

Southlake Medical Tower

431 E State Highway 114 | Southlake, TX 76092

Medical for Lease

Physician Investment
Opportunity Available



Lincoln

Holt Martin

214.461.2383
hmartin@lpc.com

Nat Klein

214.461.2325
nklein@lpc.com

Visit our property website

www.southlakemedicaltower.com

Unparalleled ease of patient access from White Chapel, E. S-Hwy 114 & North Carroll Ave

- No Use Restrictions
- Unrivaled Visibility
- Prime Location
- State-of-the-Art Medical Tower
- On Campus MOB
- 22,375 RSF Single Floor Available - Demisable



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Property Overview

Southlake Medical Tower is located on the frontage road of Texas State Highway 114 near the SE Corner of Highway 114 & White Chapel Road. The building has superb visibility and **unrivaled access on the Southlake 114 corridor.**

Southlake Medical Tower has flexible and open floor plates with windows on all sides of the building offering views of the Medical Center campus, the surrounding community, and rolling countryside.

The building has a warm and inviting lobby, is pedestrian-friendly at the ground level with covered patient drop-off and pick-up, and is **connected on two-levels with an enclosed, air-conditioned pedestrian link to the adjacent Hospital Building.**

Southlake Medical Tower offers generous floor to floor heights, 30' x 30' bays and two passenger elevators sized to meet most healthcare applications.

Ample parking is available adjacent to the building.

No use restrictions



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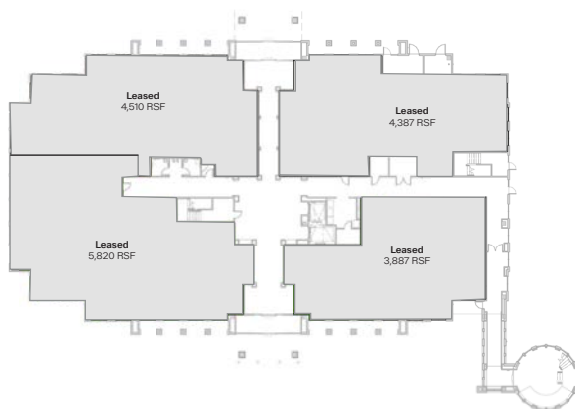
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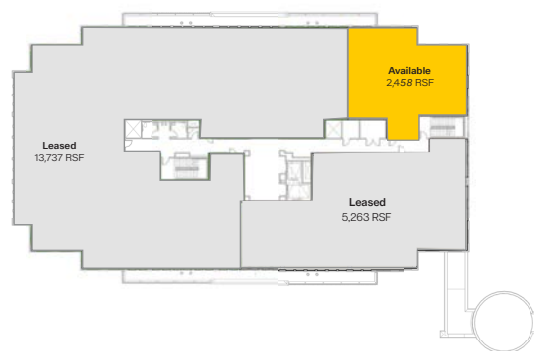


Flexible and Open Customizable Suites

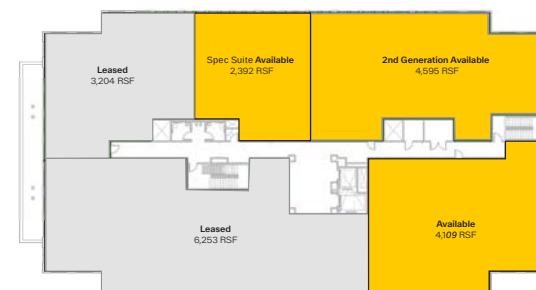
2,400 to 20,000 SF Available



First Floor
Fully Leased



Third Floor
370 - 2,458 RSF



Fourth Floor
460 - 2,392 RSF Spec Suite
470 - 4,595 RSF Second Gen. Suite
490 - 4,109 RSF

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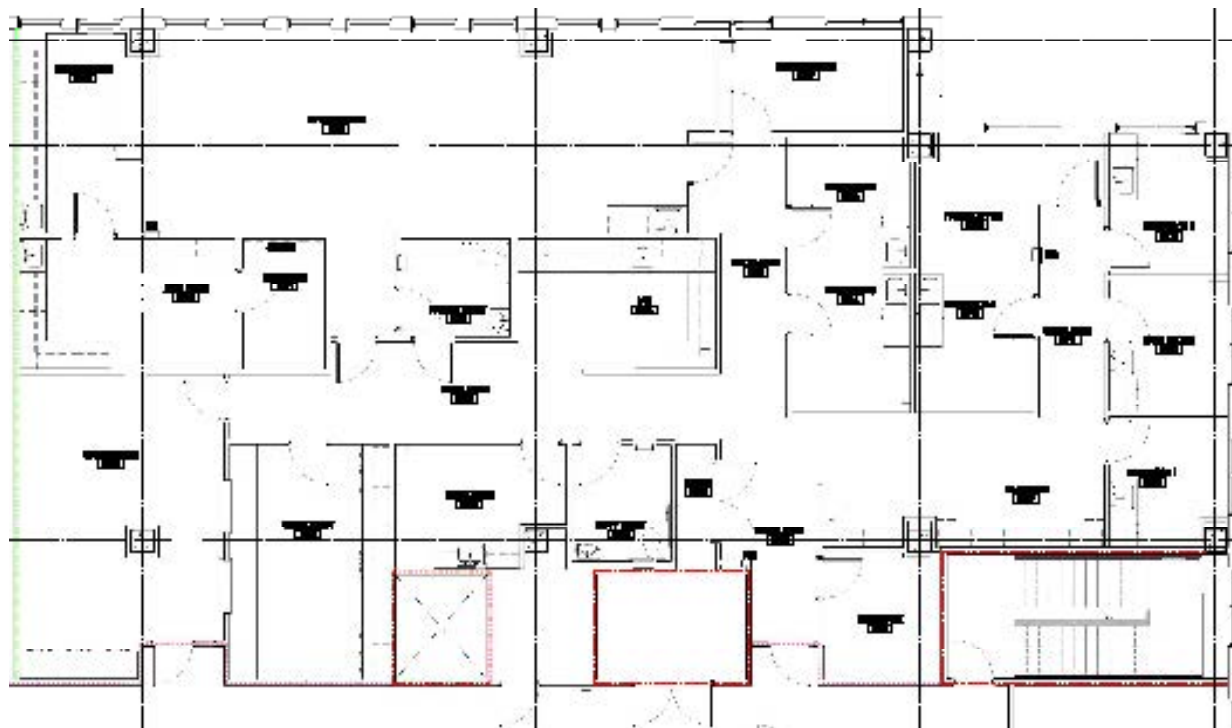
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Second Generation Space

Suite 470: 4,595 SF



[Suite 470 Virtual Tour](#)

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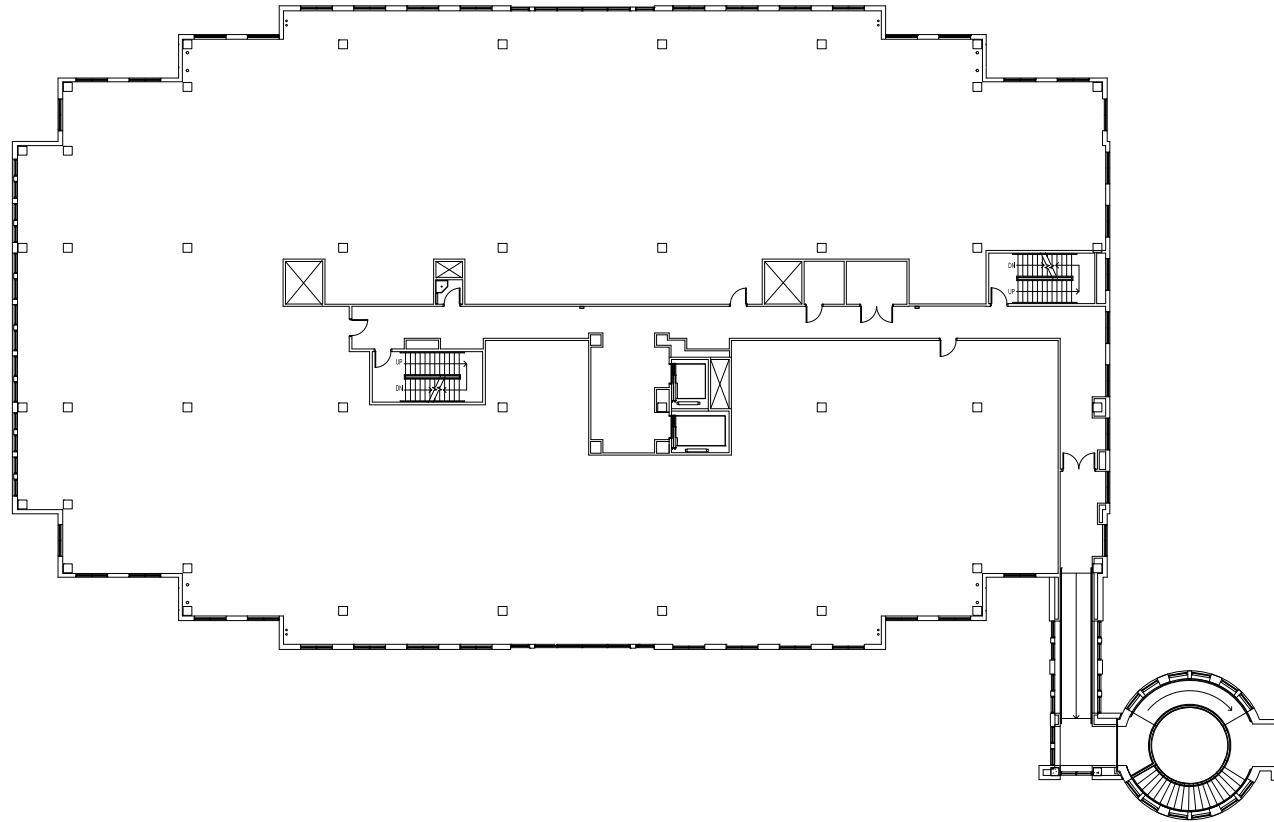
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2nd Floor Shell Space

Southlake Medical Tower currently has a *22,375* Square Foot single floor opportunity to create a fully customized healthcare delivery environment. The 2nd floor space is in shell condition and boasts 360 views, elevator exposure and direct access to the Hospital through a fully air-conditioned corridor.



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Physician Investment Opportunity Available

Inquire with Brokers

This exclusive program is available only to qualifying tenants and is designed to align long-term clinical practice success with meaningful real estate value-creation.

Offering physicians a unique opportunity to invest directly in one of the regions most desirable, high-growth healthcare campuses.

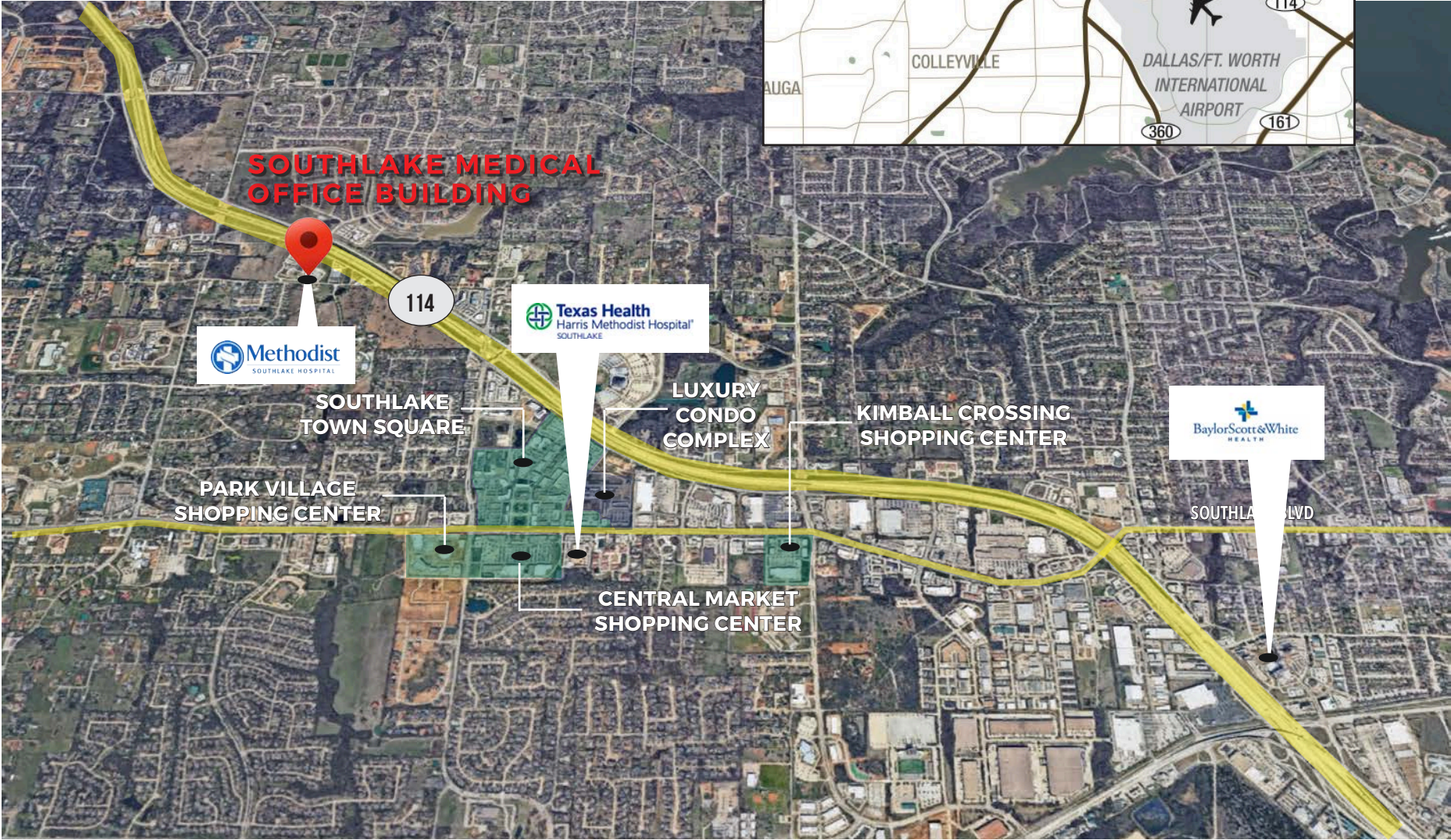


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**IMPORTANT NOTE* - investment opportunity will be subject to additional tenant investor qualification requirements*

Prime Location with Unrivalled Visibility

431 E STATE HIGHWAY 114, SOUTHLAKE, TX





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Lincoln Property Company is one of the largest and most well-respected commercial real estate companies in the United States. The Healthcare Services group is solely focused on developing and executing results-driven real estate strategies for healthcare providers, hospitals, healthcare systems and MOB investors.

Since entering the healthcare space in 1997, Lincoln has developed top industry solutions for property management, MOB leasing, project management, accounting, compliance, fair market valuations and real estate acquisitions/dispositions.

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