

FOR SALE
Brand New Medical Office Space



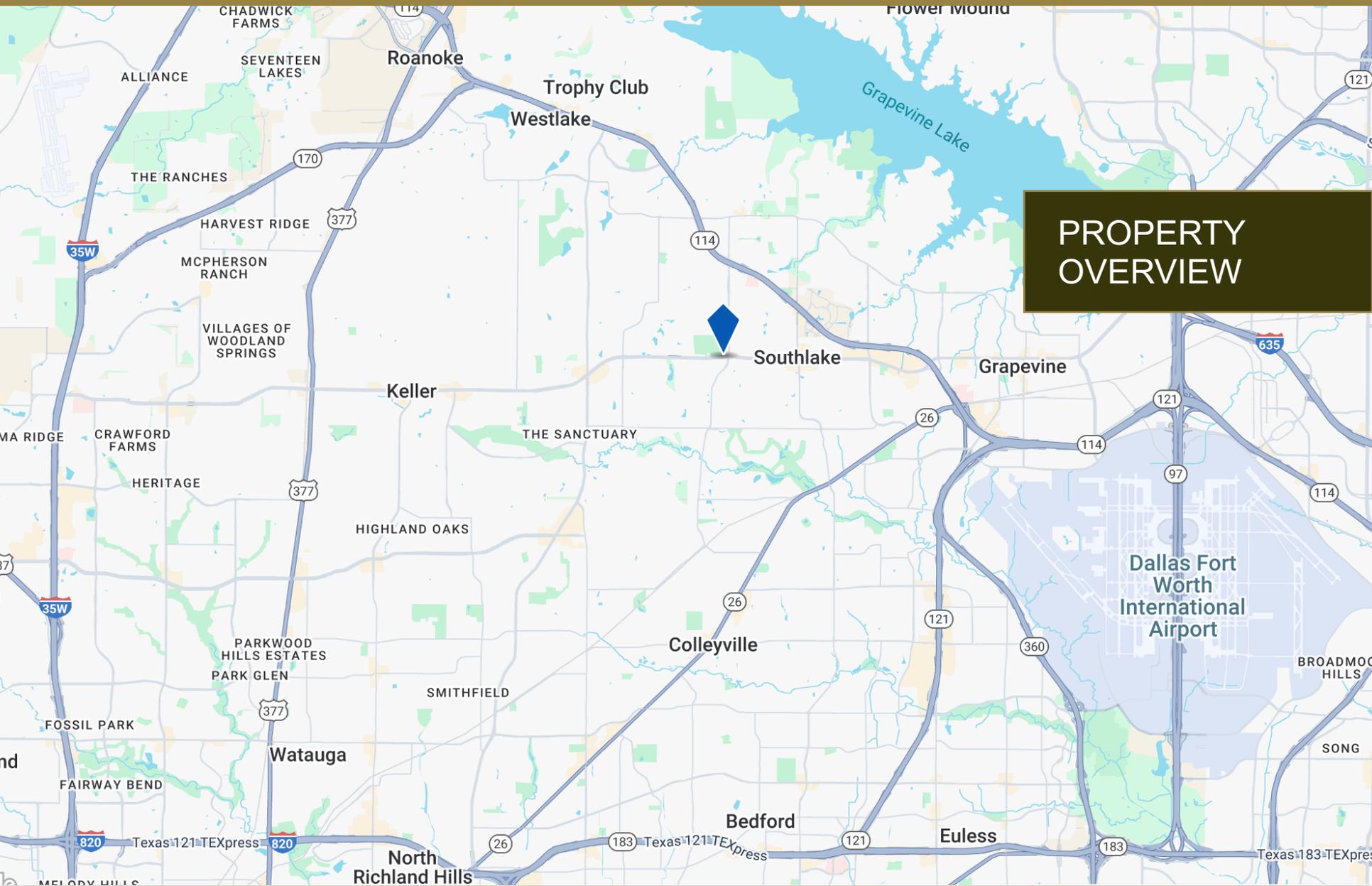
Class "A" Medical Office Building Space For Sale

PROPERTY HIGHLIGHTS

- SF Available For Purchase – Suite 100: 6,000 SF
- Class “A” High-Quality Professional Medical Office Building
- Centrally Located Professional Office Building in Heart of Southlake
- Great finish out and efficient floor plan.
- Great Mix of Medical and Professional Tenants in the Heart of Southlake
- Building Signage Available
- Highly Desirable Location with Excellent Residential Demographics
- Minutes from Restaurants, Retail and Southlake Town Square and City Hall
- 5 Minutes from DFW Airport • Convenient Access to Highway 114, SH26, SH121, & Southlake Blvd.



PROPERTY HIGHLIGHTS	
Address	171 W Southlake Blvd., Suite 100 Southlake TX 76092
Year Built	2023
Stories	1
Building Class	Class "A" Medical Building
Building Size	10,838 SF
Rent Rate	\$28/SF + NNN
Condo Suite For Sale	Suite 100: 6,000 SF
Zoning	Medical/Office Zoning
Excellent Demographics	Primed to serve Southlake affluent, rapidly growing community with households boasting an average income of \$233,394/year in 2-mile radius
Parking	Plenty of Surface Parking Spaces 52 Spaces / 8.67 Ratio
Great Location	The building has superb visibility on Southlake Blvd.



PROPERTY OVERVIEW

114
TEXAS

PROPERTY
OVERVIEW

WHITE CHAPEL

FOR SALE
6,000 SF

SOUTHLAKE BLVD

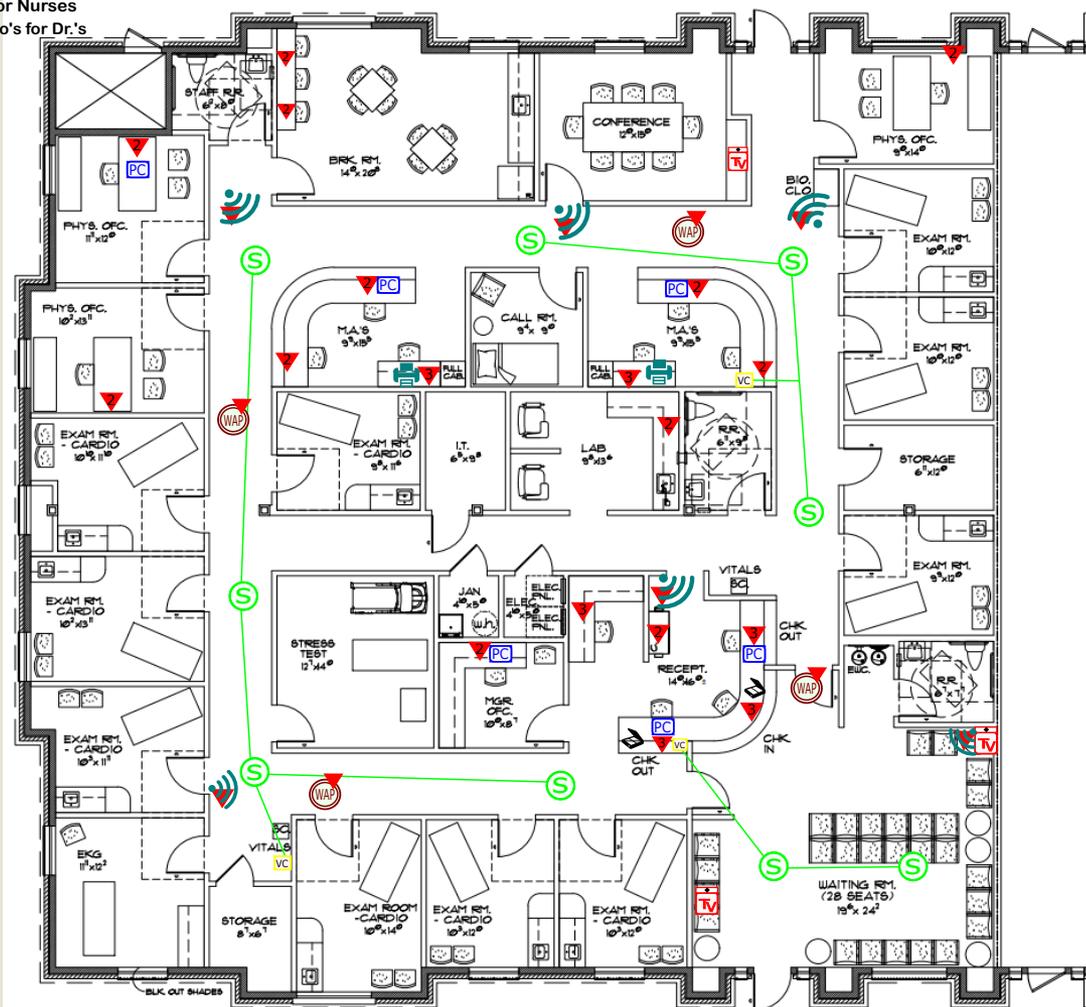


SPACE
PLANS



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



CONTACT INFORMATION

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