FOR SALE OR LEASE

Southlake Professional Plaza

3055-3081 Southlake Blvd.
Southlake, TX 76092

MedCore

MedCorePartners.com

OVERVIEW
SOUTHLAKE PROFESSIONAL PLAZA

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FOR SALE OR LEASE

BUILDING SIZE
6 BUILDINGS

AVAILABLE SF
12,207 SF

YEAR BUILT
2019

PROPERTY OVERVIEW

Southlake Professional Plaza is a 6-building medical office condominium development fronting Southlake Boulevard in the heart of the highly regarded Southlake community. With both move-in ready spec suites and customizable shell spaces available, there are multiple options to address varying practice needs and timing. The built-in synergies afforded by the multiple healthcare providers/tenants within the plaza offer an optimal location for medical practices. Building and monument signage are available with great visibility from the high-traffic Southlake Blvd.

FEATURES

- Ample parking and green space
- Aggressive TI allowances
- Move In Ready 2nd Generation Space
- Monument & Building Signage Available
- High visibility directly from Southlake Blvd.

FLOOR PLAN
SOUTHLAKE PROFESSIONAL PLAZA

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FOR SALE OR LEASE

3055 / 3061 / 3065 / 3071 Southlake Blvd.

3055 (Suite 200) Southlake
shell space
3,606 SF

Join the synergy of these neighboring practices:

Primary Care

Lung & Sleep Clinic

Pain Management

Dermatology

FLOOR PLAN
SOUTHLAKE PROFESSIONAL PLAZA

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FOR SALE OR LEASE

3055 / 3061 / 3065 / 3071 Southlake Blvd.

3061 (Suite 120) Southlake
2nd generation
2,576 SF

Join the synergy of these neighboring practices:

Primary Care
Lung & Sleep Clinic
Pain Management
Dermatology

FLOOR PLAN
SOUTHLAKE PROFESSIONAL PLAZA

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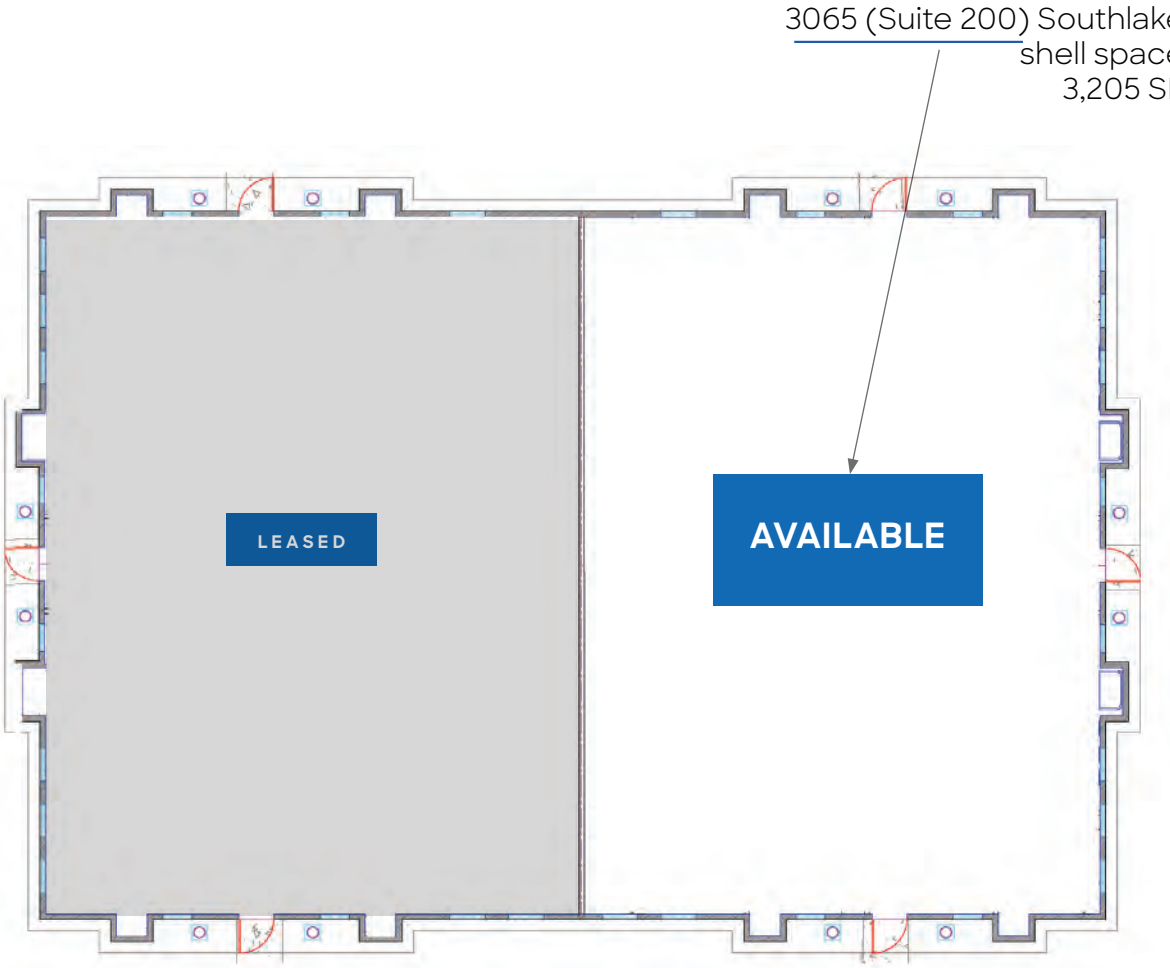
3055 / 3061 / 3065 / 3071 Southlake Blvd.



Join the synergy of these neighboring practices:

Primary Care

Lung & Sleep Clinic

Pain Management

Dermatology

FLOOR PLAN
SOUTHLAKE PROFESSIONAL PLAZA

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FOR SALE OR LEASE

3055 / 3061 / 3065 / 3071 Southlake Blvd.

3071 (Suite 100) Southlake
2nd Generation
3,715 SF
Available 1/1/25

Join the synergy of these neighboring practices:

Primary Care

Lung & Sleep Clinic

Pain Management

Dermatology

AERIAL VIEW - COMPLETE PLAZA
SOUTHLAKE PROFESSIONAL PLAZA

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FOR SALE OR LEASE

3055 / 3061 / 3065 / 3071 Southlake Blvd.

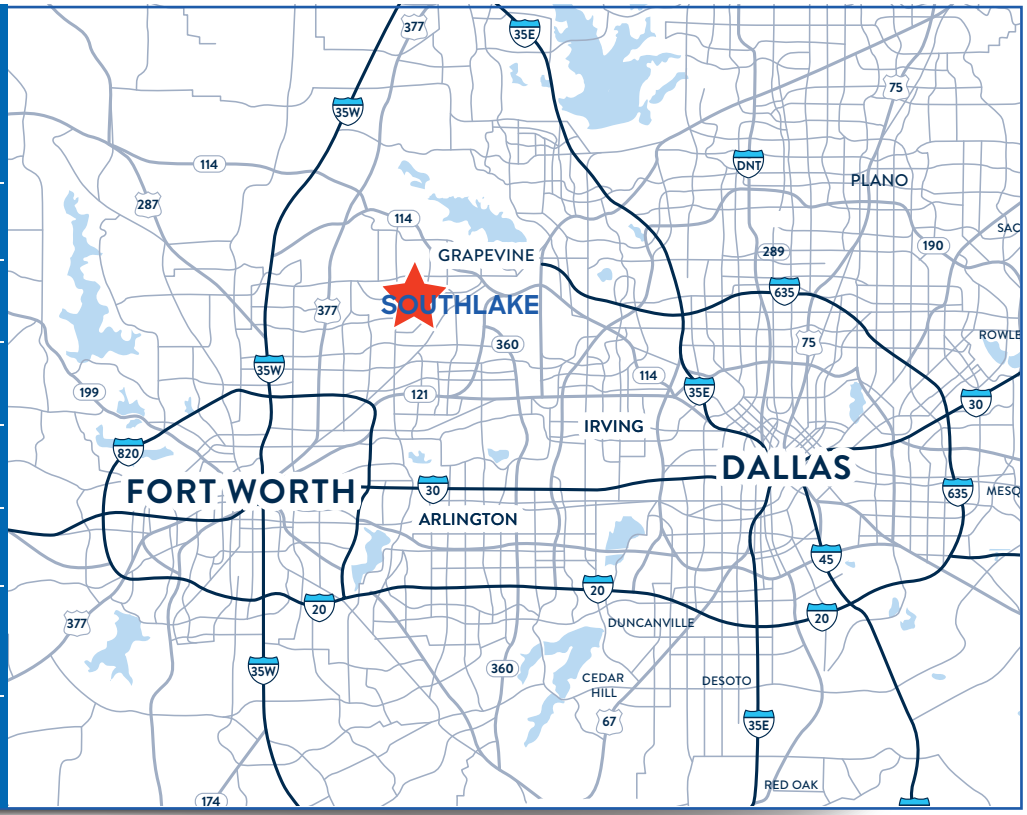
DEMOGRAPHICS
SOUTHLAKE PROFESSIONAL PLAZA

MedCore

FOR LEASE

DEMOGRAPHICS

	1 MI	3 MI
Population	7,149	62,237
Households	2,402	21,319
Average Age	40.1	43.7
Median HH Income	$190,905	$170,300



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MedCorePartners.com

For More Information!

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Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW

(A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

AS AGENT FOR OWNER (SELLER/LANDLORD):

The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

AS AGENT FOR BOTH - INTERMEDIARY:

To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - That the owner will accept a price less than the written asking price;
  - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - Any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION:

This notice is being provided for information purposes.
It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

MEDCORE PARTNERS	482468	kyle@medcorepartners.com	(214) 443-8300
Licensed Broker/Broker Firm Name	**License No.**	**Email**	**Phone**

Buyer, Seller, Landlord or Tenant initials **Date**

EQUAL HOUSING OPPORTUNITY

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 **(http://www.trec.texas.gov)**

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