

MEDICAL/DENTAL OFFICE SPACE FOR LEASE

Prime Highway Medical Facility | Paris, Texas

Property Overview

Address	4550 Lamar Avenue, Paris, TX 75460
Building Size	11,135 Square Feet
Asking Rate	\$18.00 / Sq Ft / Year (NNN)
Lease Type	Triple Net (NNN)
Availability	Immediate
Leasing Options	Full Building or Individual Suites
Parking	72 Spaces On-Site
Location	High-Traffic Lamar Avenue / Highway Corridor

Property Description

An exceptional opportunity to lease a fully built-out, move-in ready medical office facility in the heart of Paris, Texas. Located on high-traffic Lamar Avenue with excellent highway visibility, this professional medical building offers 11,135 square feet of premium healthcare space designed for immediate occupancy by physicians, specialists, or dental professionals.

This rare offering features specialized medical infrastructure already in place — including medical gas lines, X-ray Readers in most exam rooms, 16-20 exam rooms, and ADA-compliant facilities — eliminating the significant time and capital expense typically required to build out a medical practice. With over 70 on-site parking spaces, patients and staff enjoy convenient, hassle-free access.

The property is available for lease as a single full-building tenant or can be configured as individual suites to accommodate multiple medical practices, creating a professional medical campus environment.

Key Features & Infrastructure

Move-In Ready	Fully built out — no renovation needed
X-Ray / Lead-Lined Rooms	Rare pre-built radiology infrastructure
Medical Gas Lines	Piped-in medical gas lines in East suite
ADA-Compliant Restrooms	Fully code-compliant accessible facilities
16-20 Exam Rooms	Flexible configuration for any specialty
72 Parking Spaces	Ample patient and staff parking on-site

Highway Visibility	High-traffic Lamar Ave frontage
Flexible Leasing	Full building or individual suites available

Ideal Tenants

This property is well-suited for:

- Urgent care and walk-in clinics
- Orthopedic and sports medicine practices
- Radiology and imaging groups
- Primary care and multi-specialty physician groups
- Dental groups and dental service organizations (DSOs)
- Behavioral health and mental health providers
- Physical therapy and rehabilitation centers
- Specialty medical practices of any kind

Location Highlights

- 4550 Lamar Avenue — one of Paris's primary commercial corridors
- High daily traffic count (22,000 cpd) with outstanding signage visibility
- Convenient access for patients across Lamar County and surrounding areas
- Close proximity to Paris Regional Medical Center
- Established medical and professional services corridor

Lease Terms

- Asking Rate: \$18.00 per square foot per year, NNN
- Lease Type: Triple Net (NNN) — tenant responsible for taxes, insurance, and maintenance
- Term: Flexible — long-term leases preferred
- Available: Immediately
- Suite options available for partial occupancy

CONTACT BRYAN HURLEY FOR SHOWINGS & INFORMATION

4550 Lamar Avenue, Paris, TX 75460
Owner-Direct Leasing | All Inquiries Welcome/903-951-0182

All information deemed reliable but not guaranteed. Subject to change without notice.