

# FOR LEASE MEDICAL OFFICE BUILDING



2101 WESTPARK CT, EULESS, TX 76040



## PROPERTY HIGHLIGHTS

- ±2,000 - 12,000 SF
- Class A Medical/Office Space- Built in 2023
- Shell Condition Delivery
- Tenant Improvement Allowance
- Turn-Key Options
- Blocks from Texas Health Resources HEB Hospital
- Amenities include a pharmacy and Imaging Center
- Second Floor Patio
- Located near SH 183 / SH 121 and Westpark Way

LEASE RATE \$30.00 - 32.00 SF/YR | NNN

## CONTACT INFORMATION

**LON LLOYD, CCIM**

Cell: 817.528.0377

Office: 817.488.4333

lon@championsdfw.com

**AMY PHAM-WOODWARD**

Cell: 817.455.7025

Office: 817.488.4333

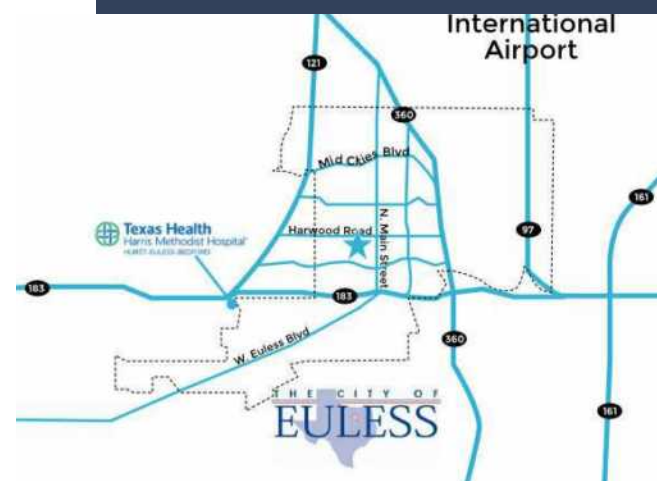
amy@championsdfw.com

**Champions DFW Commercial Realty**

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

©2023 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice



# FOR LEASE MEDICAL OFFICE BUILDING



2101 WESTPARK CT, EULESS, TX 76040

## INTERIOR PHOTOS



### Champions DFW Commercial Realty

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

©2023 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

**FOR LEASE**  
MEDICAL OFFICE BUILDING



2101 WESTPARK CT, EULESS, TX 76040

**EXTERIOR PHOTOS**



**Champions DFW Commercial Realty**

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

©2023 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice

# FOR LEASE

## MEDICAL OFFICE BUILDING



2101 WESTPARK CT, EULESS, TX 76040

### LEASE SPACES

#### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 to 60 months
Total Space:	3,315 - 5,256 SF	Lease Rate:	\$30.00 - \$32.00 SF/yr

#### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	
Suite 320	Available	3,738 SF	NNN	\$30.00 - 32.00 SF/yr	-
Suite 330	Available	3,315 SF	NNN	\$30.00 - 32.00 SF/yr	-
Suite 350	Available	5,256 SF	NNN	\$30.00 - 32.00 SF/yr	-

#### Champions DFW Commercial Realty

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

©2023 Champions DFW Commercial Realty LLC.

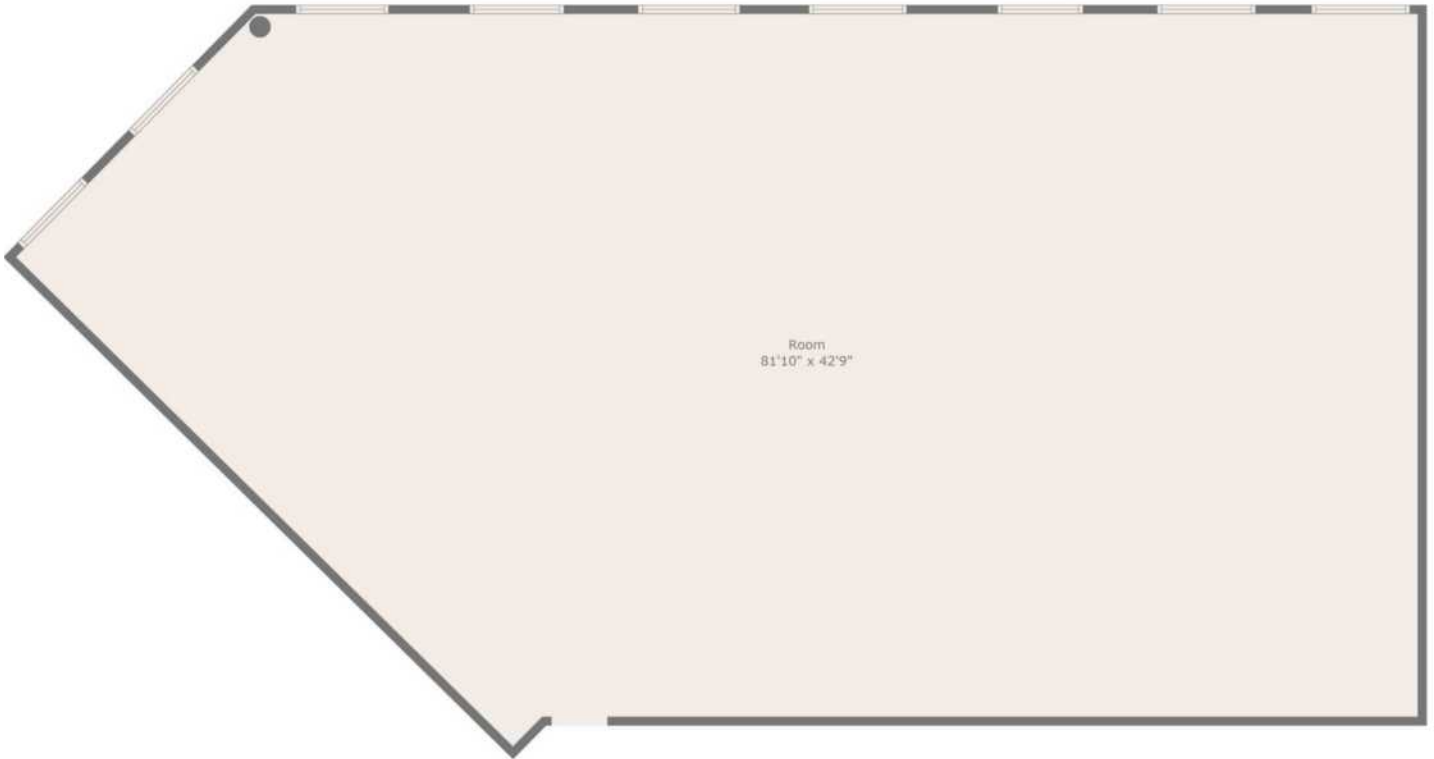
All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice

**FOR LEASE**  
MEDICAL OFFICE BUILDING



2101 WESTPARK CT, EULESS, TX 76040

**SUITE 330 FLOOR PLAN**



**Champions DFW Commercial Realty**

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

©2023 Champions DFW Commercial Realty LLC.

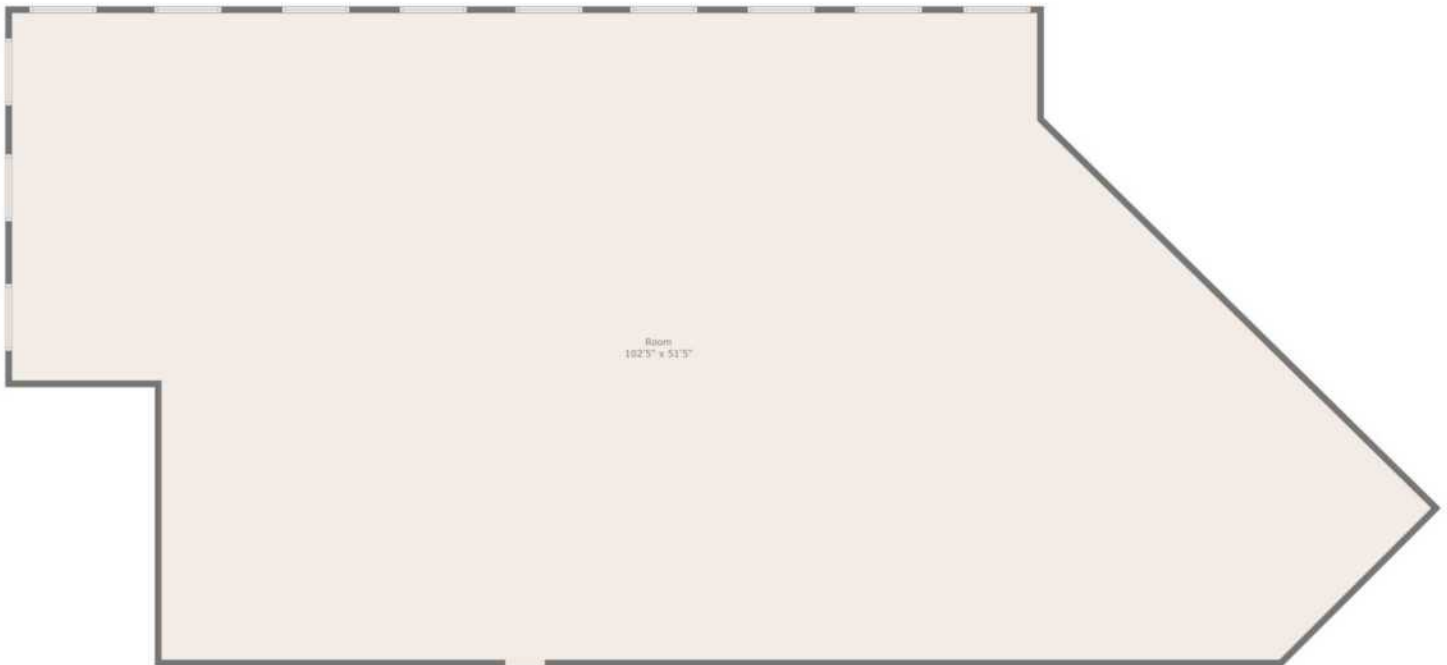
All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice

**FOR LEASE**  
MEDICAL OFFICE BUILDING



2101 WESTPARK CT, EULESS, TX 76040

**SUITE 350 FLOOR PLAN**



**Champions DFW Commercial Realty**

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

©2023 Champions DFW Commercial Realty LLC.

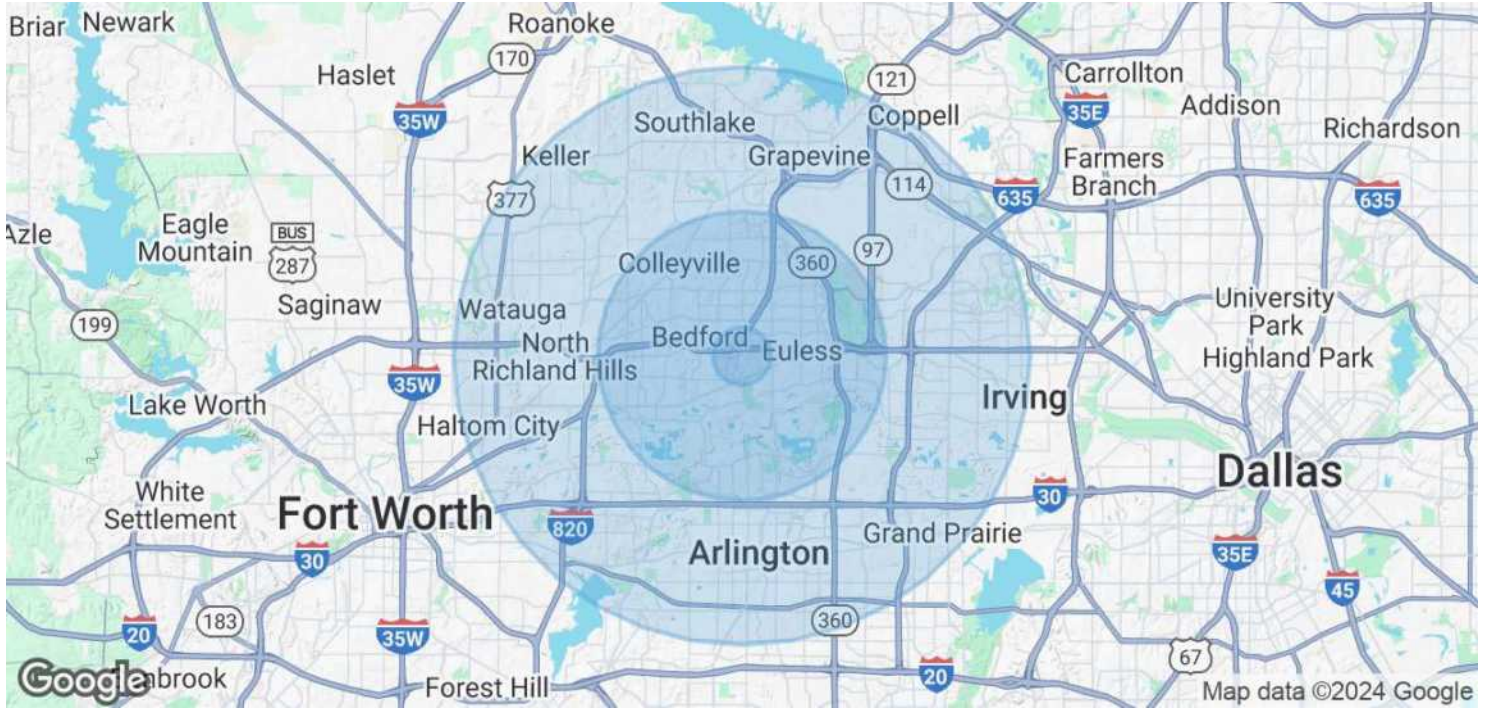
All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

# FOR LEASE MEDICAL OFFICE BUILDING



2101 WESTPARK CT, EULESS, TX 76040

## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	14,704	244,303	958,108
Average Age	36.0	38.5	36.0
Average Age (Male)	31.9	36.7	34.8
Average Age (Female)	37.6	39.7	36.7

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	6,259	105,473	374,831
# of Persons per HH	2.3	2.3	2.6
Average HH Income	\$69,504	\$90,341	\$85,352
Average House Value	\$196,866	\$228,647	\$212,615

2020 American Community Survey (ACS)

### Champions DFW Commercial Realty

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

©2023 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

# FOR LEASE

## MEDICAL OFFICE BUILDING



2101 WESTPARK CT, EULESS, TX 76040

### BROKER CONTACTS



#### LON LLOYD, CCIM

Vice President

**Direct:** 817.488.4333 **Cell:** 817.528.0377  
lon@championsdfw.com



#### AMY PHAM-WOODWARD

Senior Associate

**Direct:** 817.488.4333 **Cell:** 817.455.7025  
amy@championsdfw.com

#### Champions DFW Commercial Realty

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

©2023 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.





**CHAMPIONS**<sup>™</sup>  
DFW COMMERCIAL REALTY

**Champions DFW Commercial Realty**

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

©2023 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice