



14,603 SF of Flex Space
Medical / R&D / Office / Retail



Prime Medical and Professional Suites in Southwestern Medical District

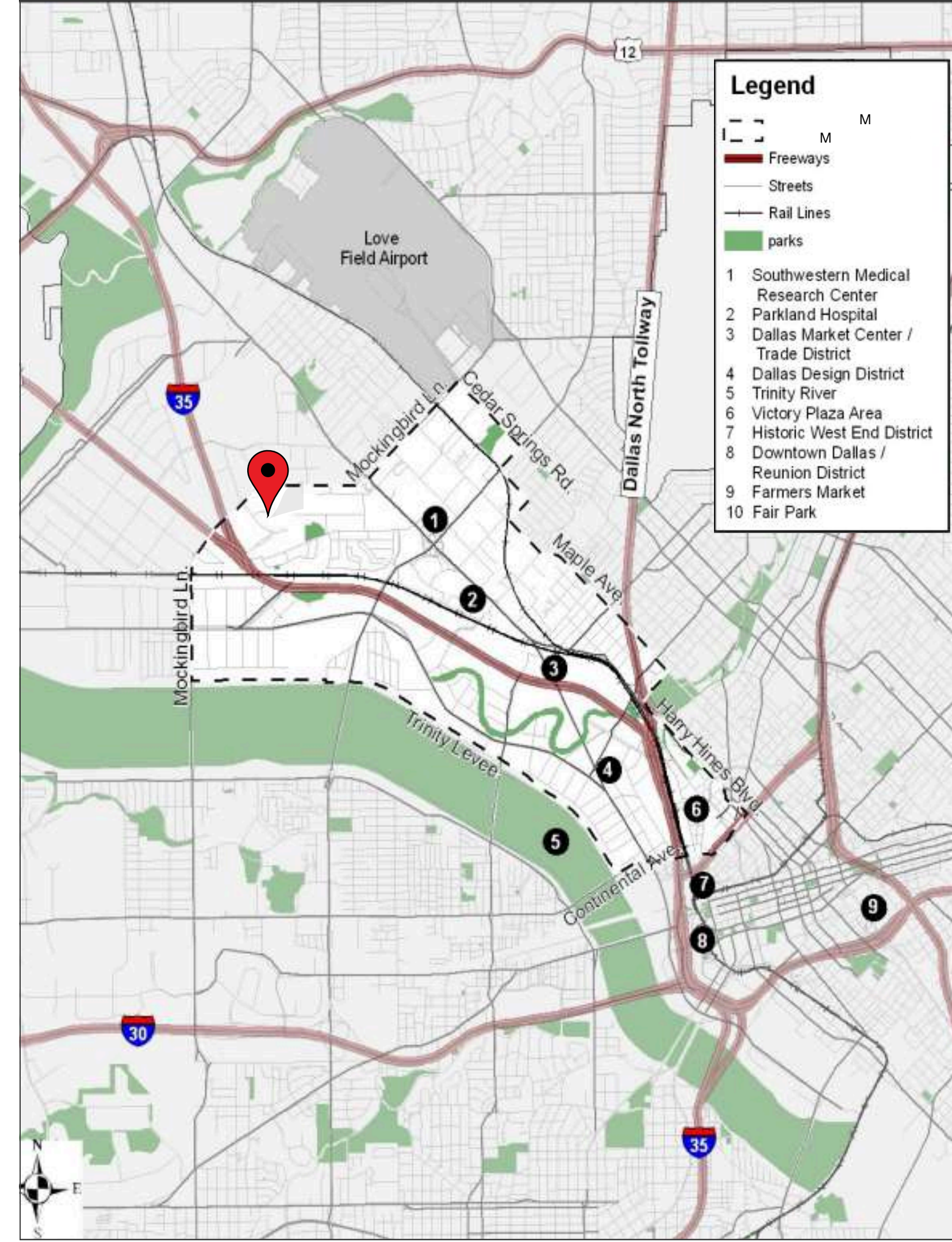
7920 Elmbrook Dr, Dallas, TX 75247

PROPERTY PROFILE

7920 Elmbrook Dr
Dallas, TX 75247

- ✔ **Building Size:** 60,672 sq ft building situated on 4.31 acres
- ✔ **Available Space:** ~ 14,603 contiguous sq ft available, divisible to ~ 3,789 sq ft
- ✔ **Rental Rate:** Available upon request
- ✔ **Year Built:** 1985
- ✔ **Zoning:** MU-3; Love Field Airport Height Overlay
- ✔ **Parking:** 232 Surface spaces are available; Ratio of 3.87:1,000 SF
- ✔ **Clear Height:** ~ 19' clear

Map and Map Data Source: [forwardDallas! Vision & Policy Plan](#)







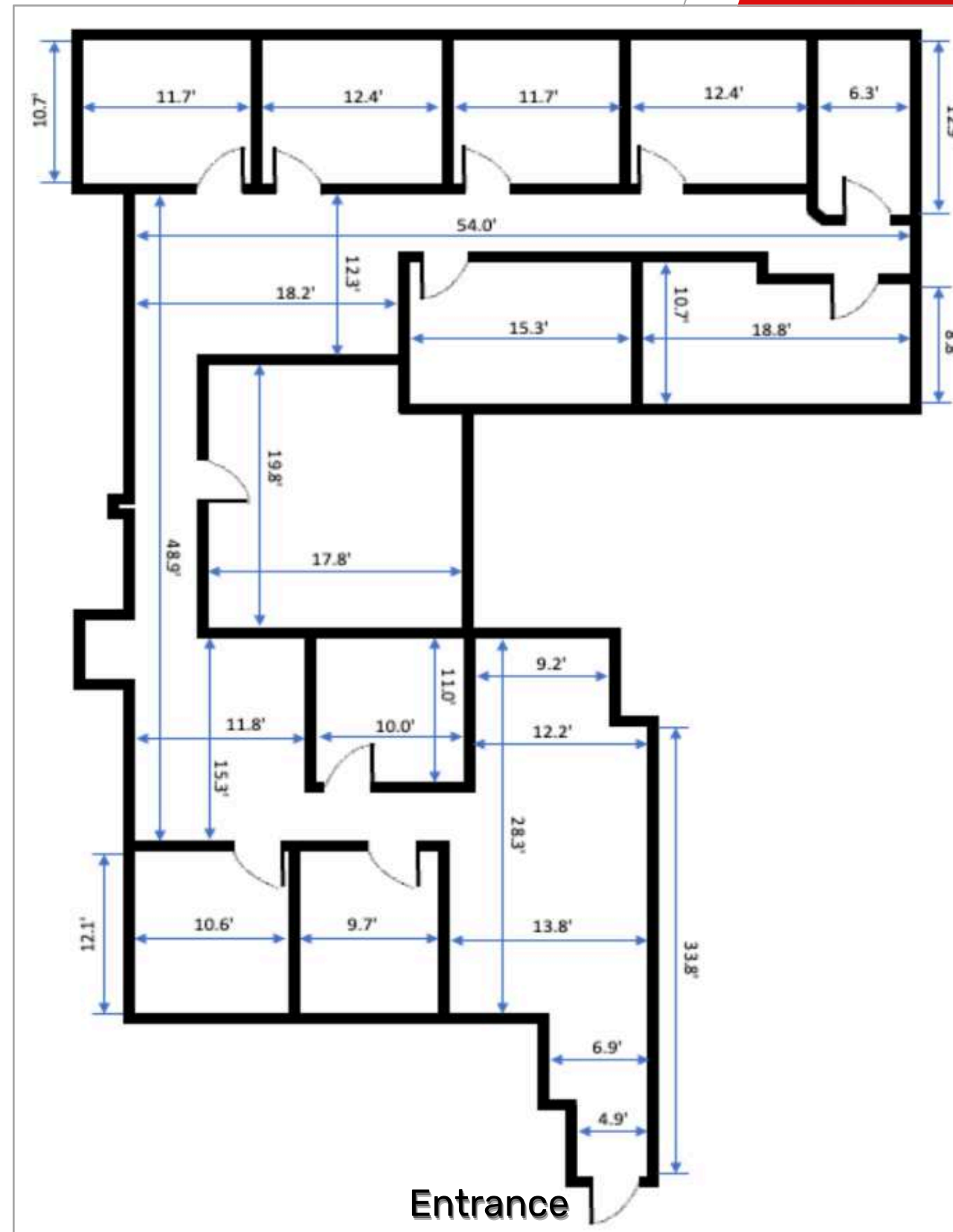
PROPERTY HIGHLIGHTS

**7920 Elmbrook Dr
Dallas, TX 75247**

- ✓ **Professional medical park situated with the Southwestern Medical District, within a 5-minute drive of UT Southwestern Medical Center**
- ✓ **Access a network of medical services within and surrounding the property**
- ✓ **Minutes from the interconnected freeways of I-35E, 114, 12, and the Dallas North Tollway (DNT), and only 3 minutes from I-35E at Mockingbird Ln**
- ✓ **1,092 health care and social assistance businesses employing more than 4,300 people within 1-mile radius of the property**
- ✓ **Flexible suite configurations allowing for maximum contiguous space of ~ 14,603 sq ft and divisible to ~ 3,789 sq ft**
- ✓ **Sprinkled building with existing laboratory space and plentiful parking front and back of property**

Floor Plan

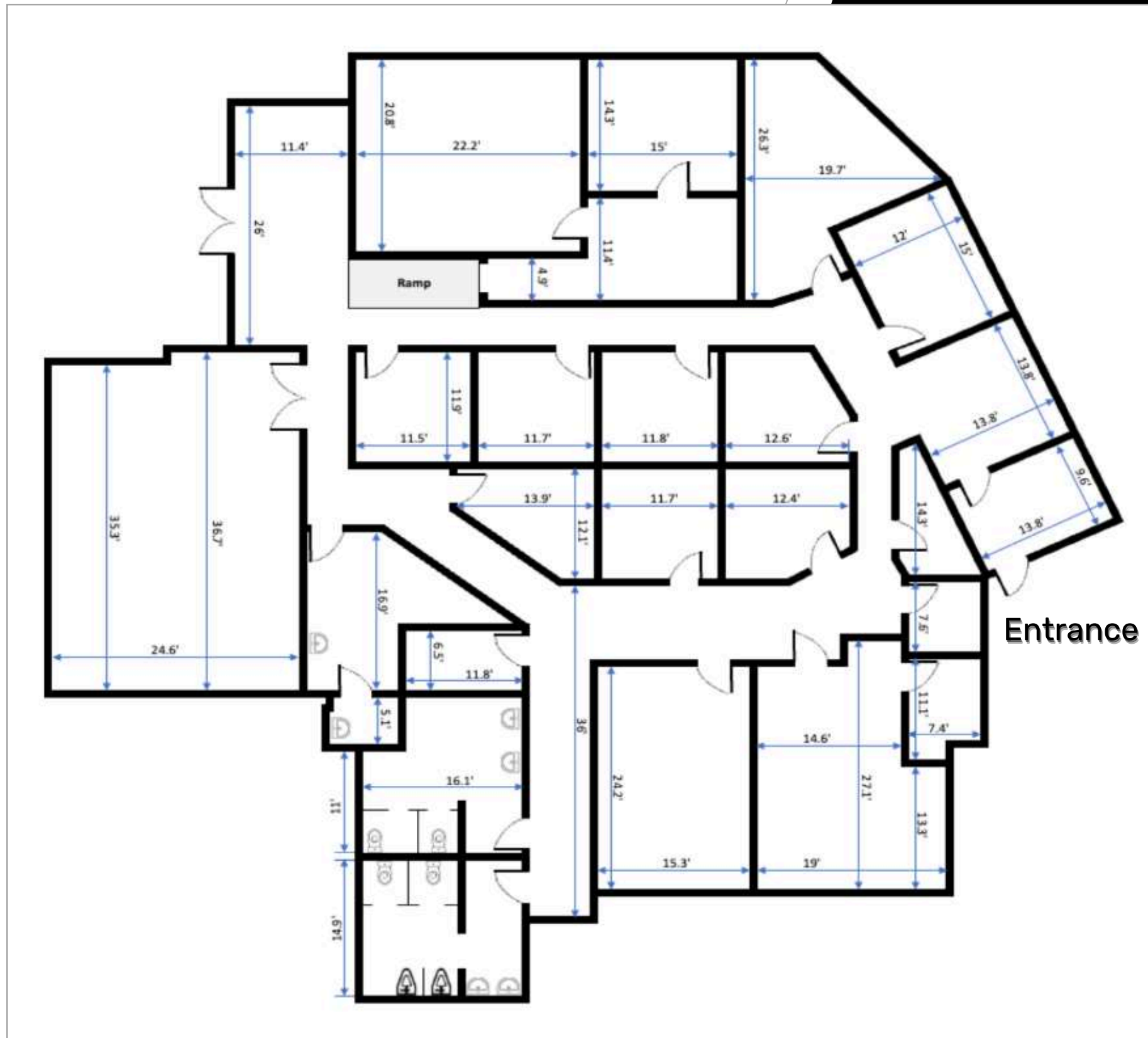
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Elmbrook Drive Suite 102

Floor Plan

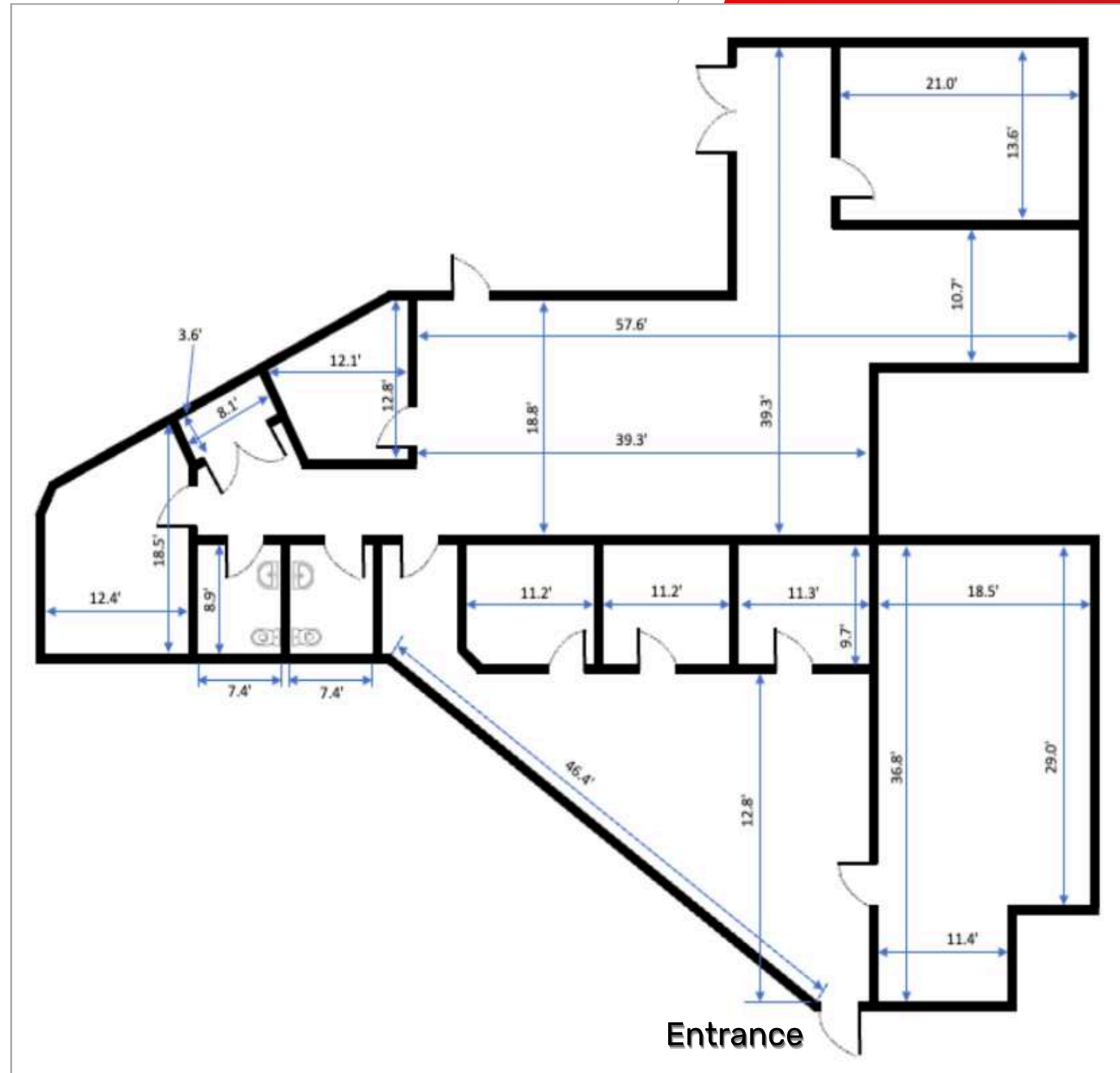
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Elmbrook Drive Suite 103

Floor Plan

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Elmbrook Drive Suite 104



AVAILABLE SUITE DETAILS

Square Footage Available: 3,789 - 14,603 sq ft

- Suite 102: ~ 3,789 sq ft
- Suite 103: ~ 6,773 sq ft
- Suite 104: ~ 4,041 sq ft (*former laboratory*)

Proposed Use: Medical / R&D / Office / Retail

Space Features:

- ~ 14,603 sq ft of contiguous space available accommodating larger space requirements
- Flexible “as-is” suite configurations - use what you need, change what you don’t
- Sprinkled building
- In-suite restrooms within 103 and 104



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View facing West

Distance to:

- 35E Freeway - 3 minutes
- Love Field Airport (DAL) - 6 minutes
- Dallas Fort-Worth Airport (DFW) - 15 minutes
- AT&T Stadium - 25 minutes

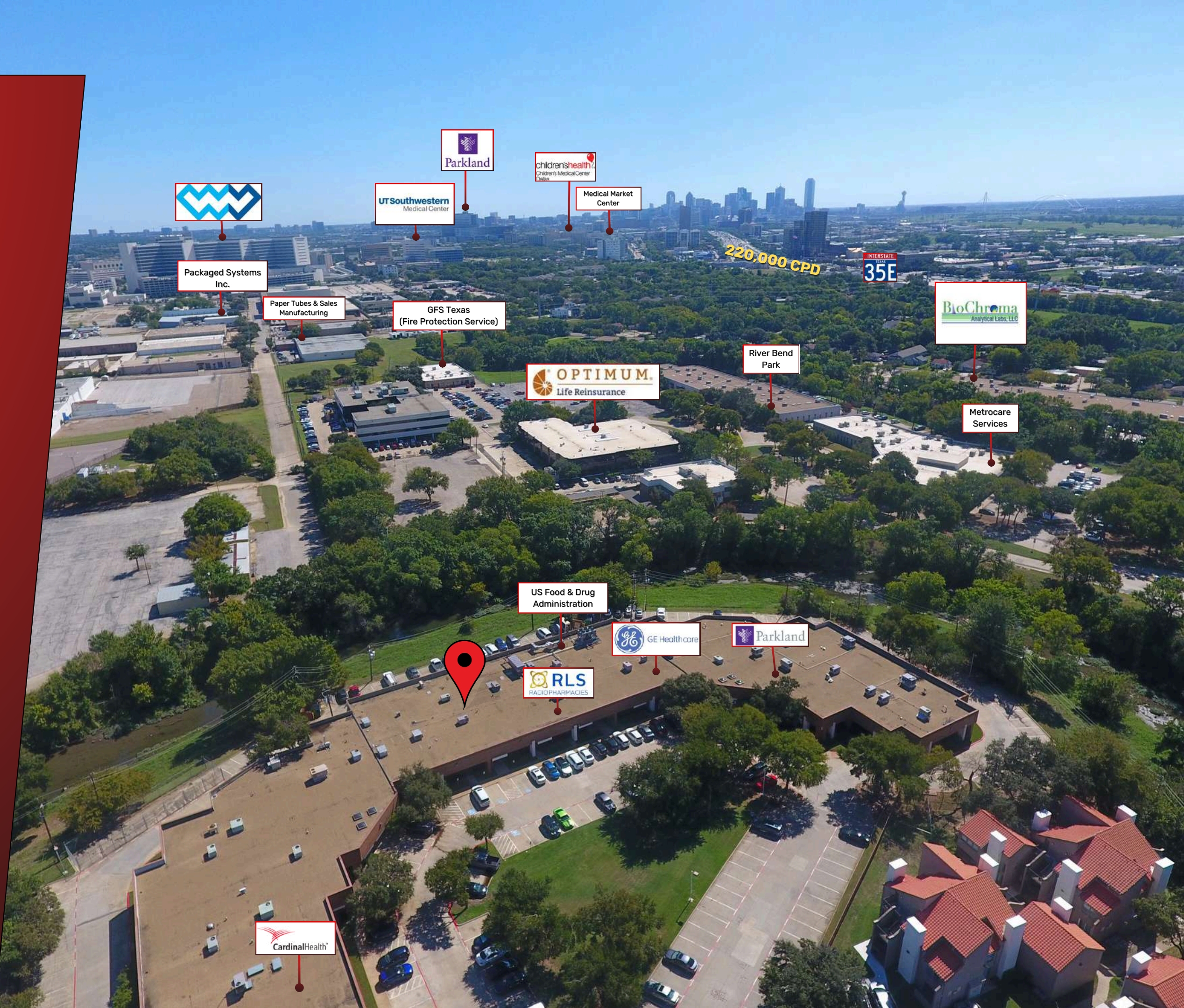


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View facing East

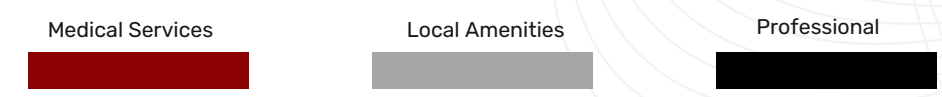
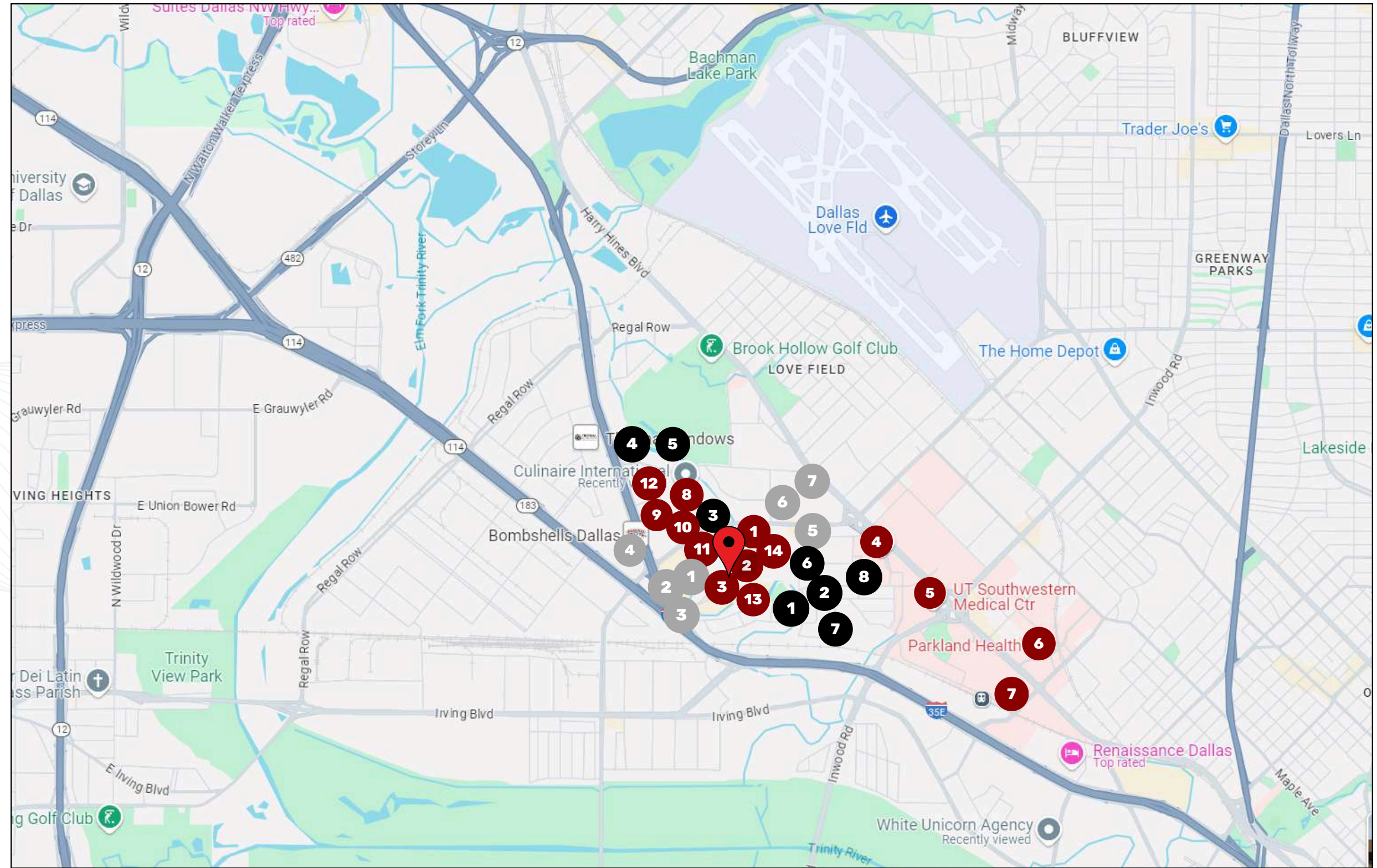
Distance to:

- UT Southwestern Medical Center - 5 minutes
- Baylor University Medical Center - 22 minutes
- Kay Bailey Hutchison Convention Center - 15 minutes
- City of Fort Worth - 30 miles



LOCAL AMENITIES, PROFESSIONAL & MEDICAL SERVICES

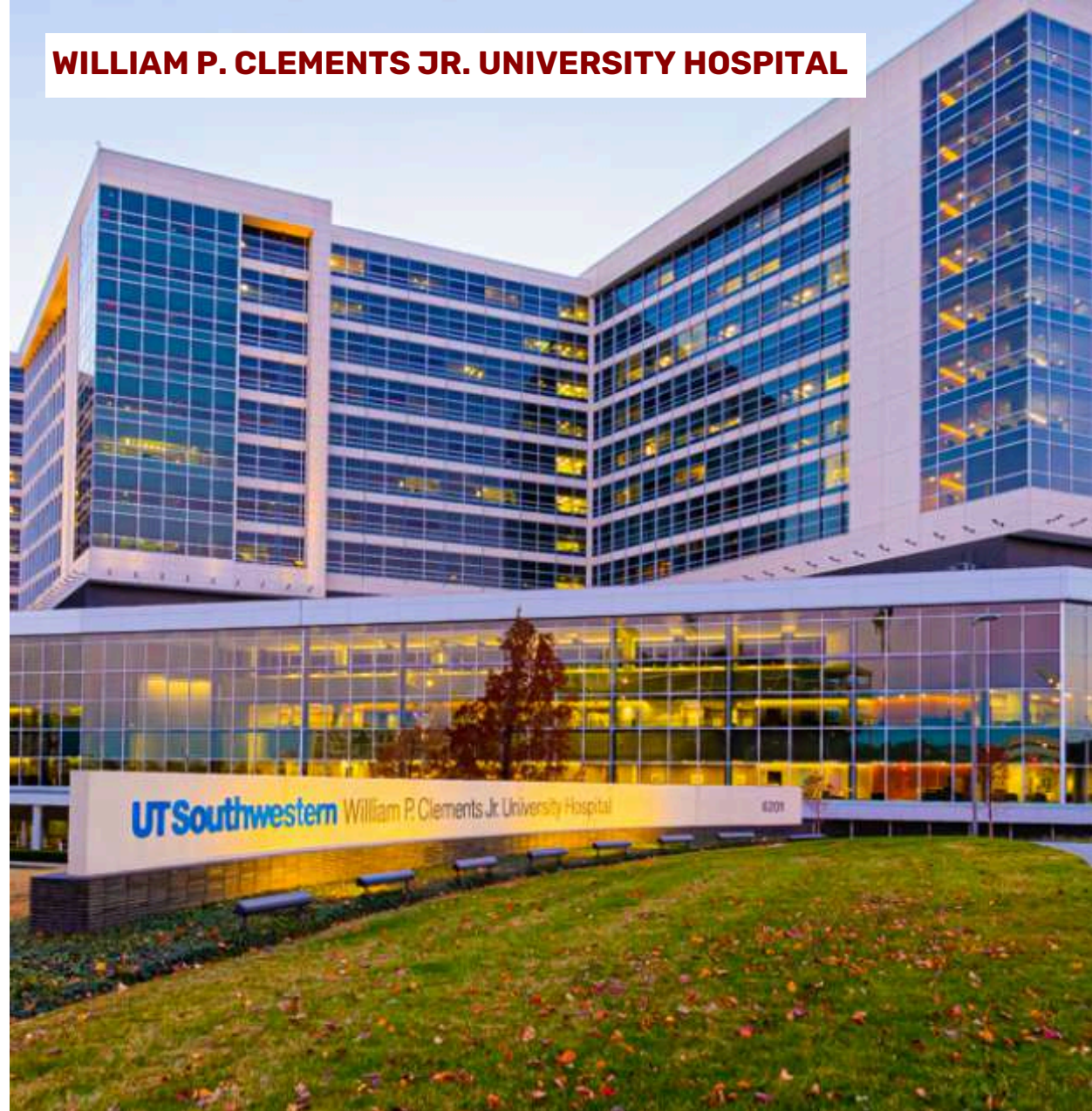
- | | |
|---|--|
| 1 Cardinal Health | 2 Comfort Inn & Suites Love Field |
| 2 GE Healthcare | 3 Crowne Plaza Dallas Love Field - Med Area, an IHG Hotel |
| 3 Parkland Family Medicine Clinic | 4 Bombshell Dallas |
| 4 William P. Clements Jr. Univ Hospital | 5 Smokey John's Bar-B-Que & Home Cooking |
| 5 UT Southwestern Medical Center | 6 McDonald's |
| 6 Parkland Health | 7 Tacebuds |
| 7 Children's Medical Center Dallas | 1 Campos Engineering |
| 8 Nova Medical Centers | 2 Optimum Life Reinsurance |
| 9 DaVita Brookriver Dialysis | 3 The Matian Firm |
| 10 Fortrea Clinical Research Unit | 4 Greater Texas Credit Uni |
| 11 Symbios Integrative Health | 5 Woodview Tower |
| 12 M & M Pharmacy | 6 Devon Self Storage |
| 13 BioChroma Labs | 7 River Bend Park |
| 14 US Food & Drug Administration | 8 Package Systems Inc |
| 1 Hawthorn Extended Stay by Wyndham Dallas | |



PARKLAND HEALTH



WILLIAM P. CLEMENTS JR. UNIVERSITY HOSPITAL



NOVA MEDICAL CENTERS



UT SOUTHWESTERN MEDICAL CENTER



The Southwestern Medical District is a thriving hub of healthcare excellence, with prominent hospitals and medical institutions such as Parkland Health, UT Southwestern Medical Center, William P. Clements Jr. University Hospital, and Children's Hospital, each contributing to a vibrant healthcare community, that draws patients in locally and from across the country. The medical district is renowned for its specialized treatments in cancer care, organ transplants, cardiology, and emergency medicine, along with its healthcare education and training. Complementary services contribute to the area's dynamic and health-focused atmosphere, including Nova Medical Centers, which specializes in occupational health and injury care. 7920 Elmbrook is strategically positioned within this community, home to Parkland Family Medicine Clinic, Cardinal Health, RLS Radiopharmacies, and GE Healthcare. We present the opportunity to join this vibrant and renowned healthcare community.



7920 ELMBROOK DEMOGRAPHICS

The Community (3-Mile Radius)

- 👤 Population (2024 Est.): 77,546
 - Population Growth (3-Mile Radius, 2020-2024): 5.41%
- 📅 Median Age (2024 Est.): 34.30
- 💰 Average Household Income (2024 Est.): \$78,274

- 🏠 Households (2024 Est.): 34,138
- 🎓 Population W/ Bachelor's Degree: 21.55%

Consumer Spending & Daytime Employment (1-Mile Radius)

👤 Total Daytime Employment: 19,697

👤 Largest Daytime Employment Sectors:

- Health Care & Social Assistance
 - # of Businesses: 1,092
 - # of Employees: 4,378
- Retail & Wholesale Trade
 - # of Businesses: 237
 - # of Employees: 3,282

👤 Total Consumer Spending (1-Mile Radius): \$32,949,000

- Food and Alcohol: \$9,680,000 (highest spending category)
- Transportation/Maintenance: \$8,969,000
- Entertainment & Hobbies: \$4,614,000



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Contact us for more information.

ProperTx Property Support

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