

BAYLOR CHARLES A. SAMMONS CANCER CENTER

3410 Worth Street
Dallas, TX 75246

Outpatient Medical for Lease



Leasing Information:
214.461.2371

Douglas Maclay
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Nat Klein
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Lincoln

Lincoln Property Company
8140 Walnut Hill Lane Suite 700
Dallas, TX 75231

www.lpc.com

BAYLOR CHARLES A. SAMMONS CANCER CENTER

3410 Worth Street | Dallas, TX 75246

Outpatient Medical for Lease

1,000 - 5,601 SF



Property Overview

The Baylor Charles A. Sammons Cancer Center is a ten-story outpatient medical facility consisting of 458,396 square feet located on the Baylor Hospital Campus in downtown Dallas with easy access to Interstate 30, Highway 75 and the nearby DART Rail Station. The building is connected via sky-bridge "The Bridge of Hope" to the T. Boone Pickens Cancer Hospital. Outpatient Services include: Medical Oncology, Oncology Research, Transplant Center, Infectious Disease Program and Imaging Services. Additionally, the building hosts 4 linear accelerator vaults available for use by Texas Oncology. Over the next 5 years, the surrounding healthcare market is projecting growth, 15.1% outpatient volume growth couples with 1.8% inpatient volume growth. The oncology outpatient volume is projected to grow 17.0% in the next five years

Property Highlights

- Superior Location
- Shell Space Available
- 24/7 Campus Security
- Move in Ready Suite
- 10th Floor Conference Center
- On-Site Patient Parking and Covered Valet Services

Availabilities

1,000 to 5,601 SF Available

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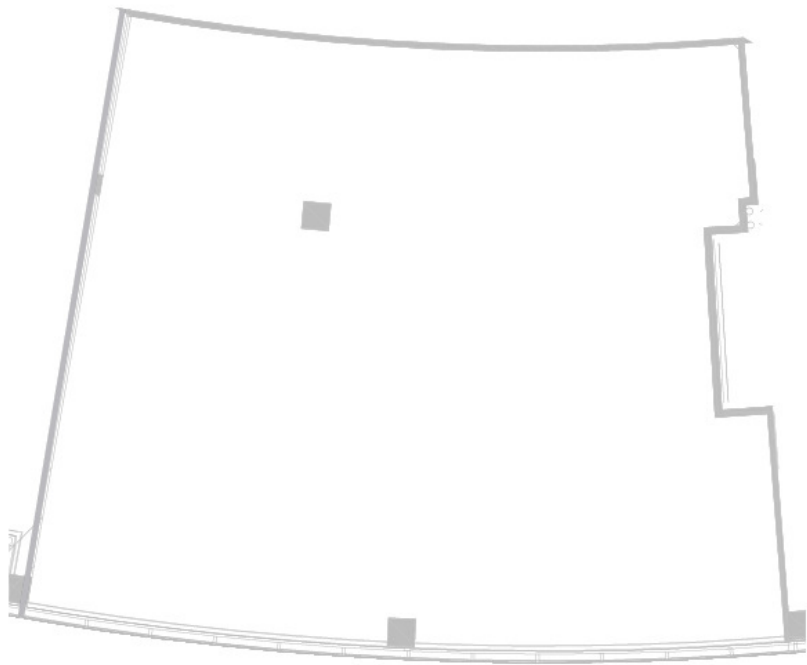
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BAYLOR CHARLES A. SAMMONS
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3410 Worth Street | Dallas, TX 75246

Suite 740B

1,000 - 2,727 SF



Suite	Size
Suite 740B	1,000 - 2,727 SF

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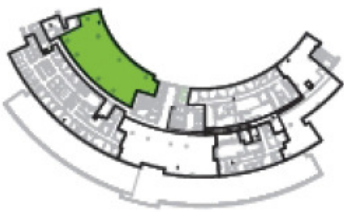
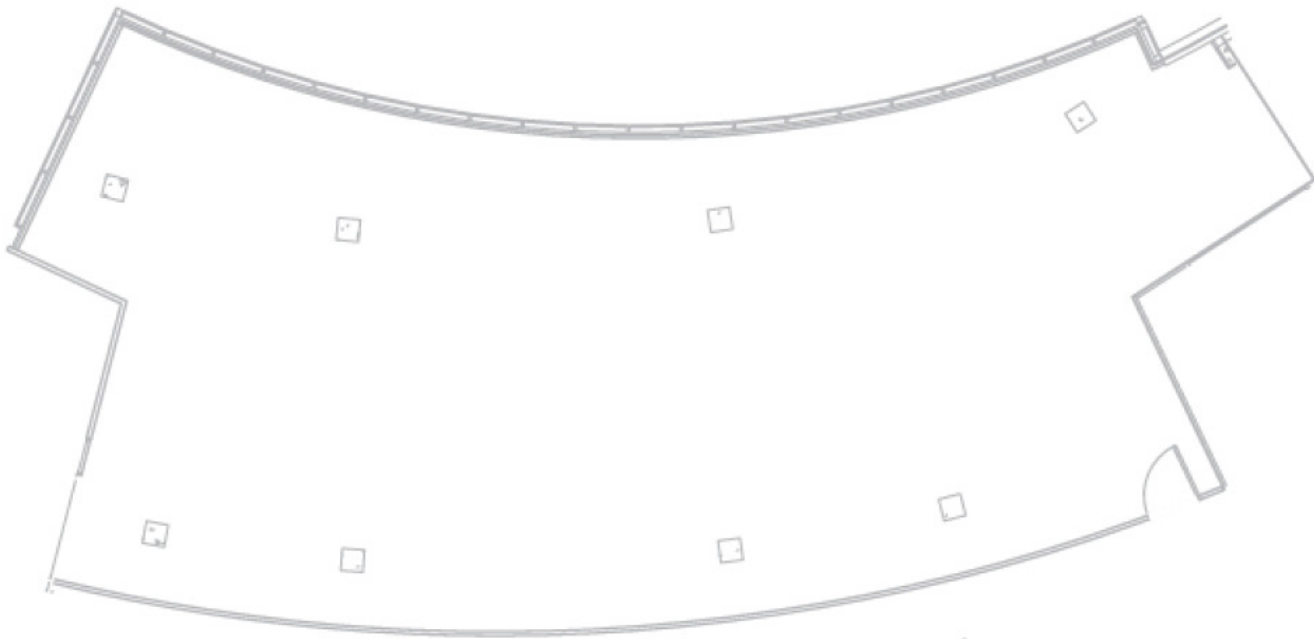
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BAYLOR CHARLES A. SAMMONS
CANCER CENTER

3410 Worth Street | Dallas, TX 75246

Suite 760

1,000 - 5,601 SF



Suite	Size
Suite 760	1,000 - 5,601 SF

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Nearby Amenities



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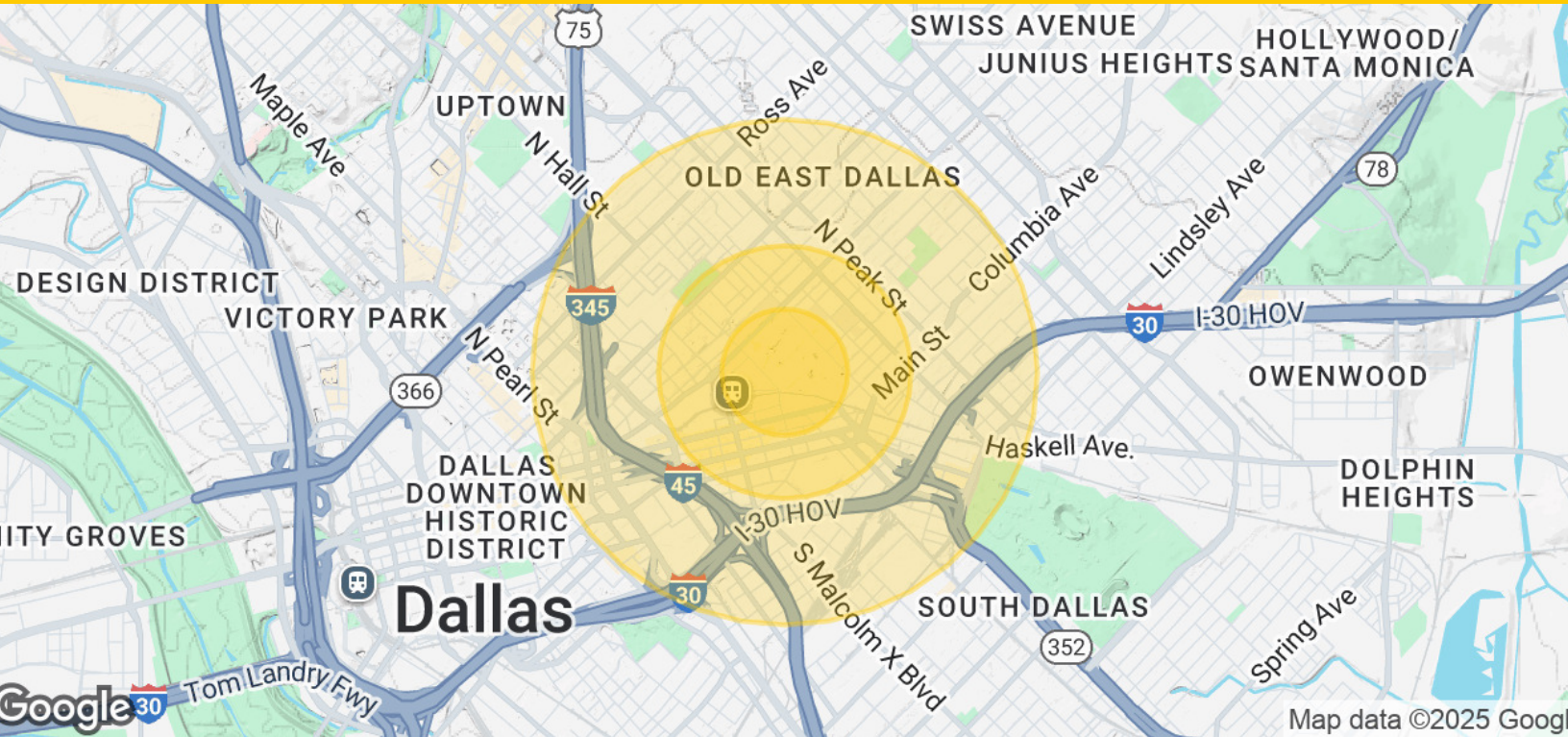
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Demographics Map & Report



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	624	3,127	19,306
Average Age	35.7	36.6	35.1
Average Age (Male)	36.0	36.2	35.8
Average Age (Female)	34.0	35.5	33.9
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	375	1,803	11,627
# of Persons per HH	1.7	1.7	1.7
Average HH Income	\$72,577	\$69,661	\$75,039
Average House Value	\$28,332	\$131,996	\$265,410

2020 American Community Survey (ACS)

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