

Medical Office Room Rental Opportunities

Grace Foot and Ankle – Suite 1 and 2, Argyle, TX

Available furnished medical exam room sublease opportunities within an established healthcare office.

Rental Options

- 2 rooms, 5 days/week (full-time): \$3,000/month
- 2 rooms, 2-3 days/week: \$1,800/month
- 2 rooms, by the day: \$150/day
- 1 room, by the day: \$75/day

Included Amenities

- Utilities (electric, water)
- Weekly professional cleaning
- Landscaping/common area maintenance
- Waiting room access
- Patient coffee/snack bar
- Break room access
- Internet/Wi-Fi (if applicable)
- Basic office supplies
- Furnished exam rooms with standard furniture
- Use of common areas

Tenant Responsibilities

- Specialty medical supplies
- Specialty equipment/furnishings
- Licenses/compliance specific to specialty
- Cross malpractice insurance
- CDM, staffing, billing, credentialing unless separately agreed

Mailing Address Option

Tenant may use Suite 1 as business address and establish separate mailing services/ mailbox. Grace Point and Arkle will continue operating under Suite 2.

Additional Terms to Consider

- Security deposit
- Minimum lease term
- Hours of access
- Storage allocation
- Signage rights
- Shared equipment policies
- Termination notice period (e.g., 30-60 days)