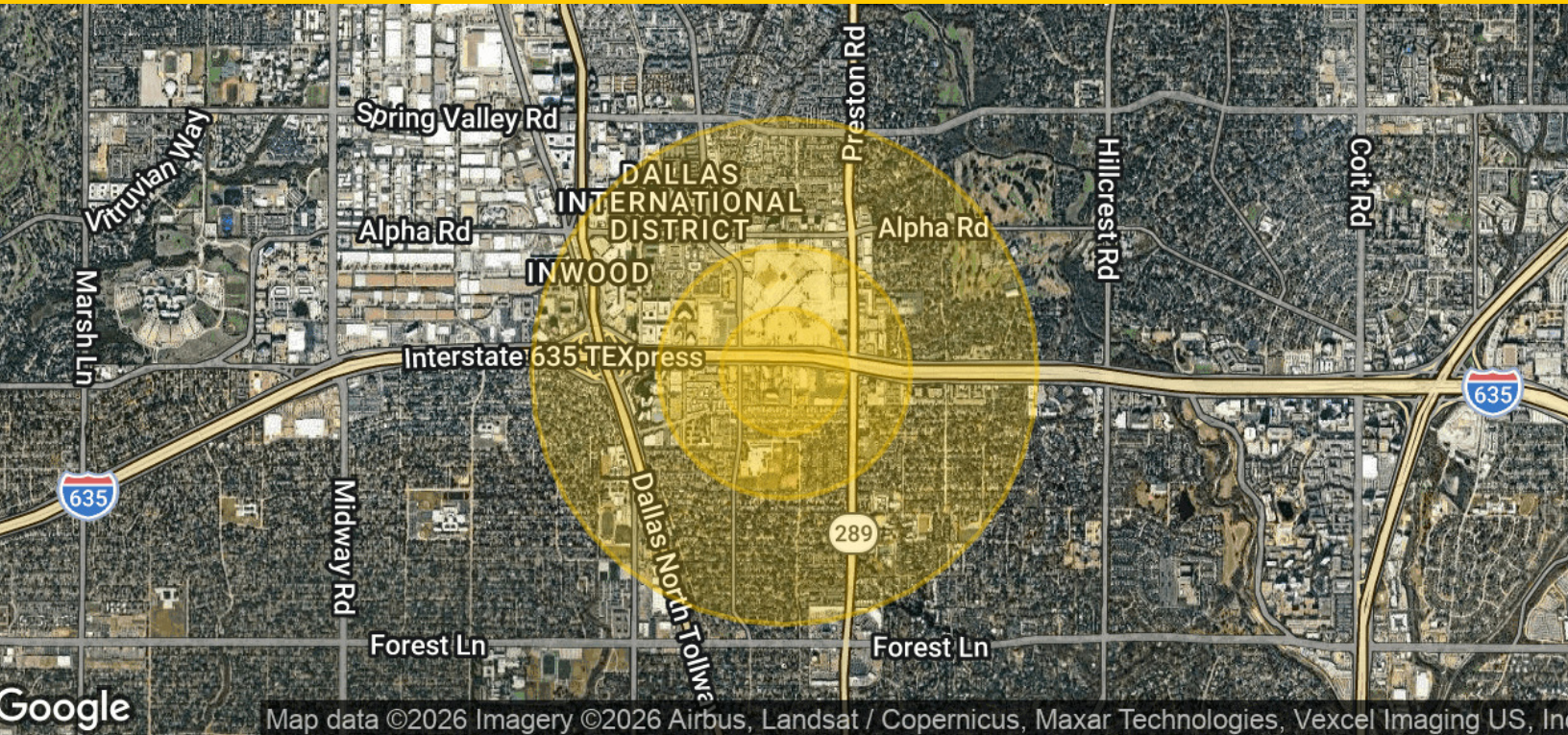
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## Demographics Map & Report

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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	994	3,162	16,089
Average Age	32.3	39.8	39.5
Average Age (Male)	27.8	34.4	35.3
Average Age (Female)	42.5	47.3	43.2
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	465	1,509	8,349
# of Persons per HH	2.1	2.1	1.9
Average HH Income	\$46,047	\$76,562	\$84,479
Average House Value	\$97,365	\$272,872	\$277,514

2020 American Community Survey (ACS)

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