

# Cockerell Bioscience & Medical Building

2110 Research Row, Dallas, TX 75235

**OFFERING MEMORANDUM**



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# PROPERTY DETAILS

2110 Research Row  
Dallas, TX 75235

**Stemmons Freeway**  
Submarket

**Dallas**  
County

**Available Upon Request**  
Rental Rate

**73,480 SF**  
Total SF

**32,006 SF**  
Total Vacant SF

**3.73 AC**  
Land Size (AC)

**162,479 SF**  
Land Size (SF)

**1958/2020**  
Year Built/Renovated

**6**  
Number of Floors

**4.99/1,000 SF**  
Parking Ratio

**B**  
Building Class

**Masonry**  
Construction Material





## PROPERTY HIGHLIGHTS



- Strategically located at 2110 Research Row in Dallas with good transit access (Transit Score: 52)
- Large 73,480 SF Class B medical and office building with multiple suite options ranging from 2,207 SF to 10,540 SF
- Features a Bio-Safety Level 2 Laboratory in Suite 330, ideal for R&D and medical research
- Flexible lease terms available with negotiable service types across all spaces
- Multiple floors offering customizable office and medical space configurations
- Built in 1958 and maintained as a dedicated bioscience and medical facility
- Immediate availability across all suites with options for both office and medical/research use

# PHOTOS





# INTERIOR PHOTOS





# SITE PLAN





## FLOOR PLAN - 1ST FLOOR SUITE 100G

### SUITE 100G:

<b>Space Available</b>	2,207 SF
<b>Rental Rate</b>	Upon Request
<b>Date Available</b>	Now
<b>Service Type</b>	TBD
<b>Space Type</b>	Relet
<b>Space Use</b>	Office
<b>Lease Term</b>	Negotiable

## FLOOR PLAN - 3RD FLOOR SUITE 330

### SUITE 330:

<b>Space Available</b>	5,008 SF Bio-Safety Level 2 Laboratory
<b>Rental Rate</b>	Upon Request
<b>Date Available</b>	Now
<b>Service Type</b>	Triple Net (NNN)
<b>Space Type</b>	Relet
<b>Space Use</b>	Office/Medical
<b>Lease Term</b>	Negotiable



## 3RD FLOOR SUITE 330 - BIO-SAFETY LEVEL 2 LABORATORY



ISO 7 CLEAN ROOM



BIO-SAFETY LEVEL 2 LABORATORY



WET LAB



## FLOOR PLAN - 4TH FLOOR SUITE 400

### SUITE 400:

<b>Space Available</b>	10,540 SF
<b>Rental Rate</b>	Upon Request
<b>Date Available</b>	Now
<b>Service Type</b>	Negotiable
<b>Space Type</b>	Relet
<b>Space Use</b>	Office
<b>Lease Term</b>	Negotiable



## FLOOR PLAN - 5TH FLOOR SUITE 500

### SUITE 500:

<b>Space Available</b>	10,370 SF
<b>Rental Rate</b>	Upon Request
<b>Date Available</b>	Now
<b>Service Type</b>	Negotiable
<b>Space Type</b>	Relet
<b>Space Use</b>	Office
<b>Lease Term</b>	Negotiable



## FLOOR PLAN - 6TH FLOOR SUITE 620

### SUITE 620:

<b>Space Available</b>	3,881 SF
<b>Rental Rate</b>	Upon Request
<b>Date Available</b>	Now
<b>Service Type</b>	Negotiable
<b>Space Type</b>	Relet
<b>Space Use</b>	Office
<b>Lease Term</b>	Negotiable





## SURROUNDING AREA



**SUBJECT PROPERTY**

**Dallas Love  
Field Airport**

- Located near the Dallas Medical District, with quick access to major hospitals like Parkland and UT Southwestern.
- Surrounded by a network of medical offices, specialty clinics, and research facilities.
- Close to Dallas Love Field Airport, making travel convenient for business and healthcare visitors.
- Nearby pharmacies and medical supply stores provide easy access to healthcare essentials.
- Dining choices range from casual eateries to full-service restaurants.
- Accessible via major roads, including I-35E and the Dallas North Tollway.

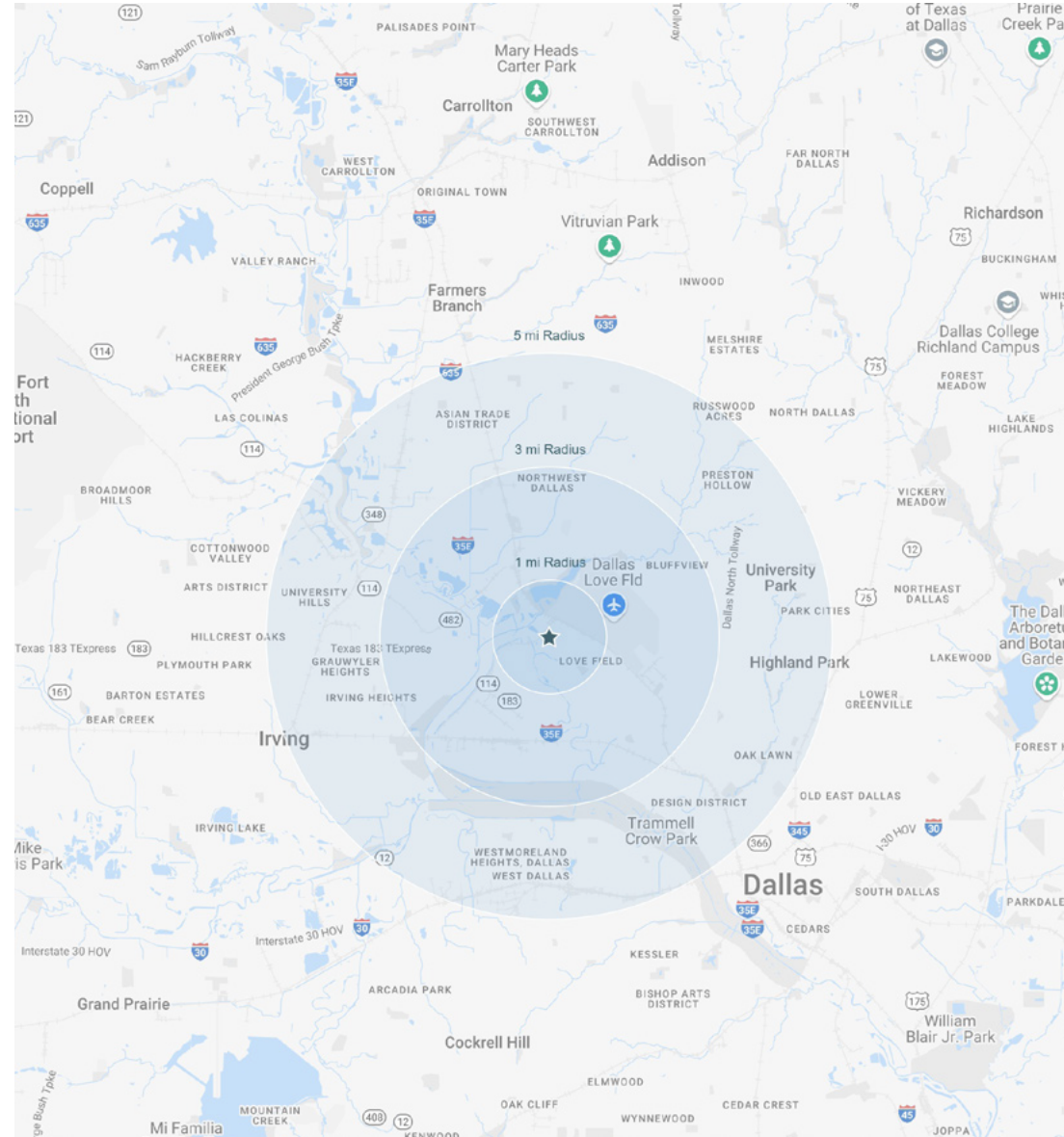


# DEMOGRAPHICS

POPULATION	1 mile	3 miles	5 miles
Estimated Population (2024)	2,973	74,882	283,967
Projected Population (2029)	2,899	76,178	289,396
Projected Annual Growth (2024-2029)	-2.50%	1.70%	1.90%

HOUSEHOLD INCOME	#	#	#
\$35K - \$49.9K	252	4,643	12,163
\$50K - \$74.9K	145	5,563	20,922
\$75K - \$99.9K	80	3,568	14,685
\$100K - \$124.9K	102	2,343	10,742
\$125K - \$149.9K	10	1,398	7,610
\$150K - \$199.9K	18	1,553	10,781
\$200K or More	62	3,594	23,653

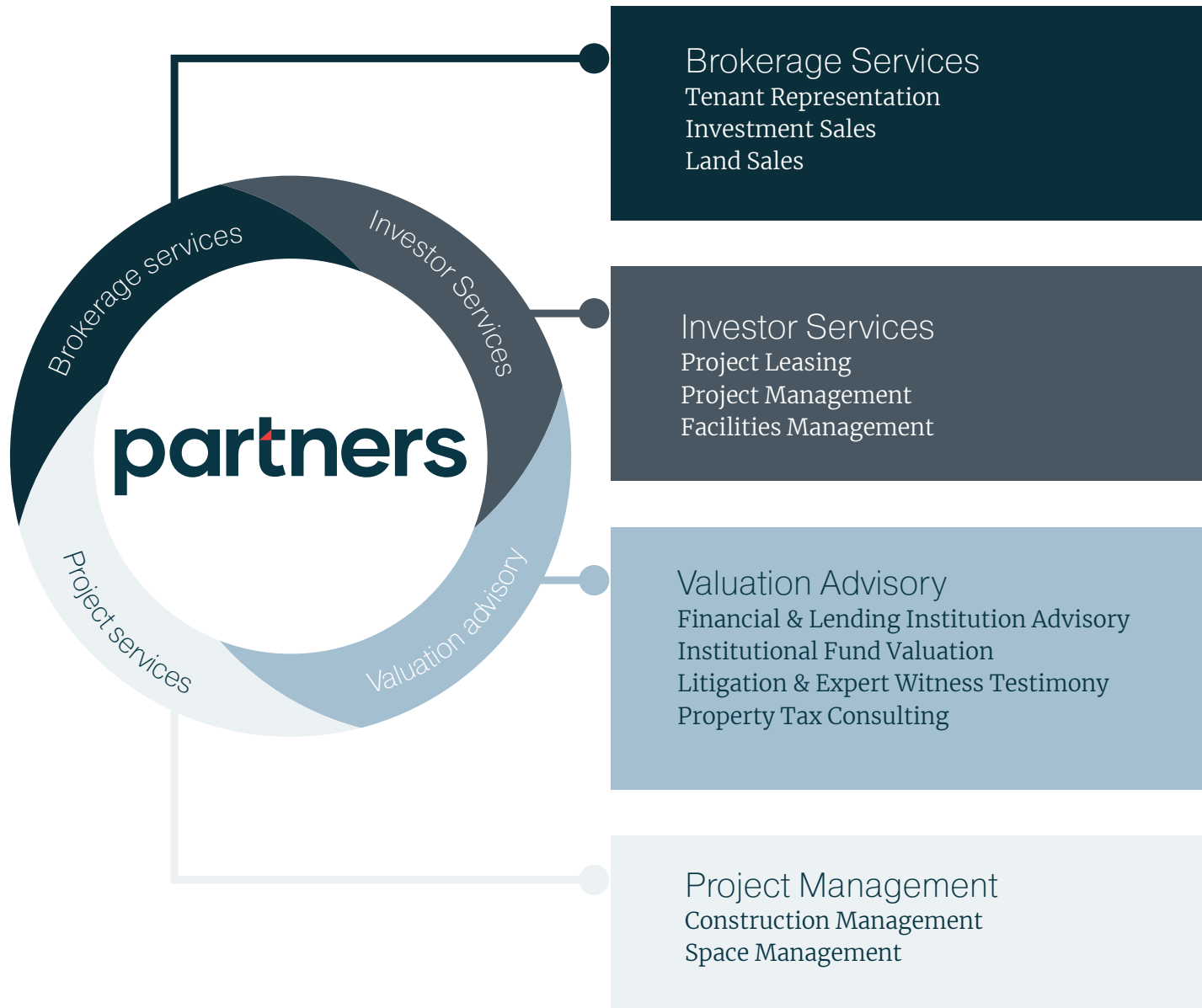
HOUSEHOLD SIZE	1 mile	3 miles	5 miles
Estimated Household (2024)	885	30,472	125,082
Projected Households (2029)	853	31,011	128,038



Source: SitesUSA



## OUR SERVICES





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# partners

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