

welltower

MEDICAL OFFICE SPACE  
**FOR LEASE**

Click or Scan Below



For Information:

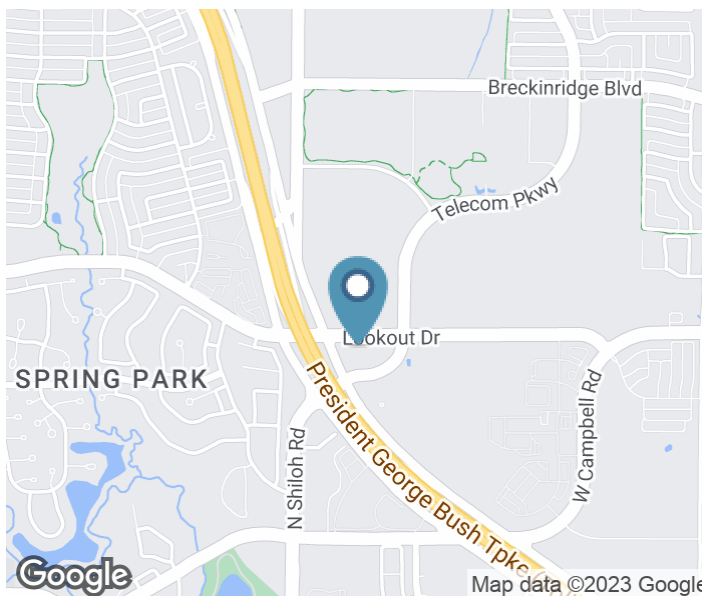
**MATT YOUNG**  
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**Baylor Scott & White Health**

7217 TELECOM PARKWAY | GARLAND, TX

[medicaloffice.welltower.com](http://medicaloffice.welltower.com)

# EXECUTIVE SUMMARY



## Location Description

Located at the intersection of President George Bush Tollway (Hwy 190) and Telecom Parkway. 1.5 miles from Methodist Richardson Medical Center, 9.6 miles from Baylor Scott & White Heart Hospital - Plano and Baylor Scott & White Medical Center - Plano.

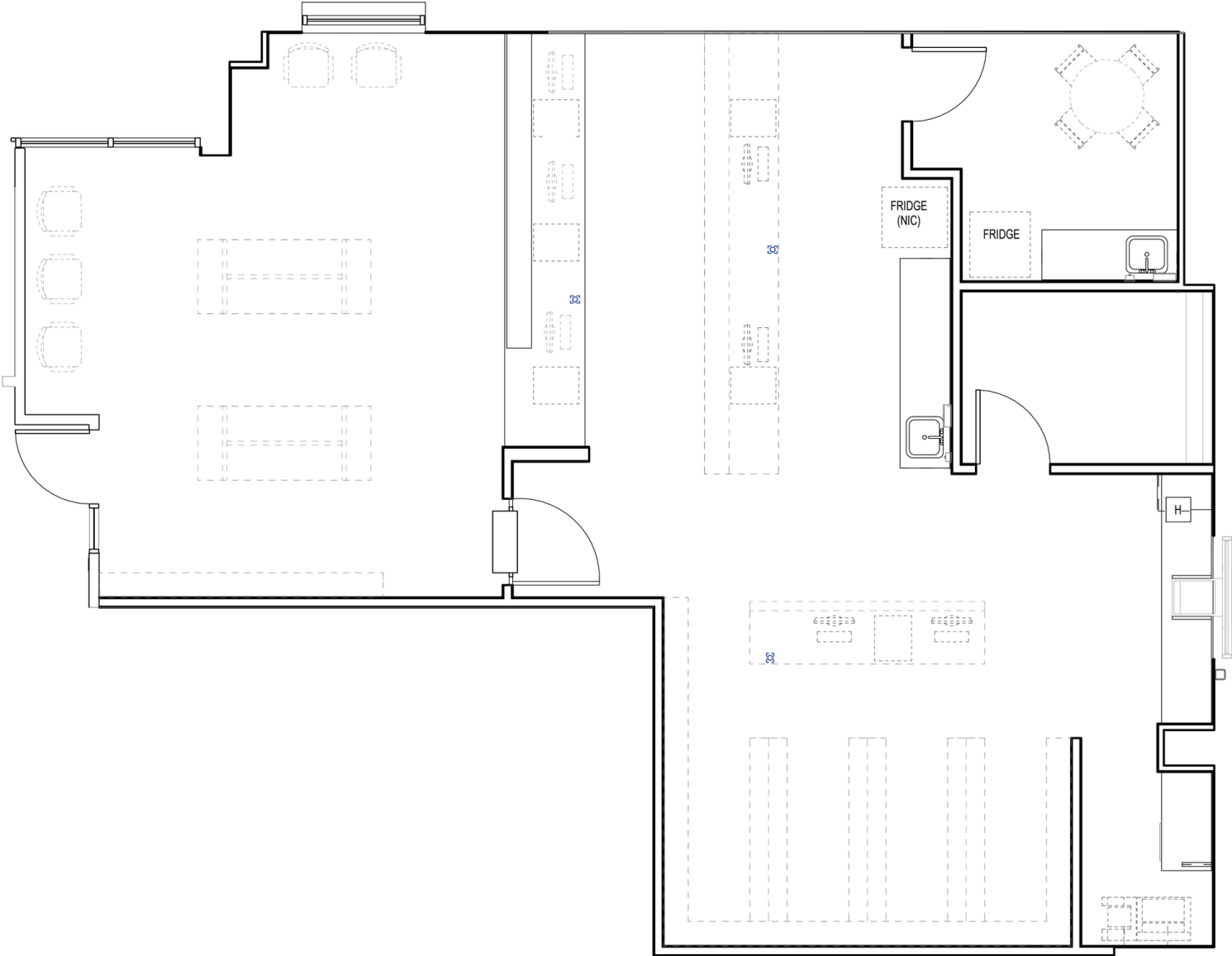
## Property Highlights

- 3-story, 90,938 square foot medical office building
- Great mix of medical tenants; including medical specialists, diagnostics, primary care, urgent care, outpatient imaging center, and pharmacy
- Multiple drop-off and access points for added convenience for patients and tenants
- Access from two major roadways; Outlook Drive and Telecom Parkway and fronts onto Highway 190 (President George Bush Tollway) with great visibility

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# SUITE 190 | 1,579 RSF | CURRENT LAYOUT

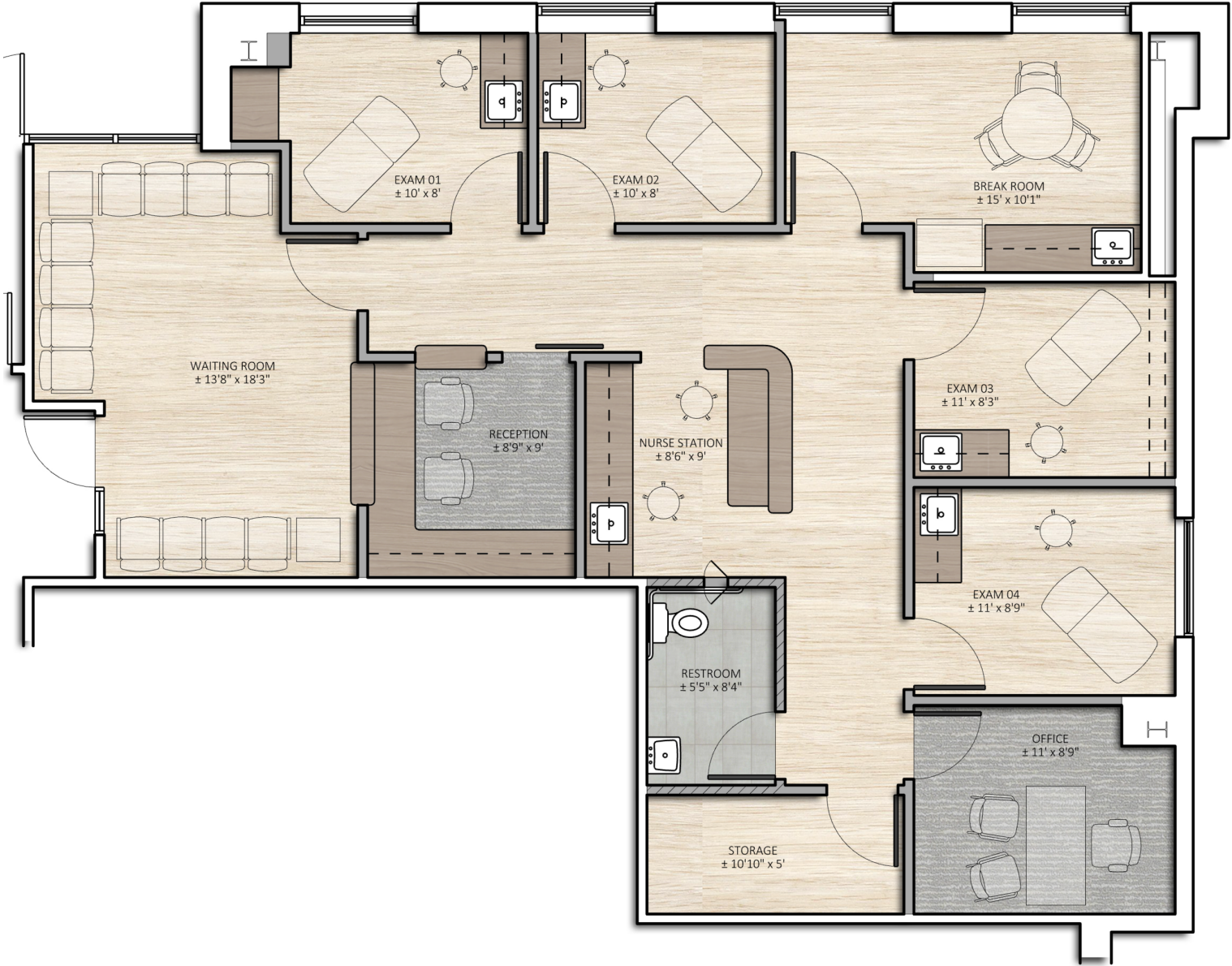


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# SUITE 190 | 1,579 RSF | POTENTIAL LAYOUT



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# DEMOGRAPHICS MAP & REPORT



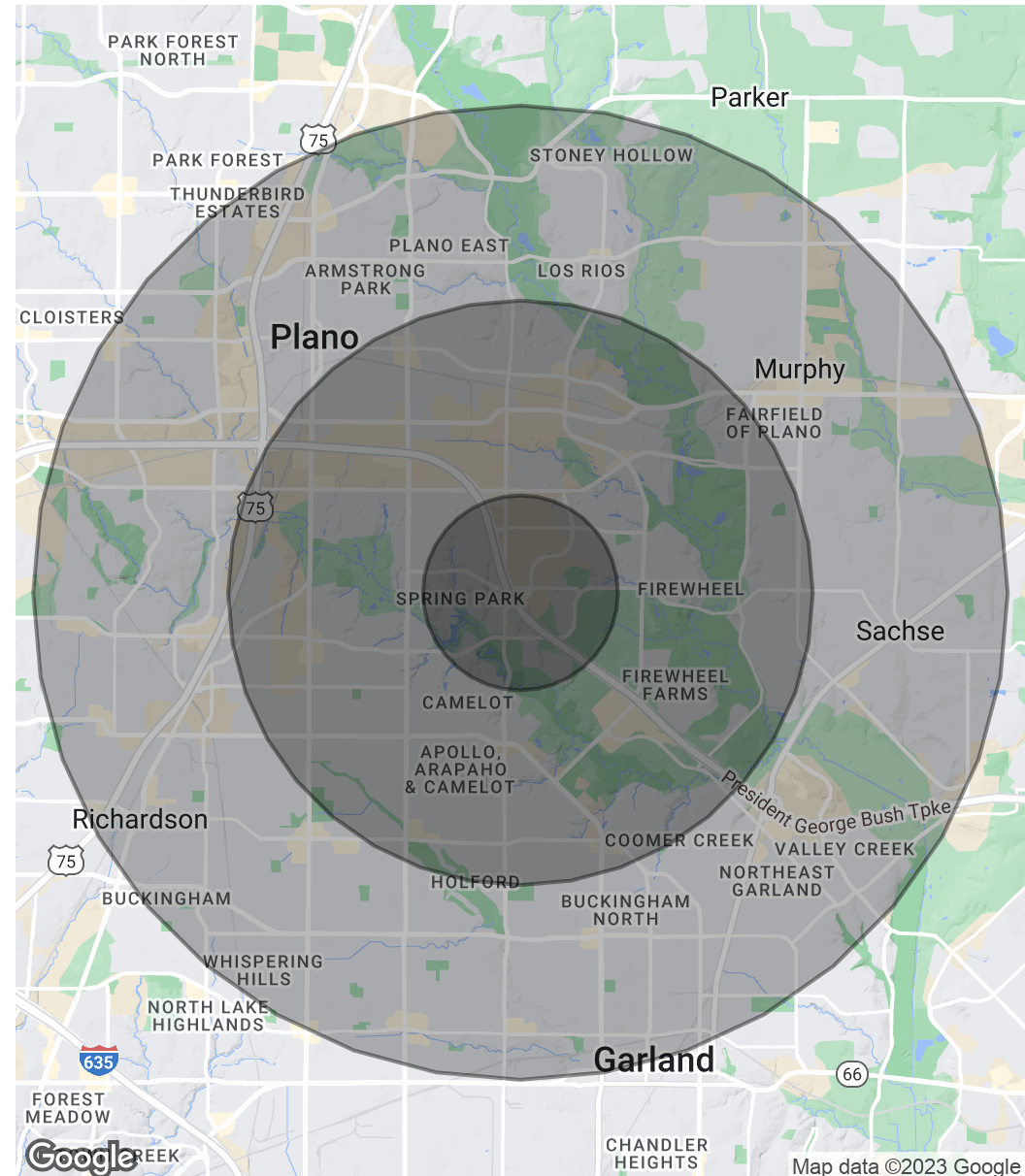
## Population

	1 Mile	3 Miles	5 Miles
Total Population	9,277	87,711	250,098
Average Age	38.1	36.9	35.5
Average Age (Male)	36.8	35.7	34.4
Average Age (Female)	38.9	37.8	36.5

## Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	3,420	31,193	85,388
# of Persons per HH	2.7	2.8	2.9
Average HH Income	\$115,838	\$91,294	\$83,036
Average House Value	\$234,523	\$199,332	\$184,557

\* Demographic data derived from 2020 ACS - US Census



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