

IRVING MOB II

2021 N MacArthur Blvd
Irving, TX 75061

Medical For Lease

1,669 - 13,891 SF



Leasing Information:
214.461.2388

Banks Newton
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Elizabeth Madden
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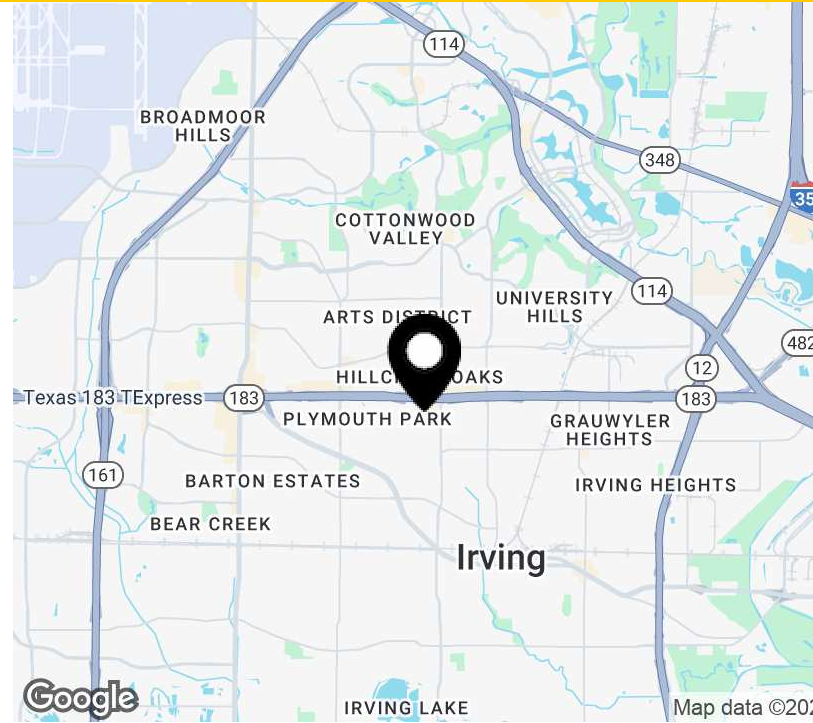
Lincoln Property Company
8140 Walnut Hill Lane Suite 700
Dallas, TX 75231

www.lpc.com

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Property Overview

The Irving Medical Office Building II is a Class A, medical office building with institutional ownership located on the campus of Baylor Scott & White Medical Center - Irving. The building is conveniently located on the SWC of State Highway 183 and North MacArthur Road with great interstate visibility. The building has multiple 2nd generation medical office spaces where we can offer generous tenant improvement packages.

Property Highlights

- Ground floor medical office space is available
- Aggressive tenant improvement packages available for customizable suites
- Prime location with easy access to Interstate 183
- Ample parking spaces for clients

Availabilities	SF
Suite 100	13,650 SF
Suite 310	1,669 SF
Suite 520	13,891 SF

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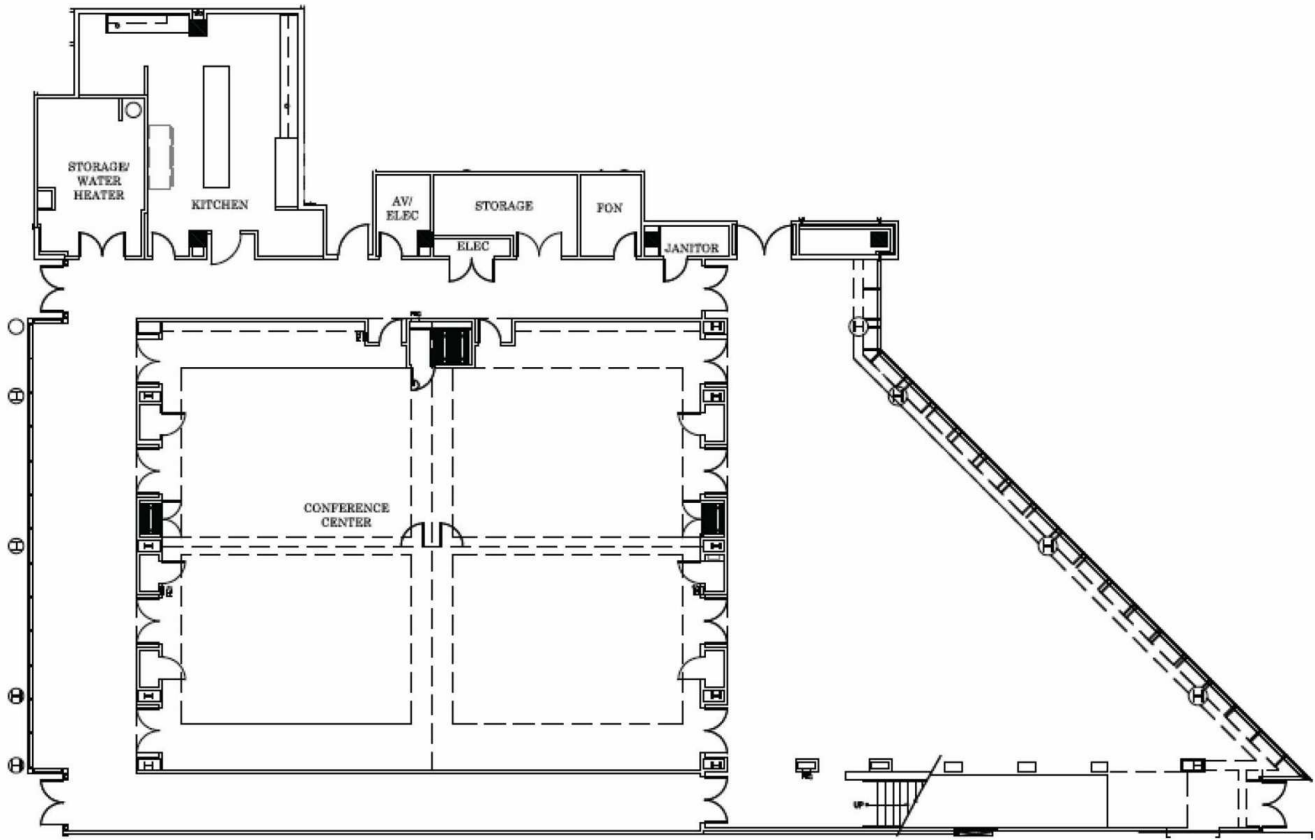
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Suite 100

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Suite	Size
Suite 100	13,650 SF

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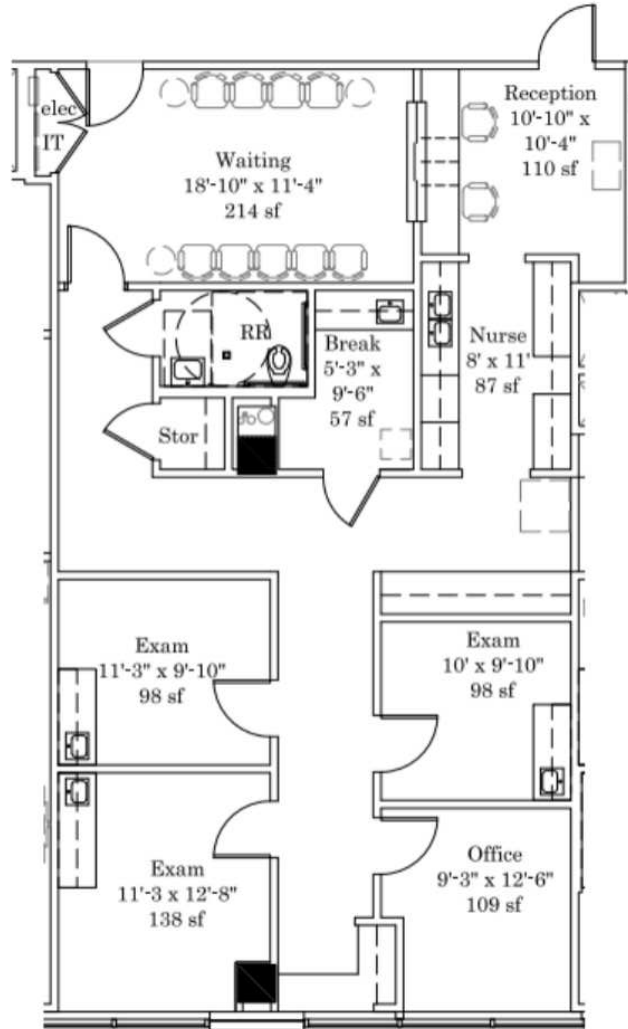
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IRVING MOB II

Suite 310

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Suite

Size

Suite 310

1,669 SF

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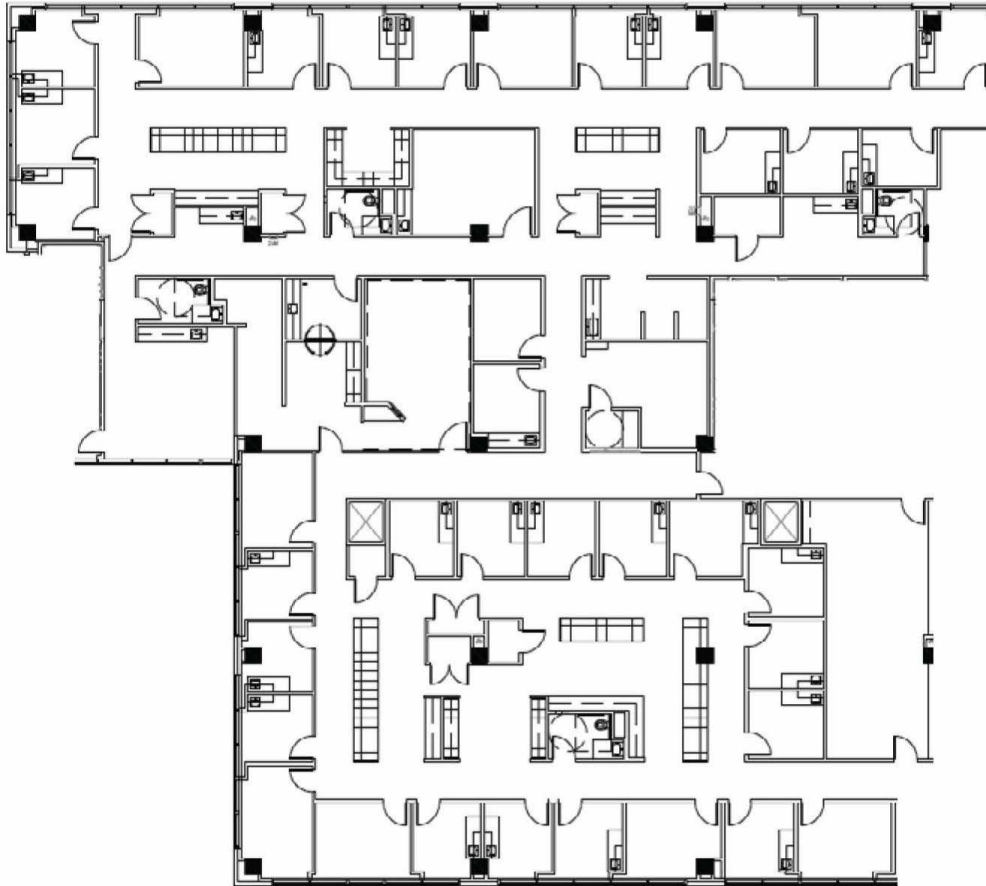
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Suite 520

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Suite	Size
Suite 520	13,891 SF

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Location Map

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Irving Medical Office Building



183

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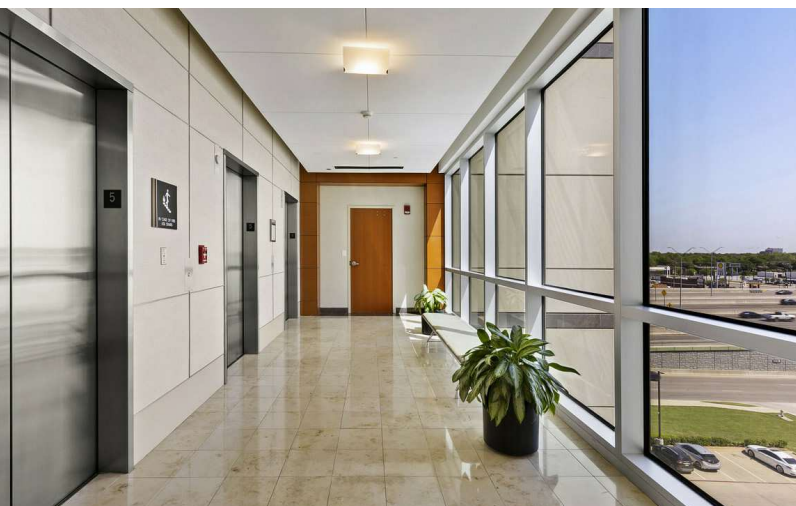
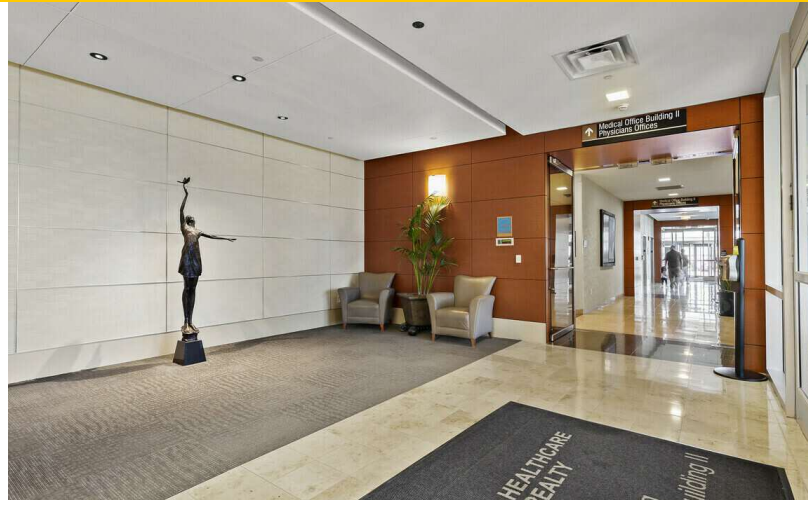
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Additional Photos

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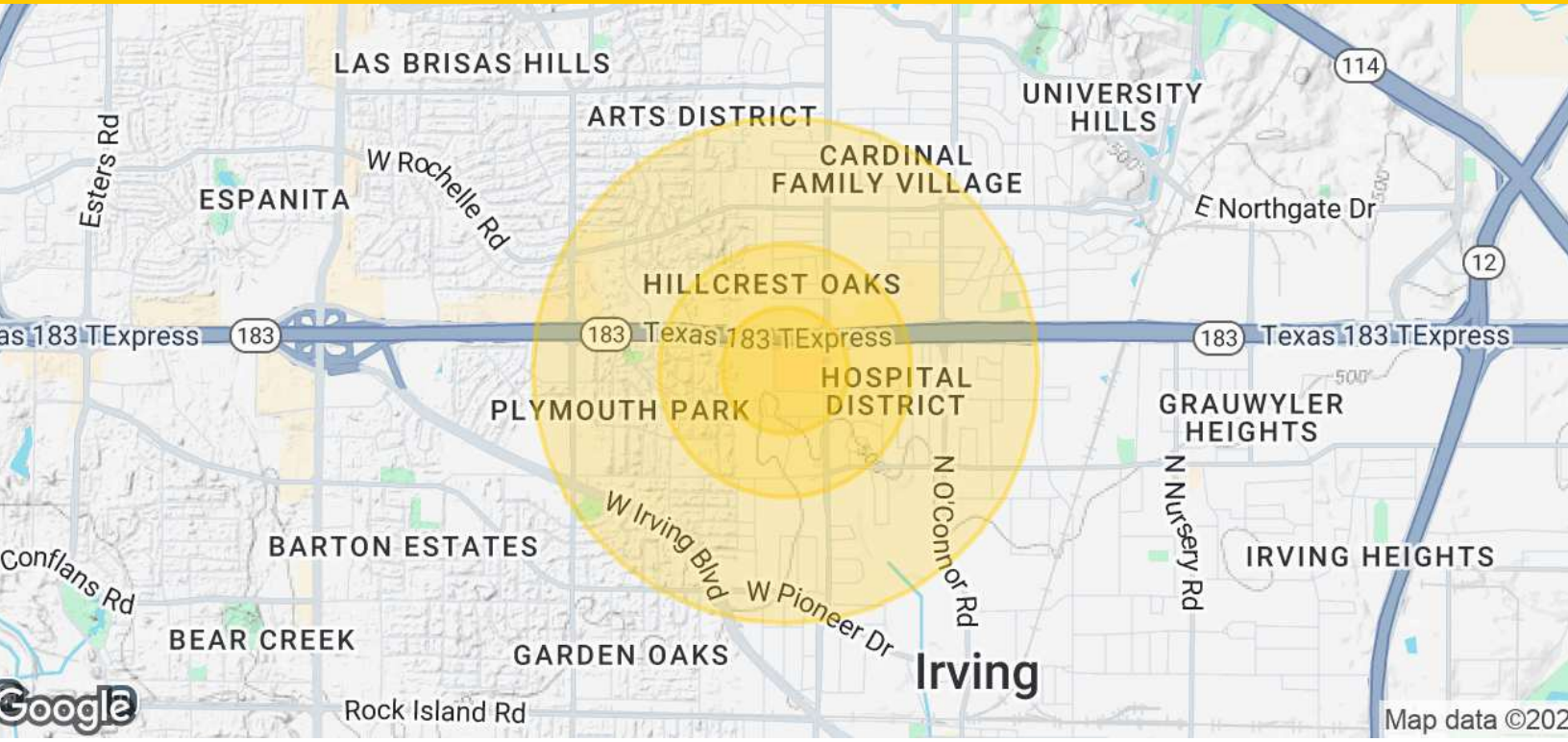
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Demographics Map & Report

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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	862	4,586	20,437
Average Age	37.1	33.7	32.9
Average Age (Male)	37.3	34.1	32.4
Average Age (Female)	37.3	32.9	32.7
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	286	1,499	6,529
# of Persons per HH	3.0	3.1	3.1
Average HH Income	\$94,224	\$78,719	\$69,146
Average House Value	\$214,342	\$187,188	\$167,848

2020 American Community Survey (ACS)

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