

FOR LEASE



Coppell Medical Office

149 SH 121, Suite 110 and 115

Coppell, TX 75019



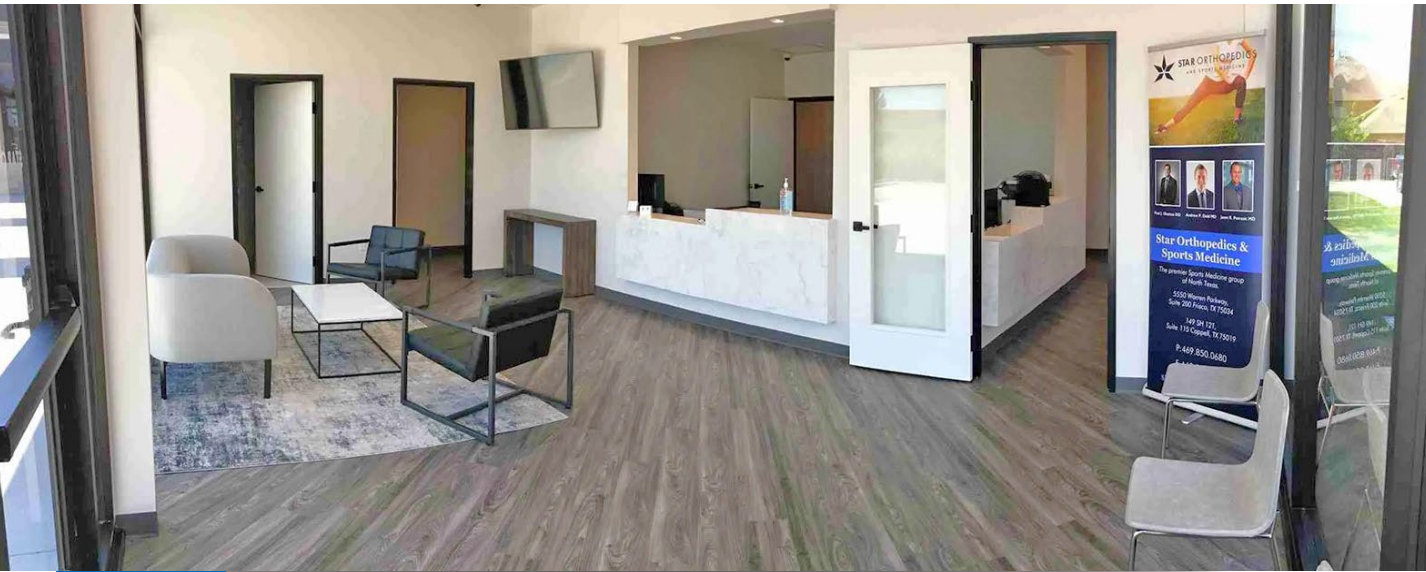
[MedCorePartners.com](https://www.MedCorePartners.com)

OVERVIEW

Coppell Medical Office



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AVAILABLE
5,766 SF



AVAILABILITY
Suite 110 – 2,280
Suite 115 – 3,486



YEAR BUILT
2020



PARKING SPACES
Surface



PROPERTY OVERVIEW

149 SH 121 is a state-of-the-art medical office condominium project located in the heart of Coppell, Texas. Strategically positioned at the intersection of SH 121 and Denton Tap Road, this property offers exceptional visibility and accessibility.

The available space includes a total of 5,766 contiguous square feet, comprising Suite 110 (2,280 SF) and Suite 115 (3,486 SF). With prominent SH 121 frontage, along with building and monument signage opportunities, this location is ideal for enhancing your practice's presence in a high-traffic corridor.

Featuring an exceptional finish-out and efficient design, these suites offer a turnkey solution for medical professionals. The property is move-in ready and designed to support a wide range of medical specialties.

Surrounded by complementary healthcare providers, 149 SH 121 provides a synergistic environment that promotes collaboration and convenience for both patients and practitioners.

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OVERVIEW

Coppell Medical Office



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FEATURES

- Move-In Ready Medical Office Space
- Building Signage
- Monument Signage
- Exceptional design and finish out
- Direct visibility to SH 121
- Direct Patient Access

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FLOOR PLANS

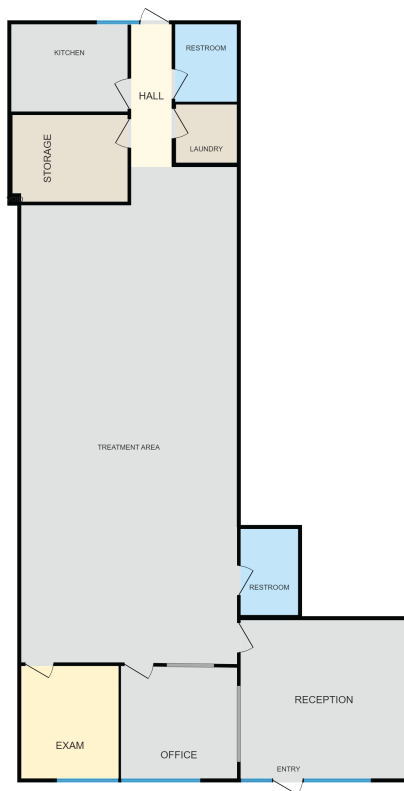
Coppell Medical Office



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Suite 110
2,280 SF

[Click Here For Virtual Tour](#)



Suite 115
3,486 SF

[Click Here For Virtual Tour](#)



DEMOGRAPHICS

Coppell Medical Office

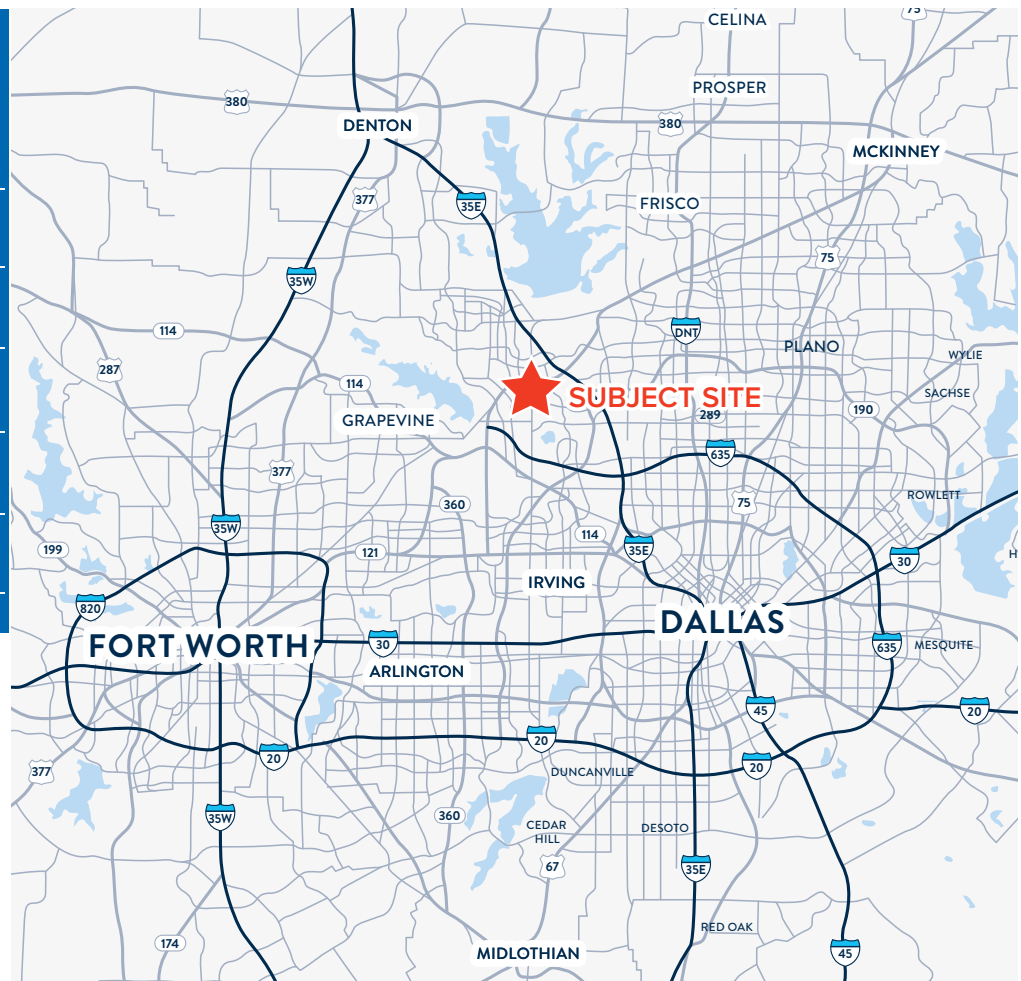


FOR LEASE



DEMOGRAPHICS

	1 MI	3 MI
Population	94,756	215,059
Households	38,462	83,585
Median Age	35.9	36.1
Median HH Income	\$100,067	\$101,512



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For More Information!



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Information About Brokerage Services

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

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.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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.

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.

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Kyle A. Libby	482468	kyle@medcorepartners.com	(214) 443-8300
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

2-10-2025



Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov
IABS 1-1

