

# Southlake Medical Tower

431 E State Highway 114 | Southlake, TX 76092

Medical for Lease



**Lincoln**

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# 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 an **unrivaled visibility 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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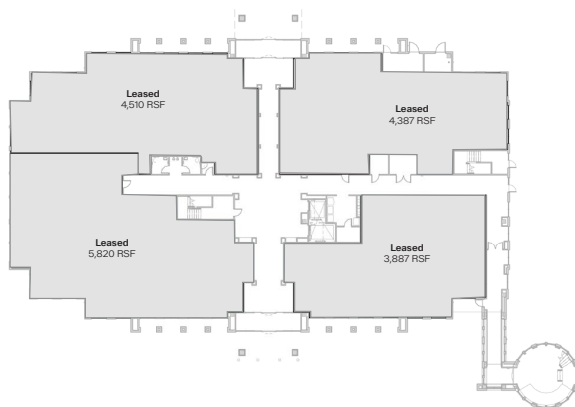
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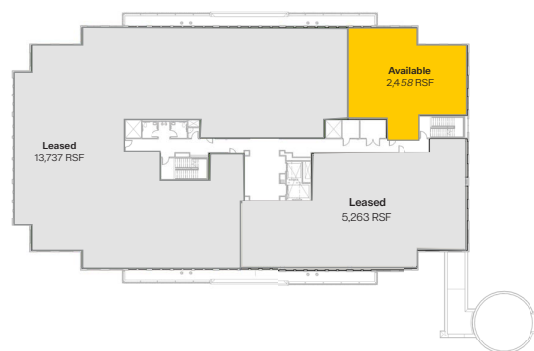


# Flexible and Open Customizable Suites

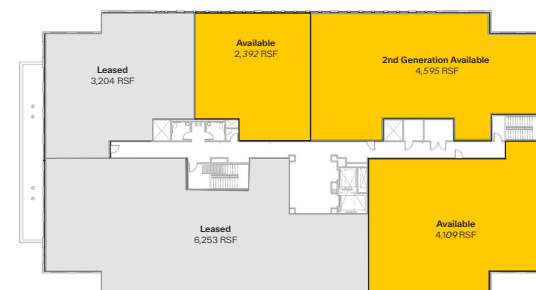
2,400 to 20,000 SF Available



First Floor



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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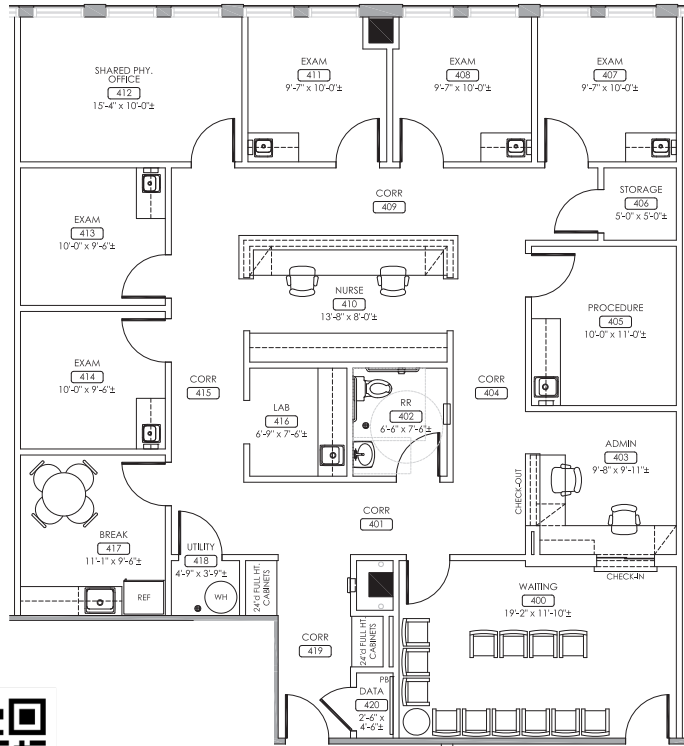
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# First Generation Space

Suite 460: 2,392 SF



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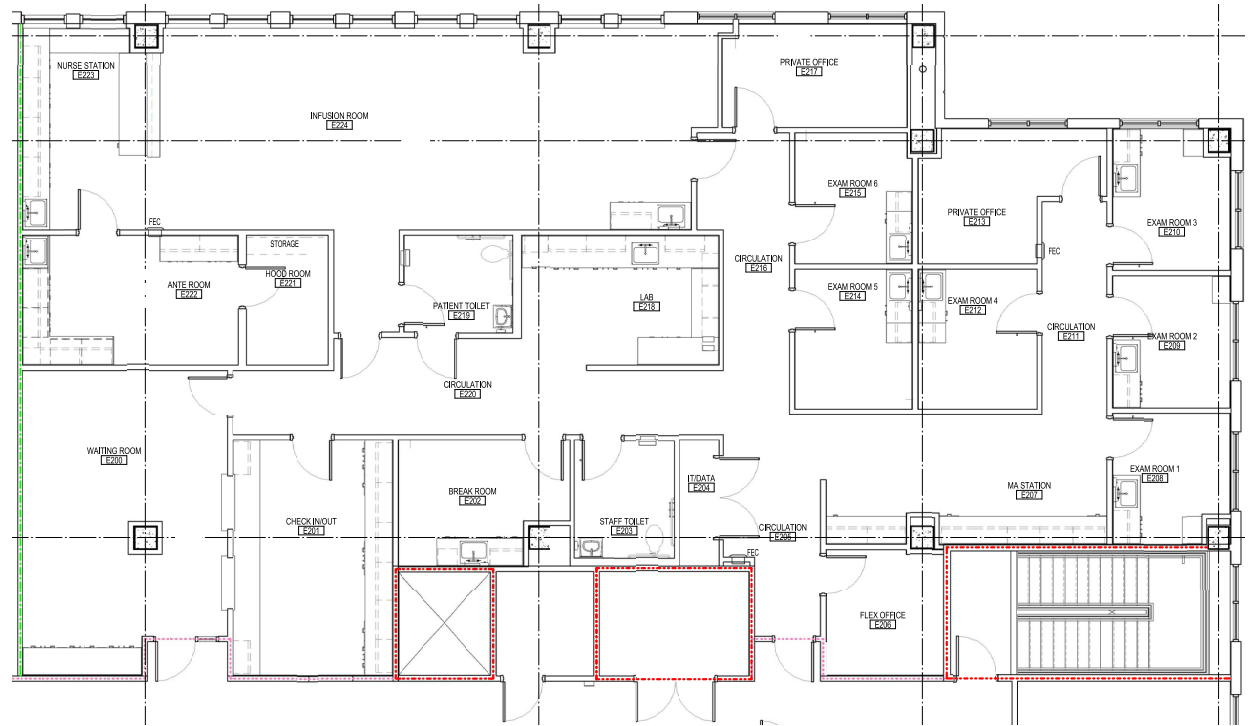
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# Second Generation Space

Suite 470: 4,595 SF



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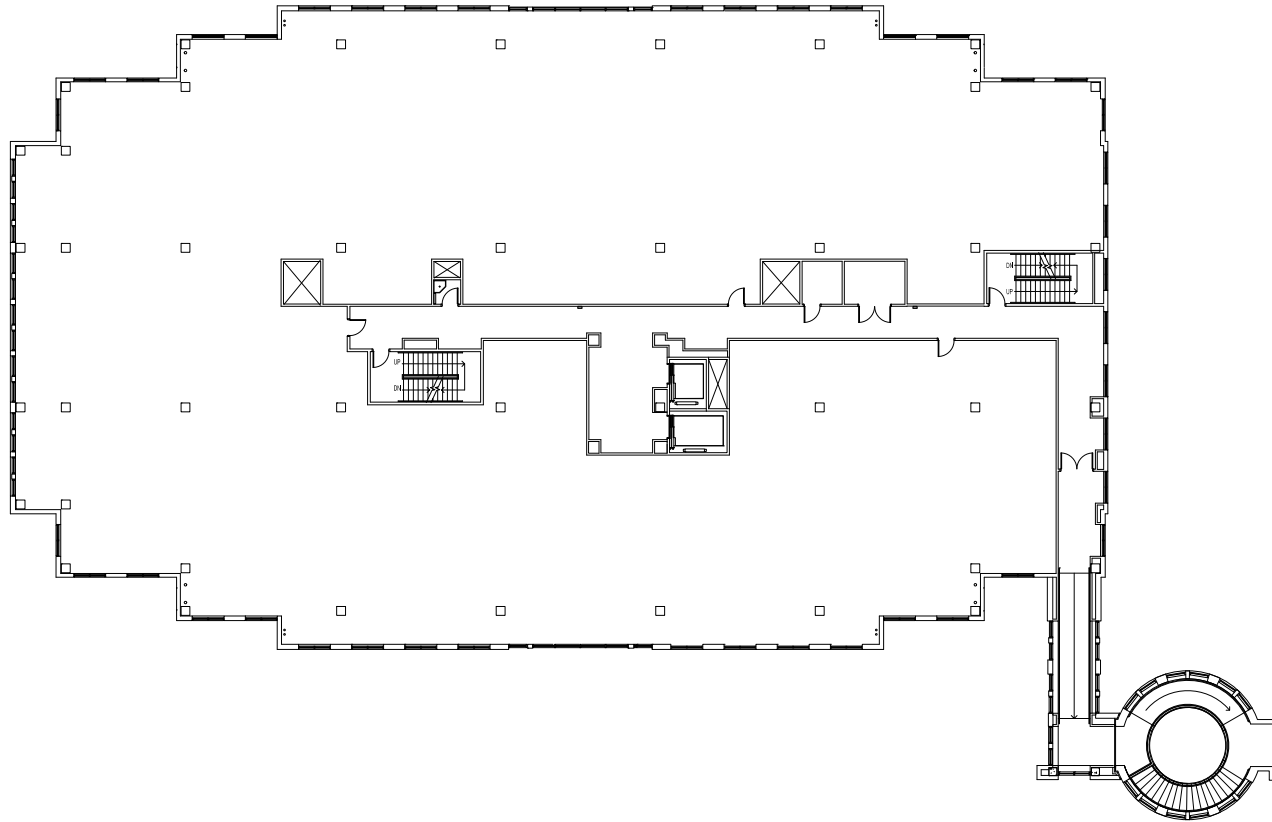
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# 2nd Floor Shell Space

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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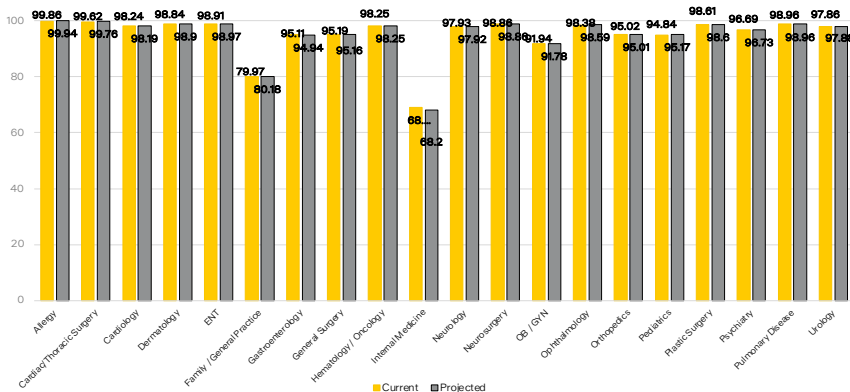
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# Competitive lease packages

As with space design, the economics of a lease are also highly customizable to fit your business model. Our tailored lease packages provide up to \$100/psf or more in Tenant Improvement Allowance with qualifying credit and term. In addition, turnkey building standard packages are available for shell space. Through a collaborative assessment process, we will endeavor to structure a package that is aligned with your business goals and objectives.

## Physician Survival Rate



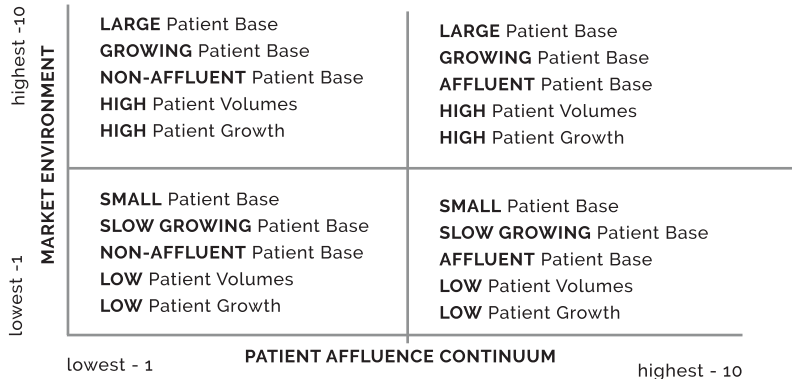
The Practice Survival Rate scale is a proprietary algorithm that scores each specialty in the service area from 0 to 100 based on its ability to thrive in the marketplace. The higher the score the higher the success potential of that specialty in the service area. Research indicates a high survival rate for the vast majority of disciplines in the subject market.

# Creative business solutions

Each healthcare practice has different goals and needs. With our vast experience in healthcare real estate as well as our knowledge of healthcare delivery, our team can assist with creating a patient care delivery scenario that best fits your desired outcome.

Southlake Medical offers great floorplate and floor plan options with options ranging from 2,500 to 20,000 SF and bay depths deep enough to accommodate modern and efficient patient and staff flow patterns. Utilizing our professional healthcare specific space planners and construction team we can assist in creating a customized, attractive space that is cost effective to construct.

## Medical Market Scorecard: 9.5 A



Source: F1 Analytics

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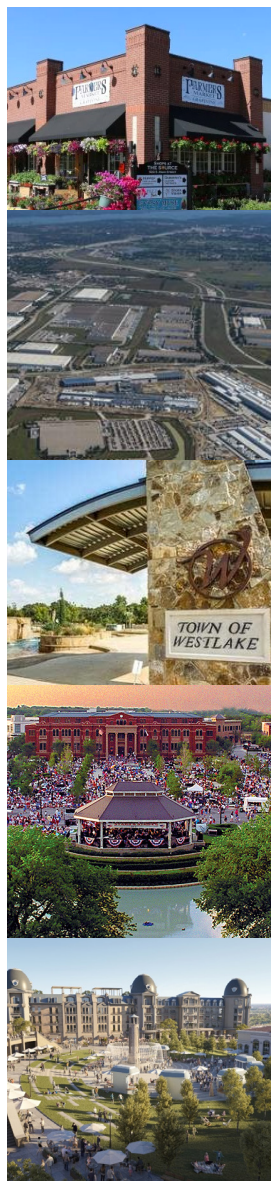
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# Booming Submarket

Southlake Medical Tower is located in the booming Grapevine/Southlake/Alliance market which is minutes northwest of Dallas/Fort Worth International Airport. **The area is one of the most affluent areas in the state of Texas** and has been ranked as one of the most prosperous in the U.S. by Forbes.

The campus is close to several of DFW's largest corporate campuses, including those of Deloitte (715,000 sf leadership development campus), Fidelity (4,500 employees), Sabre (3,000 employees), TD Ameritrade (1,200 employees), and Schwab (500 employees) and adjacent to The Delta Southlake Center, a new mixed-use office/retail/hotel development. The Delta Marriott Hotel is under construction and expected to open in the Fall of 2020.

**The location offers easy access to the entire north Texas region** via Texas State Highway 114, U.S. Route 377, and Interstate 35. In addition to Westlake and Southlake, the Site is surrounded by some of Dallas/Fort Worth's most affluent and fastest-growing residential areas, some of the region's most highly-regarded public and private schools, and a host of business centers and amenities. 98.5% of the population is insured with commercial insurance, Medicare or Medicaid.



## Location Amenities

**SOUTHLAKE** has more than 3.1 million square feet of office space, nearly 4 million square feet of retail space, and is one of the most sought-after business addresses in the DFW area. With the help of the newly created Community Enhancement and Development Corporation (CEDC), Southlake will continue to dedicate time and resources to ensuring it maintains a strong and healthy economy.

**GRAPEVINE** is an established municipality with a nationally recognized historic downtown. It is located midway between Dallas and Fort Worth in the heart of the Metroplex at the confluence of 7 major highways. It has 5,700+ hotel rooms and 400,000 square feet of convention space as well as destination amenities including the Gaylord Texan, Grapevine Mills Mall, Legoland Discovery Center, Sealife Aquarium, Bass Pro Shops/Outdoor World and the Great Wolf Lodge.

**ALLIANCE TEXAS** is an 18,000 acre master-planned community, located approximately 7 minutes west of the Site, and will be home to 34 million square feet of developed space, +/-370 companies, 37,000 employees, and 7,700 single-family homes. It is anchored by Alliance Airport, the world's 1st industrial airport and the largest inland port in the United States. The airport generates \$4.8 billion in economic impact for North Texas.

**WESTLAKE** is an 85-acre, \$500 million mixed-use development consisting of a 3,500-seat performance hall, 3 hotels, more than 100 townhomes and villas, retail, restaurants, and office space with high quality residential communities and outstanding public and private schools.

**SOUTHLAKE TOWN SQUARE** is a prominent mixed-use development, located 5 minutes southeast of the Site. It is a nationally-recognized open-air lifestyle shopping district with more than 120 shops, a 288-room Hilton hotel, and more than 30 restaurants.

**CIRCLE T RANCH** is a 2,500-acre mixed-use development. It is the primary residential, golf course, retail, and corporate campus component of AllianceTexas.

**CARILLON PARC** is a welcoming and walkable 42-acre mixed-use development.

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# Prime Location with Unrivalled Visibility

431 E STATE HIGHWAY 114, SOUTHLAKE, TX





# Area Hospitals

## **Methodist Southlake Medical Center**

54 Private Rooms; 10 Family Suites; 6 ICU Beds; 12 Operating Rooms; 200 Medical Staff

[MethodistSouthlake.com](http://MethodistSouthlake.com)

## **Cook Children's Urgent Care & Pediatric Specialties**

30 Exam Rooms; Mix of Providers

[CookChildrens.org](http://CookChildrens.org)

## **Texas Health Harris Methodist Southlake**

24 Overnight Suites; 365 Medical Staff

[TexasHealthSouthlake.com](http://TexasHealthSouthlake.com)

## **Baylor Scott & White Medical Center - Grapevine**

Level II Trauma Center Designation; 302 Beds; 995 Medical Staff

[BaylorHealth.com](http://BaylorHealth.com)

## **Baylor Medical Center at Trophy Club**

20 Beds; 225 Medical Staff

[TC-MC.com](http://TC-MC.com)

## **Medical City Alliance**

Full-service, 75-bed, acute care facility, 20-bed progressive care unit (PCU); 289 Employees

[medicalcityalliance.com](http://medicalcityalliance.com)

## **Texas Health Harris Methodist Hospital Alliance**

101-bed, full-service hospital; 533 Employees

[texashealth.org/alliance](http://texashealth.org/alliance)



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# Lincoln

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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