

# Office ★ LEASE

LanCarte.com

2233 E GRAUWYLER RD IRVING, TX 75061



**LANCARTE**  
COMMERCIAL  
BROKERAGE ★ PROPERTY MANAGEMENT

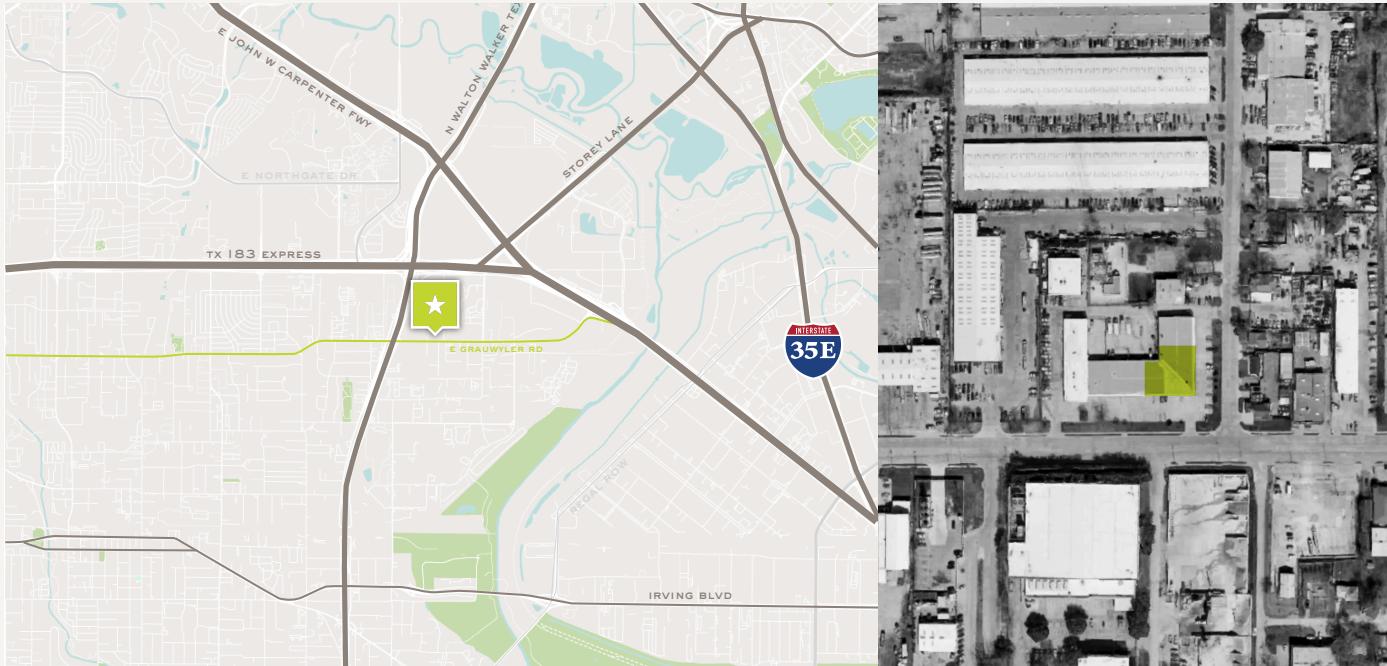
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## PROPERTY FEATURES

- Plug & play 2nd gen medical space built out with 9 exam rooms, physical therapy room, X-ray room, office, nurses station, reception and waiting room, fully equipped move-in ready
- 24,504 SF Building
- Furnished suite
- 83 surface parking spots

## LOCATION OVERVIEW

2233 E Grauwylter Rd in Irving, TX offers excellent connectivity just south of the junction of State Highway 183 and Loop 12, ensuring seamless access to DFW Airport, Love Field, and Downtown Dallas. Positioned in a thriving commercial corridor, the property benefits from strong traffic counts (~138,000 VPD) and easy commuter access. Its proximity to major highways and surrounding retail, medical, and residential development makes it an ideal location for a medical office seeking both visibility and convenience.

## AVAILABLE SPACES

SUITE 110 5,241 SF

## LEASING STRUCTURE

**\$12** /SF + NNN

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INTERIOR



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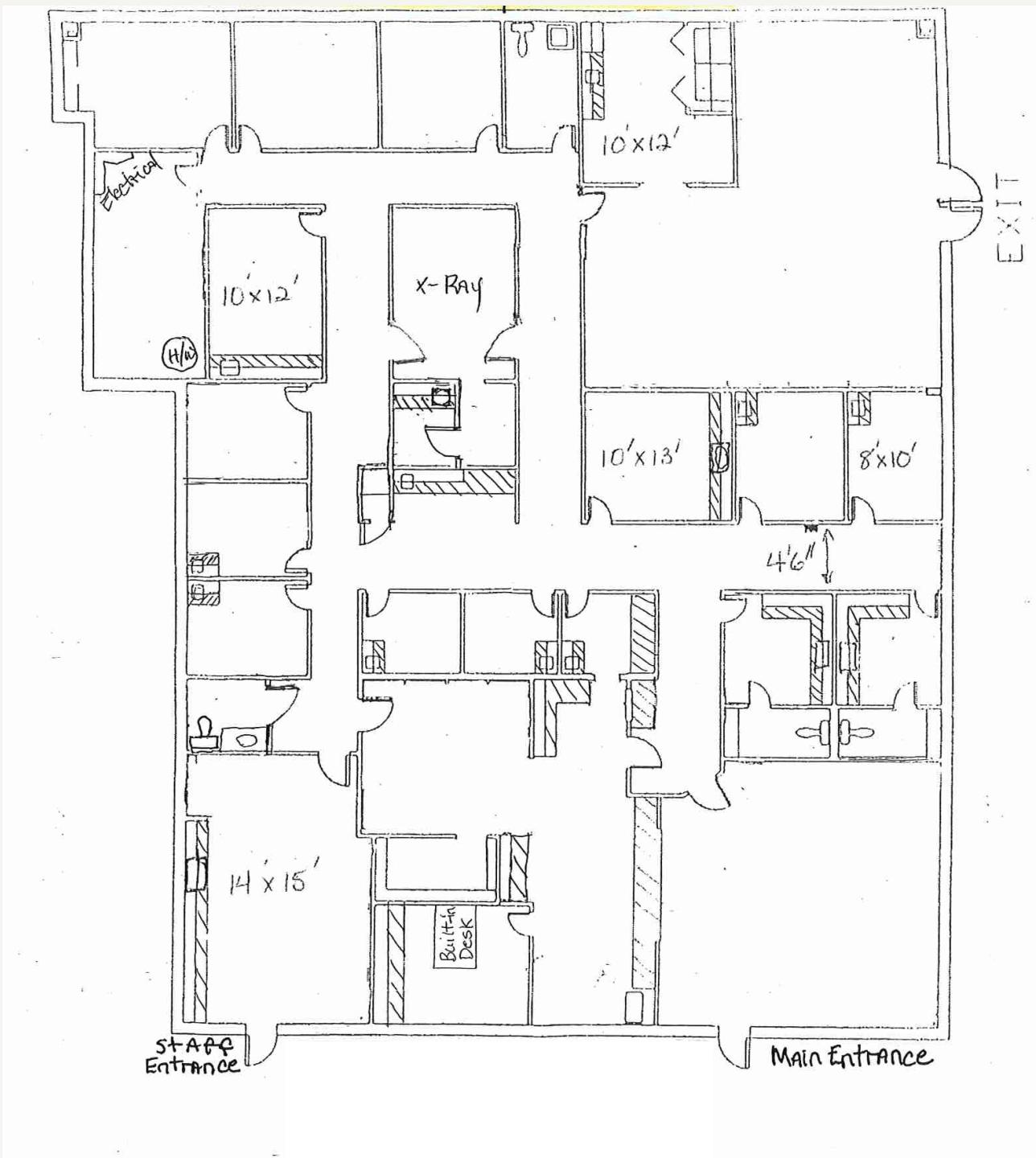
**INTERIOR**



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**FLOOR PLAN**





# LANCARTE COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

*Relentlessly Pursuing What Matters*

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