

# FOR LEASE

## MEDICAL / OFFICE SPACE



## BUILDING OVERVIEW

---

**Available Space:** 3,692 SF

**Rate:** Contact Broker

**Year Built:** 2020

**Available:** June 2024

**Parking Ratio:** 4/1000

**Location:** Lebanon / Coit Rd with access to Sam Rayburn Tollway and Dallas North Tollway

**Signage:** Available



## PRIME LOCATION

1. Baylor Scott and White Medical Center  
1 min drive (0.2 miles)
2. Sam Rayburn Tollway  
2 min drive (0.2 miles)
3. Kroger  
3 min drive (0.7 miles)
4. Dallas North Tollway  
5 min (3.5 miles)
5. Stonebriar Mall  
7 min drive (3.1 miles)
6. Granite Park  
7 min drive (3.9 miles)
7. Legacy West  
8 min (4.6 miles)
8. The Star  
9 min drive (4.0 miles)
9. The Shops at Legacy  
9 min drive (4.8 miles)
10. Frisco Square / Frisco Market / Toyota Center  
10 min drive (5.6 miles)
11. DFW Airport  
22 min drive (23.4 miles)
12. Dallas Love Field  
28 min drive (24.6 miles)

## AVAILABLE SPACE

3,692 SF

