

CityPoint MEDICAL

4300 City Point Drive

North Richland Hills, Texas 76180



FOR LEASE
CLASS A MEDICAL
OFFICE BUILDING





AVAILABLE SUITES

Suite 101
12,758 RSF

Suite 102
4,678 RSF

Suite 103
2,394 RSF

Suite 200
8,873 RSF

Suite 202
4,058 RSF

Suite 203
11,246 RSF

DISCIPLINES IN BUILDING

- Family Practice
- Podiatry
- Ambulatory Surgery Center

FEATURES



ADJACENT TO
MEDICAL CITY
NORTH HILLS



15 MINUTE
DRIVE TO
DFW AIRPORT



FREE
PARKING



WALK TO NEW
CITY POINT
MIXED-USE
DEVELOPMENT



NO USE
RESTRICTIONS



15 MINUTE DRIVE
TO DOWNTOWN
FT WORTH



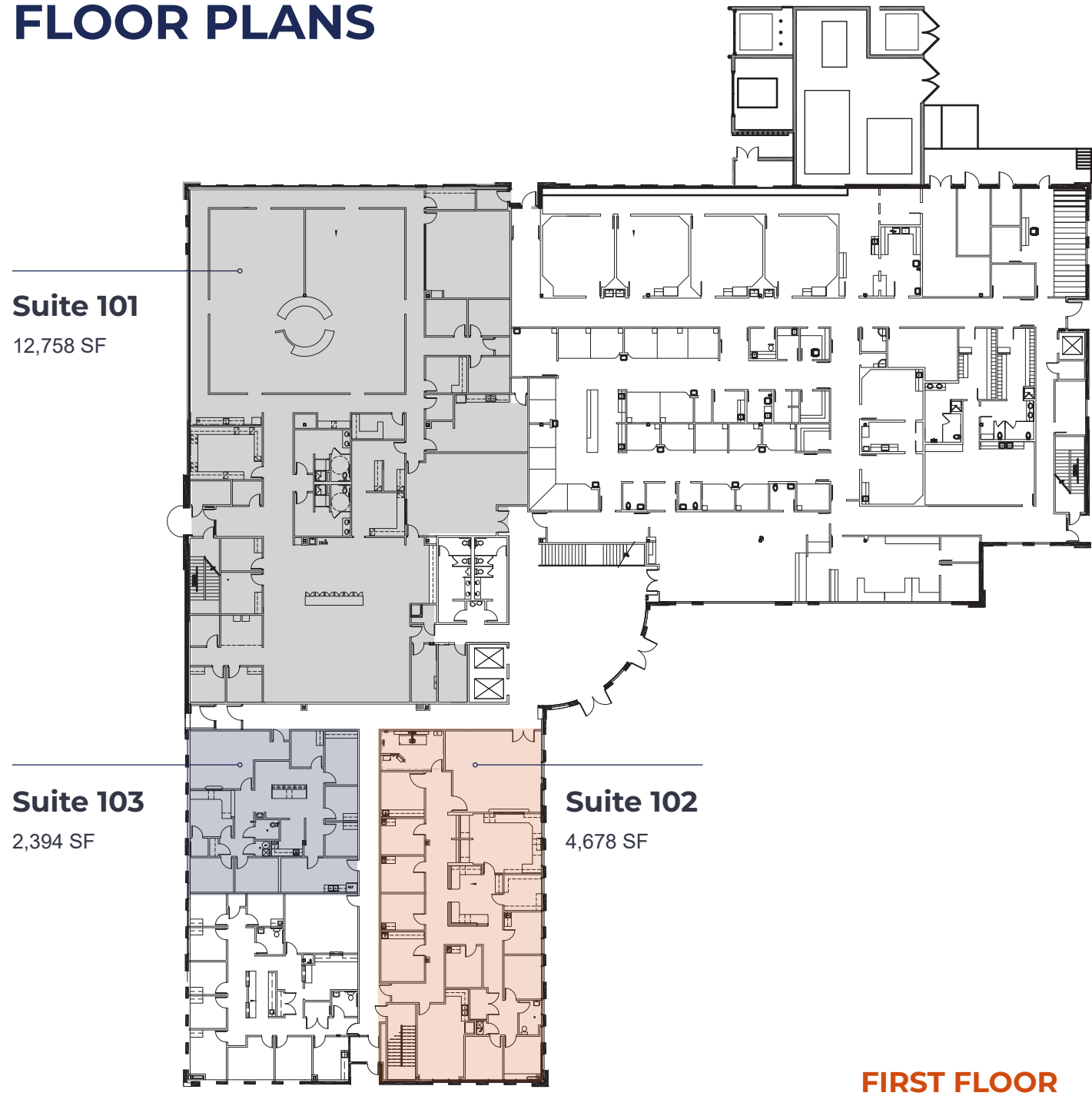
SURGERY
CENTER
ON-SITE



STRONG
PRIMARY
CARE ON-SITE



FLOOR PLANS



FIRST FLOOR



SECOND FLOOR



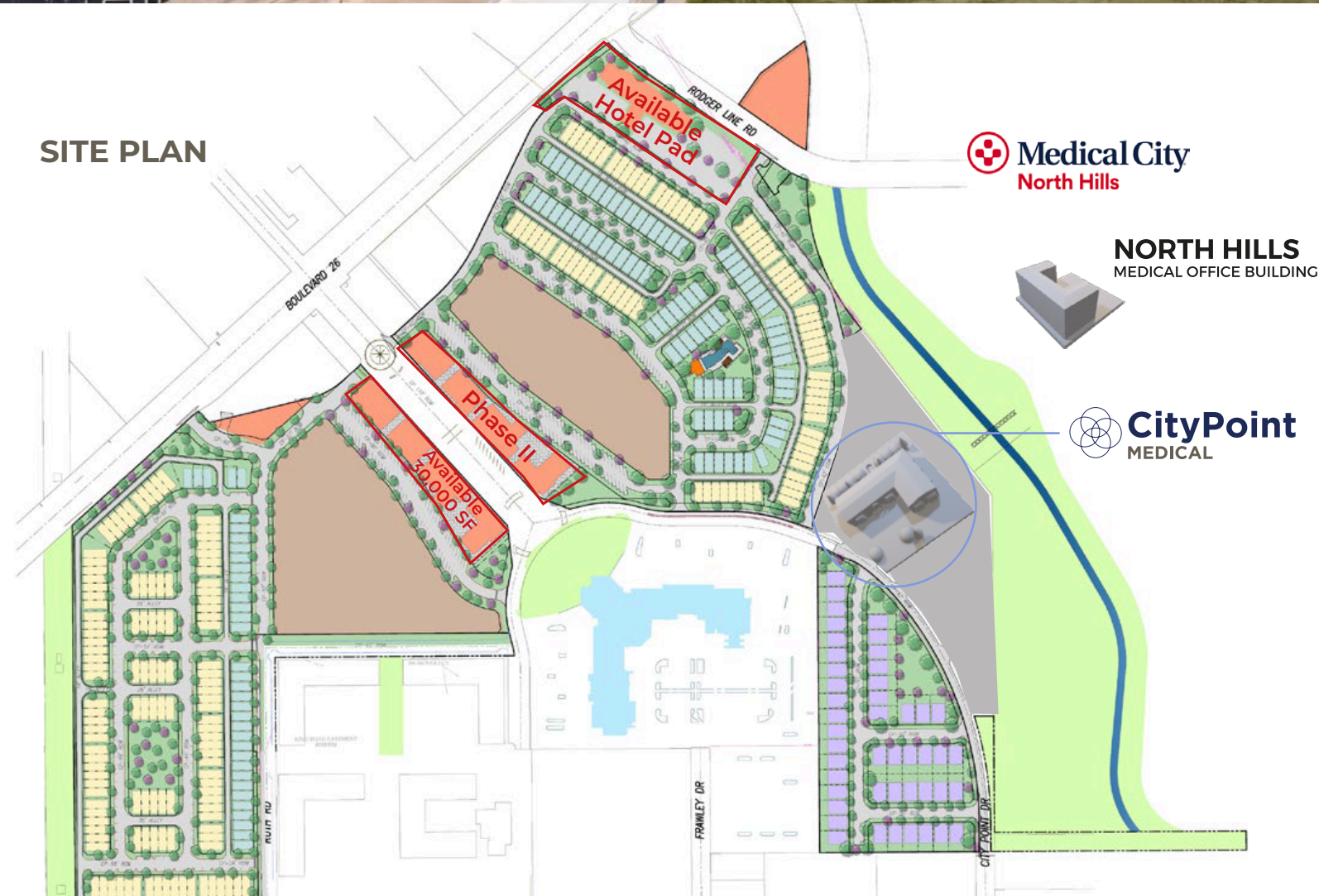
Medical City
North Hills

CITY POINT SINGLE-FAMILY HOMES

CityPoint
MEDICAL

CITY POINT MULTI-FAMILY HOMES

SITE PLAN



Medical City
North Hills

NORTH HILLS
MEDICAL OFFICE BUILDING

CityPoint
MEDICAL

ABOUT CITY POINT DEVELOPMENT

- 52 acre master planned urban village - currently under construction
- 60,000 SF retail + restaurant
- 364 single family homes - starting at \$400,000.00
- 600 multifamily units - delivery 1Q2024
- Notable residential densification in process - 2,500 new residents in 1/4 mile estimated by 2027



CITY POINT DEVELOPMENT
WEBSITE

ABOUT MEDICAL CITY NORTH HILLS

- 164 bed facility
- 575 physicians
- 663 employees
- 7,771 annual admissions
- 36,954 annual ER visits
- 4,347 outpatient visits



MEDICAL CITY NORTH HILLS
WEBSITE

DEMOGRAPHICS

| | 1-mile | 3-mile | 5-mile |
|-------------------|----------|----------|----------|
| Population | 10,343 | 103,658 | 279,963 |
| Households | 4,112 | 40,692 | 107,125 |
| Average HH Income | \$81,646 | \$92,017 | \$97,926 |



SPECIALTIES NEEDED

- Endocrinology
- Psychiatry
- Physical Therapy/
Rehabilitation
- Cardiovascular
- Orthopedics
- Lab
- Rheumatology
- Nephrology
- ENT
- Radiology
- Oncology
- Neurology
- Gastroenterology
- Urology
- Obstetrics & Gynecology
- Pulmonology

* Based on Patient volume & providers within a 5 mile radius within 5 years.

Chris Higbie
+1 (214) 396-5422 | chris.higbie@jll.com



Ethan Garner
+1 (214) 732-7720 | ethan.garner@jll.com



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