

RICHARDSON MEDICAL VILLAGE

Class A Medical Office Space



For Lease

3261 E. President George Bush Hwy. | Richardson, TX

Jeff Anderson

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(972) 808-7285

Perry Weber

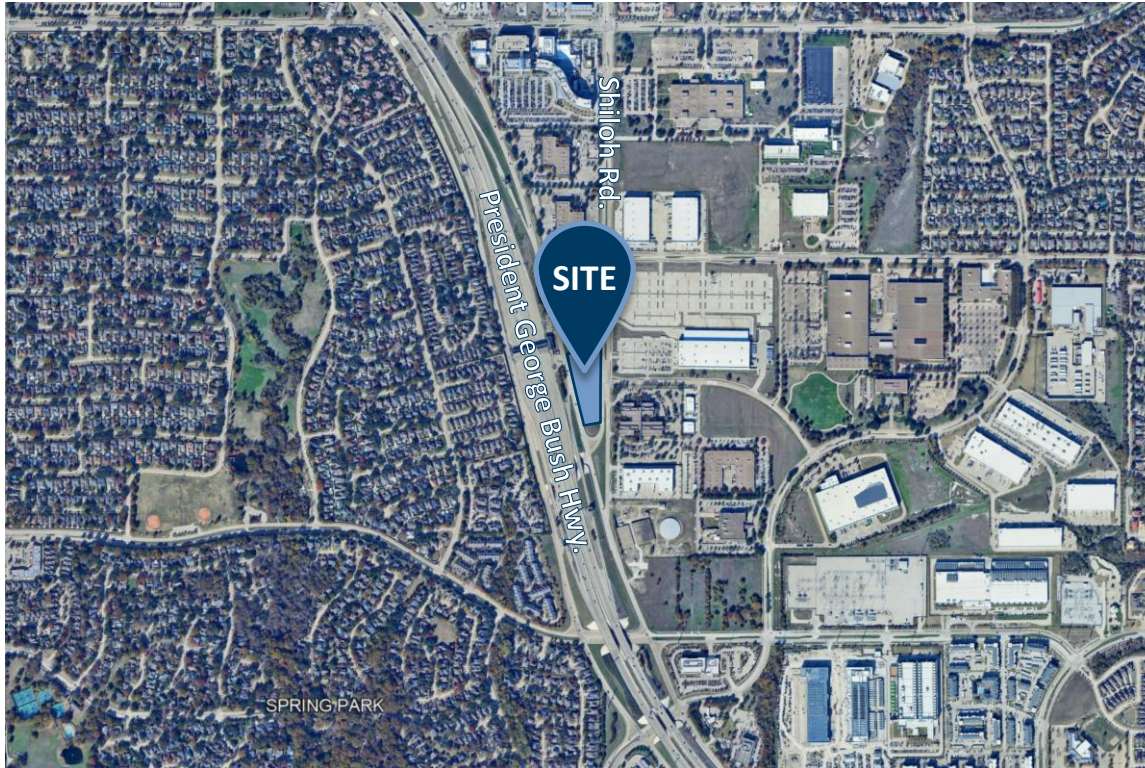
pweber@harrodhealthcare.com
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Harrod Healthcare Real Estate
www.harrodhealthcare.com

MEDICAL VILLAGE HIGHLIGHTS

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PROJECT INFORMATION

- Building Size: +/- 32,000 SF
- Parking: 5 Spaces per 1,000 SF (166 Spaces)
- Availability: +/- 7,600 SF, First Floor
- Rental Rate: Please Call for Pricing Information

BUILDING FACTS

- + New two-story outpatient healthcare facility.
- + First floor is demisable to +/- 2,000 SF.
- + Second floor is leased to a primary care practice.
- + Covered pickup/drop off entry and interior signage.

FRONTAGE VISIBILITY

- + Access from both Shiloh Rd. and PGBT frontage road.
- + Monument sign for practice identification.

PRIMARY CARE ANCHOR



MARKET INFORMATION

- + Over 6,500 businesses with 117,000 employees within a 3-mile radius.
- + Adjacent to one of the most traveled portions of President George Bush Turnpike with 77,000 annual average daily traffic.
- + Less than half a mile from Methodist Richardson Medical Center.

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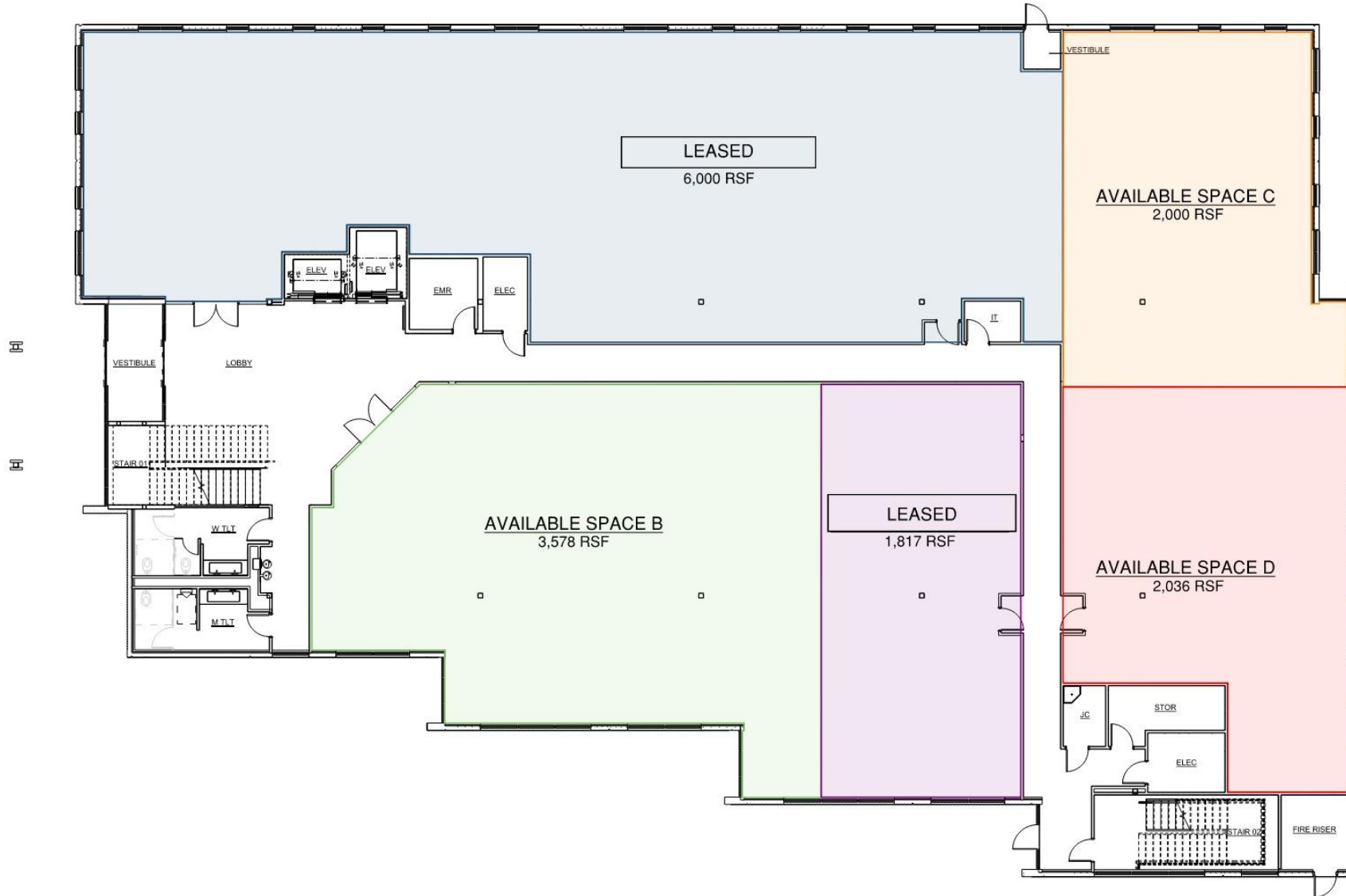
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FIRST FLOOR AVAILABILITY

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PHOTOS

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