

# THE PYRAMIDS AT PARK LANE

## NORTH TOWER



**9201 N. CENTRAL EXPY.**

**DALLAS, TX 75231**



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# HIGHLIGHTS



## PARK CITIES

Serving one of the most affluent patient populations in Texas



## TENANT MIX

With groups like Baylor Scott & White and DPSI



## GENEROUS TI'S

Lower out-of-pocket costs for new practices



## RENOVATED '24

Common area renovations complete



## BUILD-TO-SUIT

Customizable spaces for your practice



## HIGH VISIBILITY

Seen by +300,000 VPD via US-75



## AMPLE PARKING

Covered parking with reserved spots available



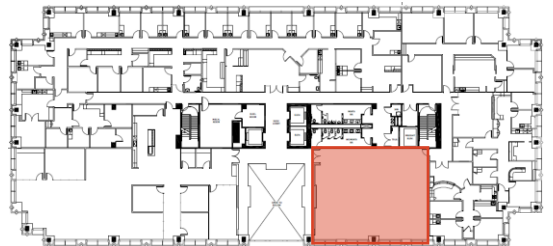
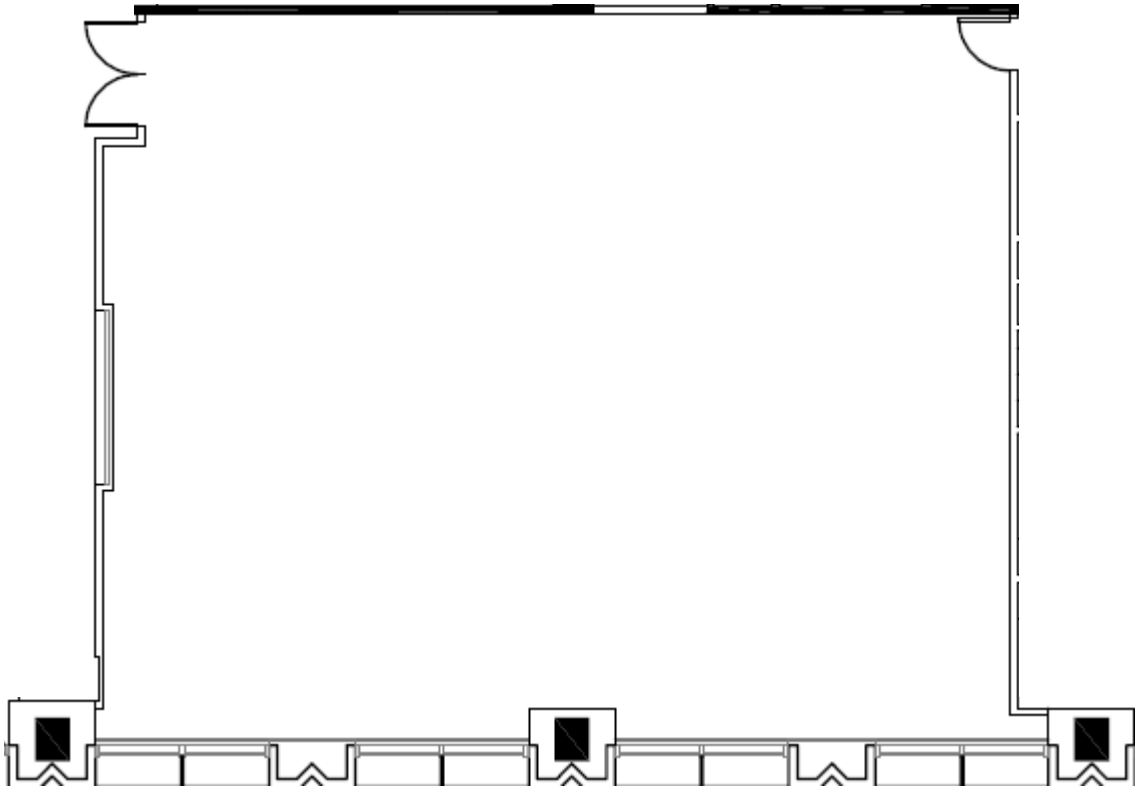
## EASY BUILDOUT

Let Big Sky's internal team manage the buildout

# FLOOR PLAN

# STE. 240

## SECOND FLOOR



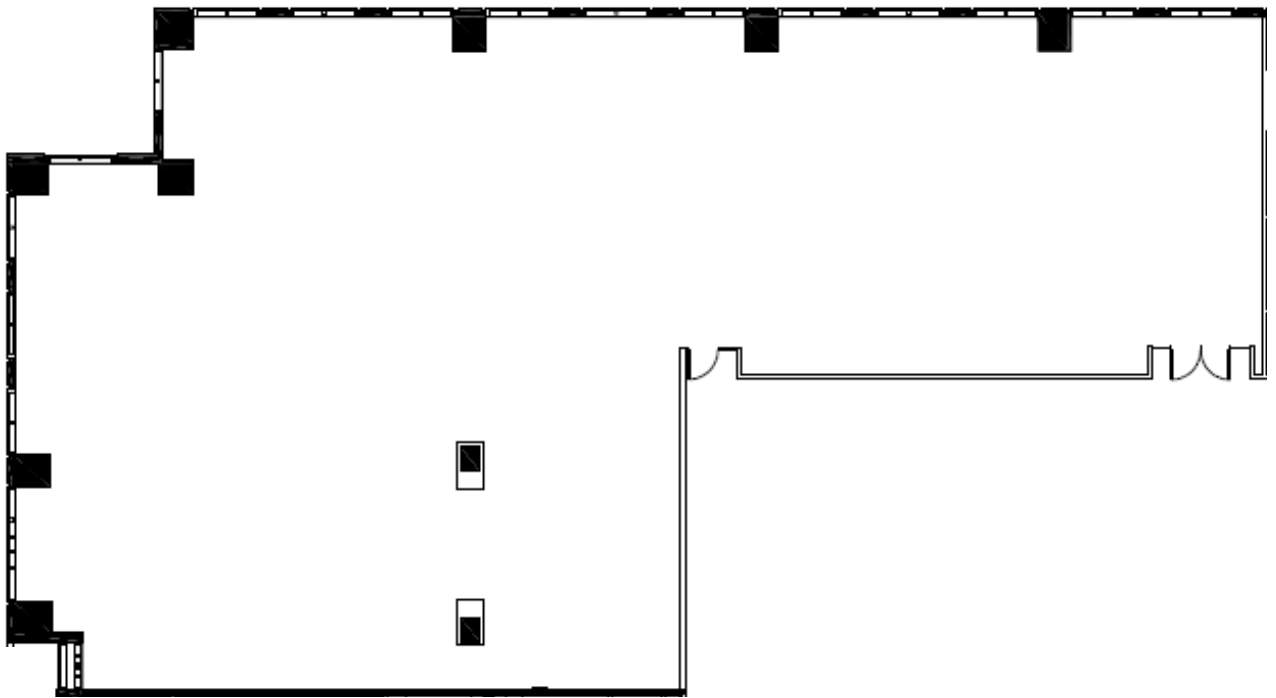
## AVAILABILITIES

Suite	RSF	Min. Divisible	Contiguous	Condition
Ste. 240	2,907	-	-	1 <sup>st</sup> Gen Shell

# FLOOR PLAN

# STE. 240

## THIRD FLOOR



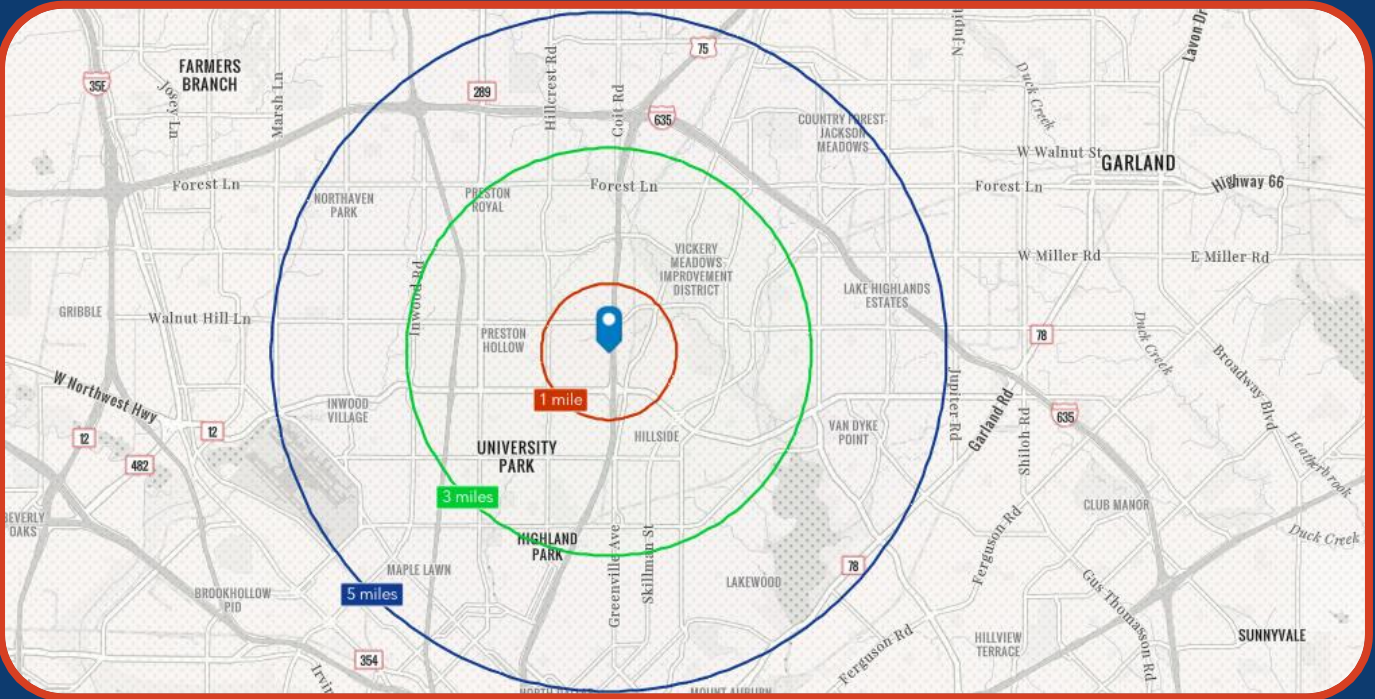
## AVAILABILITIES

Suite	RSF	Min. Divisible	Contiguous	Condition
Ste. 300	8,713	3,500	Up to 8,713 RSF	1 <sup>ST</sup> Gen Shell

# AERIAL



# LOCATION



# DEMOGRAPHICS

	1 - Mile	3 - Mile	5 - Mile
2025 Total Population	24,822	154,576	418,874
2025 Population 65+	13.7%	16.5%	14.8%
2025 Average HH Income	\$111,768	\$182,031	\$170,277
2025 Total Healthcare Spending	\$84,130,698	\$775,948,222	\$1,274,533,871

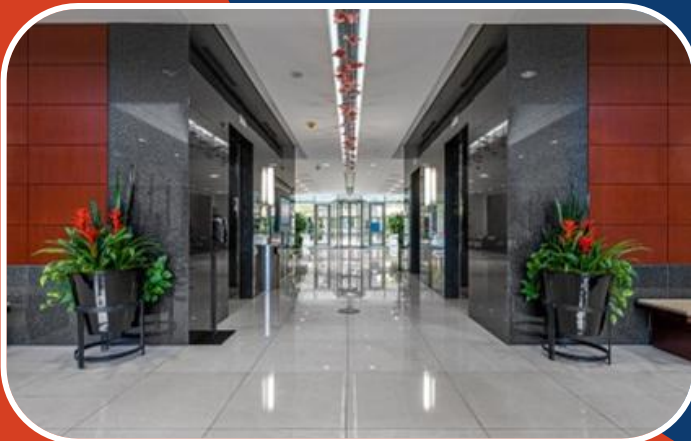
	Dallas, TX
2024 Patient to Primary Care Physician Ratio	1,387 to 1
2024 Total Insured Population	2.06M (78.1%)
2024 Total Insured 65+ Population	317K (98.0%)
2024 Total Private Coverage Population	1.52 (57.7%)
2024 Total Medicare Population	338K (12.8%)



## PARK CITIES

- Median incomes of \$250K+ support a **strong private-pay** and out-of-network patient base
- Centrally located with **~20-minute average commutes**, providing convenient access for patients and staff across DFW
- **Top-ranked education** and income demographics in DFW
- Dense, high-income trade area with **exceptional payer mix**

# PHOTOS



# THE PYRAMIDS AT PARK LANE



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