

GRAPEVINE POB

1600 W. College St.
Grapevine, TX 76051

Medical For Lease

430 - 7,168 SF



Leasing Information:
214.461.2388

Lincoln

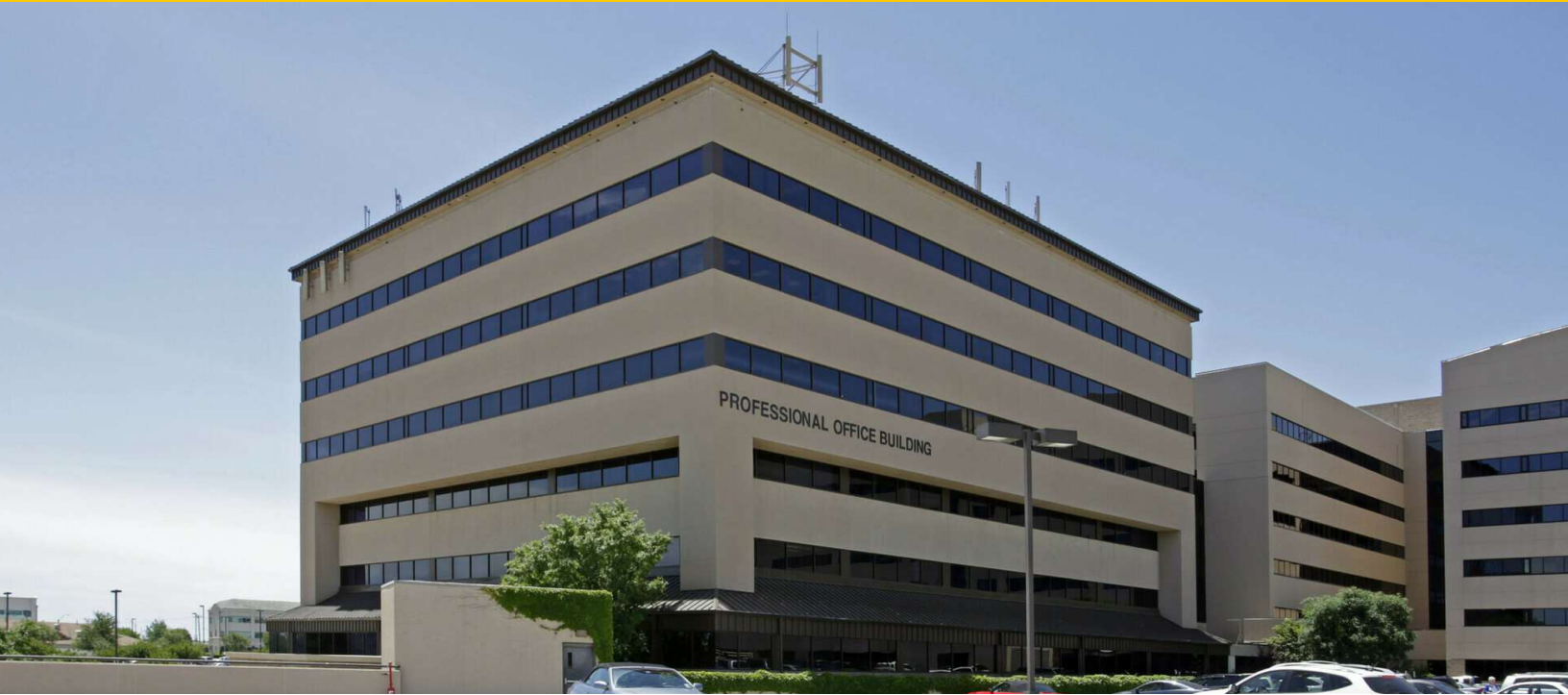
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Lincoln Property Company
8140 Walnut Hill Lane Suite 700
Dallas, TX 75231

www.lpc.com

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Property Highlights

- Superior Location - Great Location directly off of State Highway 114
- Attached to Baylor Scott & White Medical Center - Grapevine
- Customizable Suites - Generous Tenant Improvement Allowances available for customizable space layouts

Property Overview

The Grapevine POB is a medical office building with institutional ownership located on the campus of Baylor Scott & White Medical Center - Grapevine. The building is conveniently located on the SEC of State Highway 114 and W. College Ave with great interstate visibility. The building has multiple 2nd generation medical office spaces where we can offer generous tenant improvement packages.

Availabilities	RSF
Suite 100	2,034 SF
Suite 120	430 SF
Suite 160	1,836 SF
Suite 190	3,943 SF
Suite 210	1,041 - 7,168 SF
Suite 240	1,041 - 7,168 SF
Suite 260	4,098 - 7,168 SF
Suite 270	1,873 - 5,452 SF
Suite 280	1,873 - 5,452 SF
Suite 320	2,133 SF
Suite 410	2,114 SF

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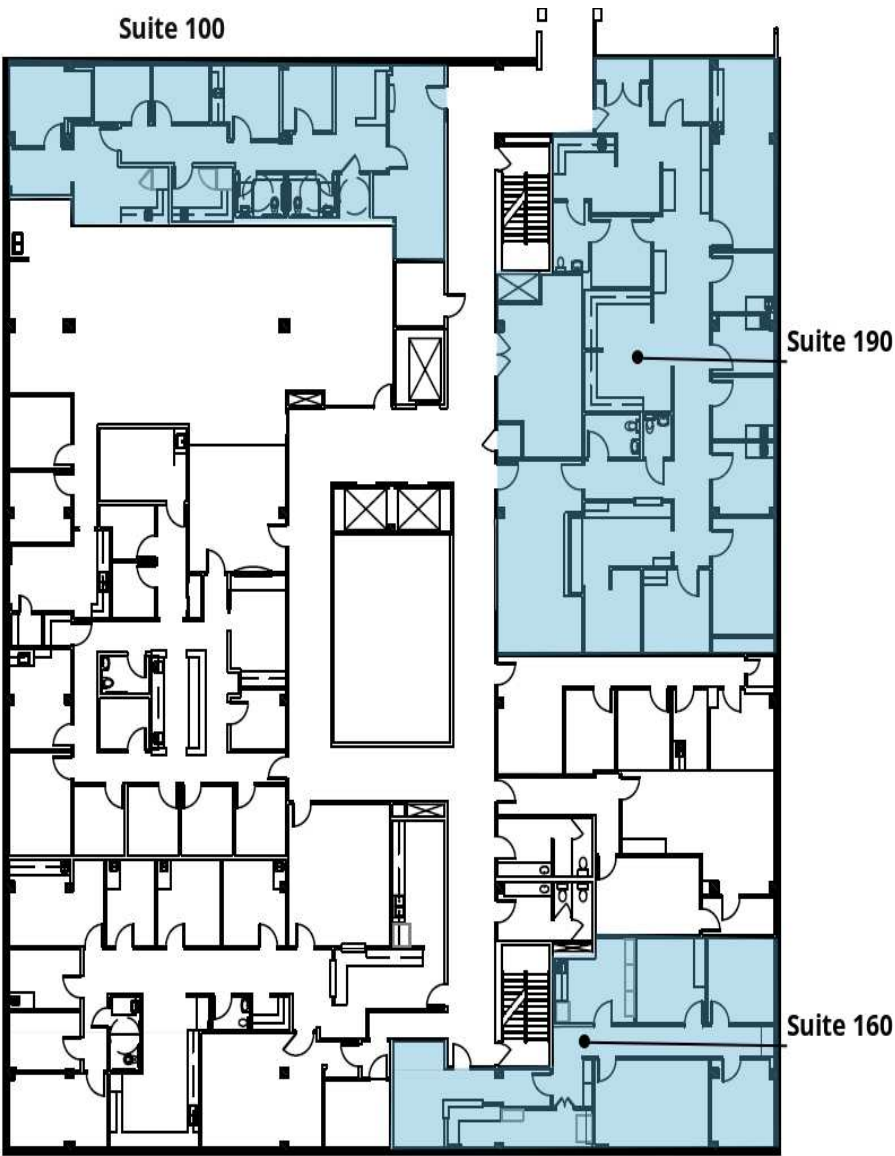
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1600 W. College St. | Grapevine, TX 76051

1st Floor
1,836-3,943 SF



	Suite	Size
■	Suite 100	2,034 SF
■	Suite 160	1,836 SF
■	Suite 190	3,943 SF

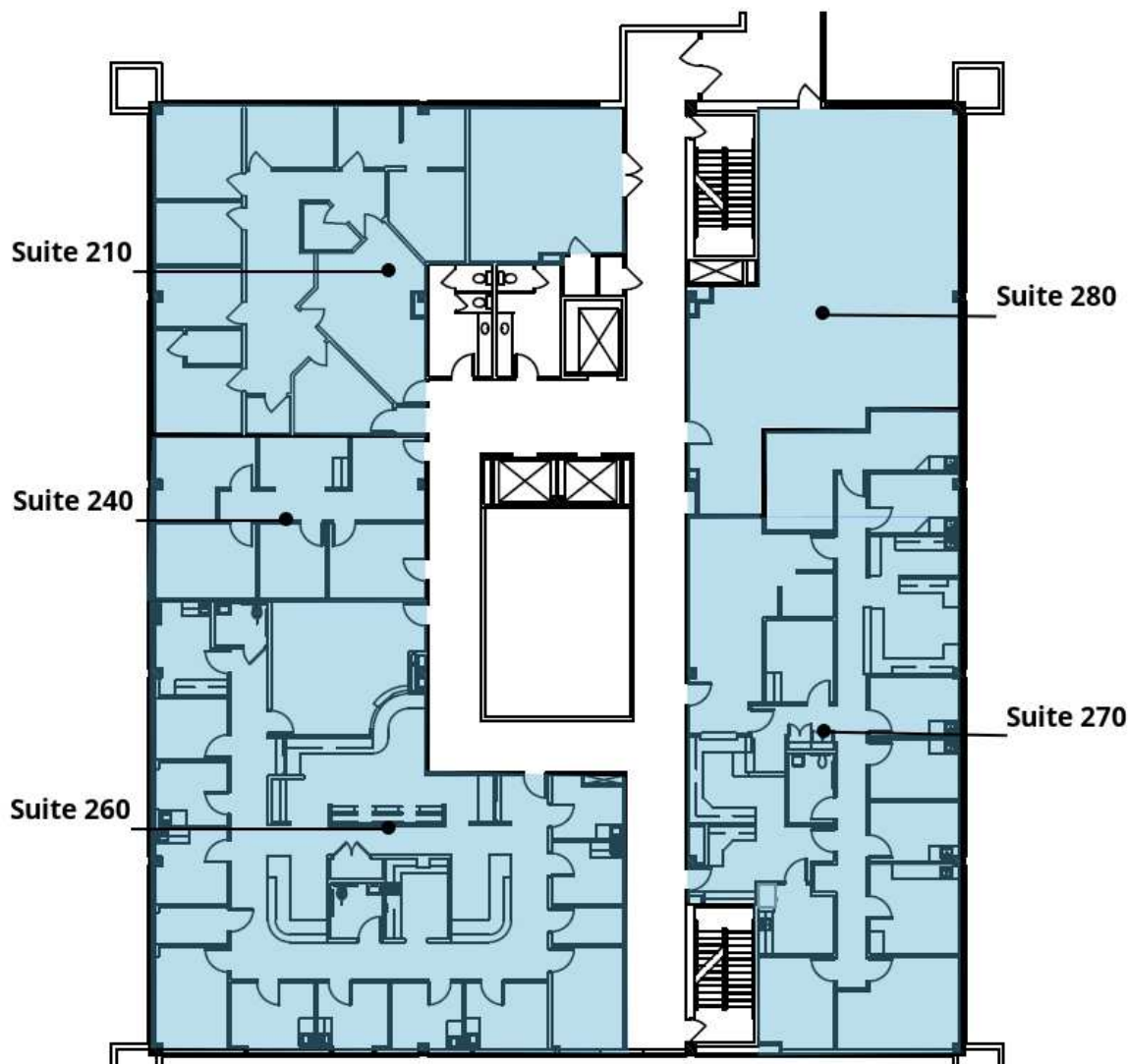
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1600 W. College St. | Grapevine, TX 76051

2nd Floor
1,213-7,186 SF



Suite	Size
■ Suite 210	1,041 - 7,168 SF
■ Suite 240	1,041 - 7,168 SF
■ Suite 260	4,098 - 7,168 SF
■ Suite 270	1,873 - 5,452 SF
■ Suite 280	1,873 - 5,452 SF

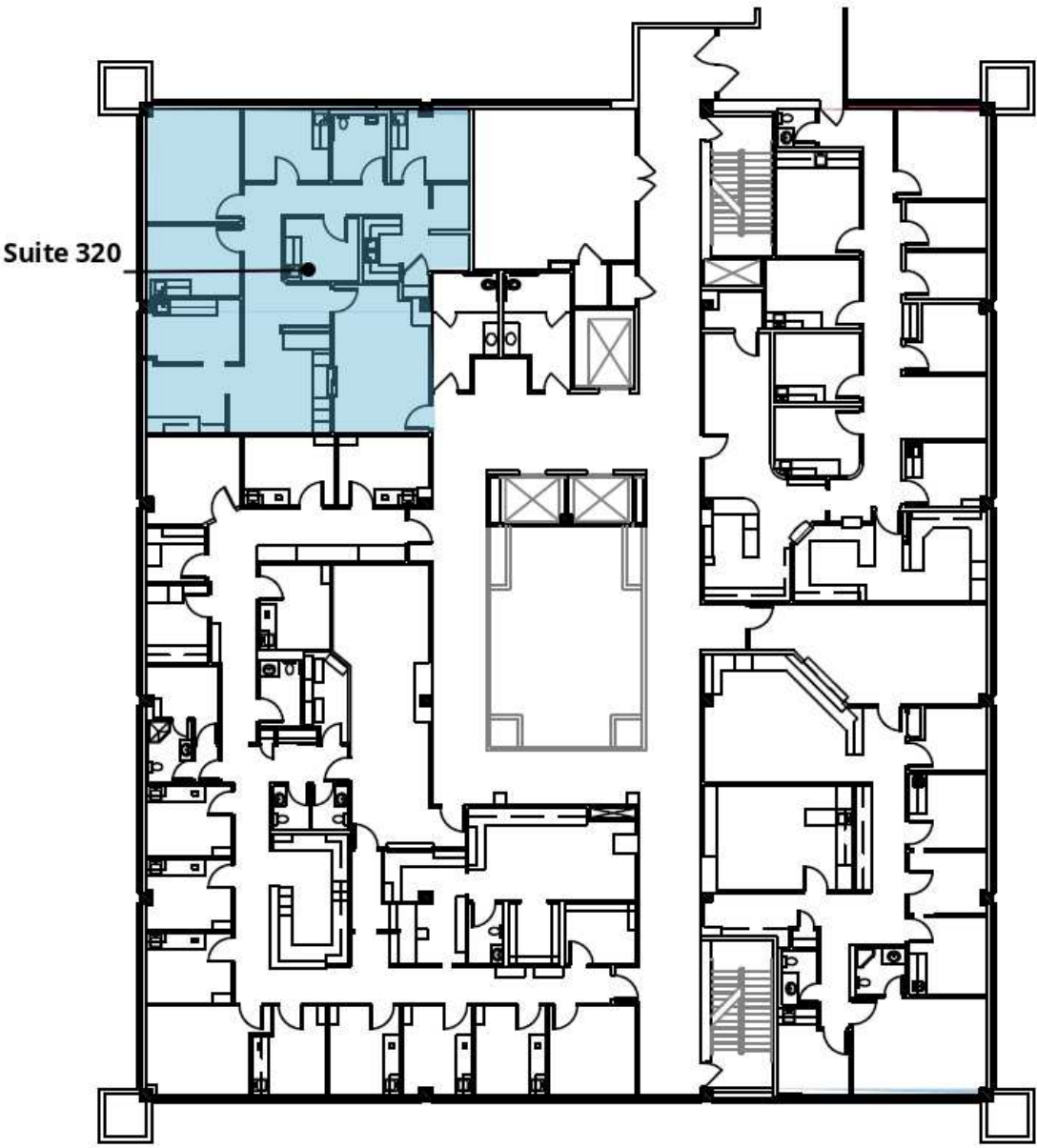
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3rd Floor
2,133 SF



Suite		Size
■	Suite 320	2,133 SF

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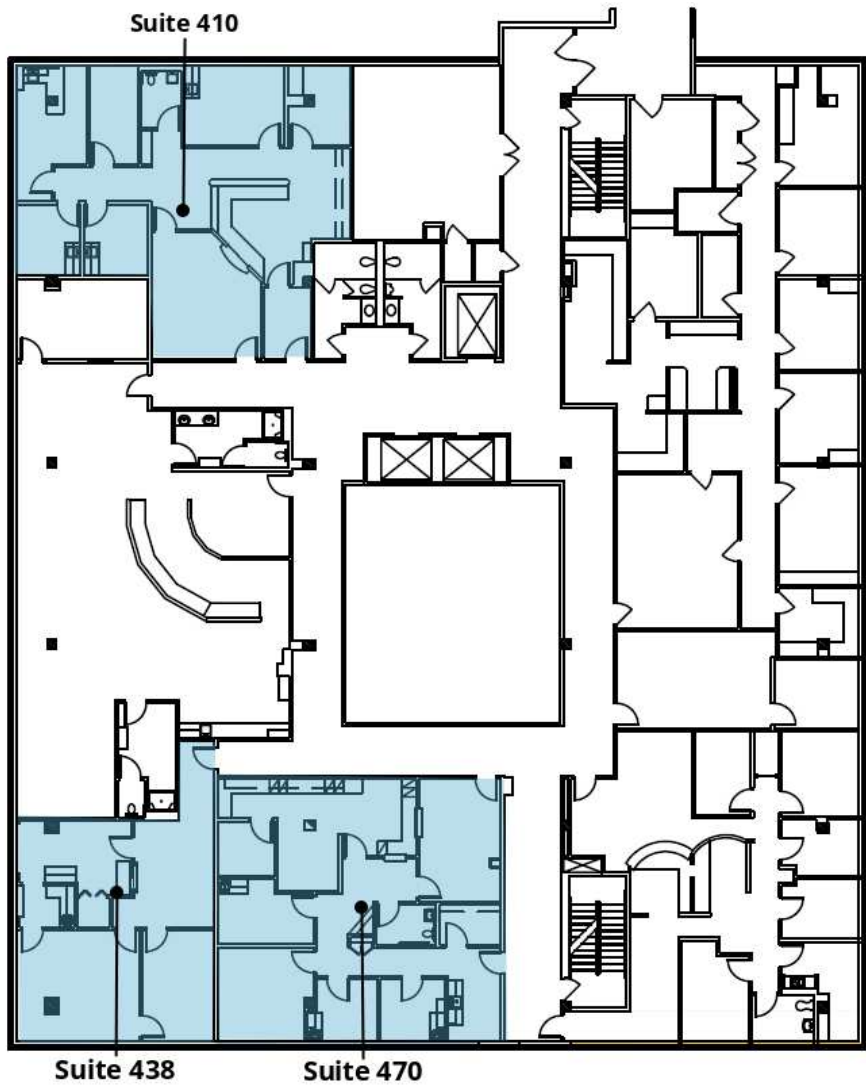
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4th Floor
2,114 SF



	Suite	Size
■	Suite 410	2,114 SF
■	Suite 438	1,213 SF
■	Suite 470	1,872 SF

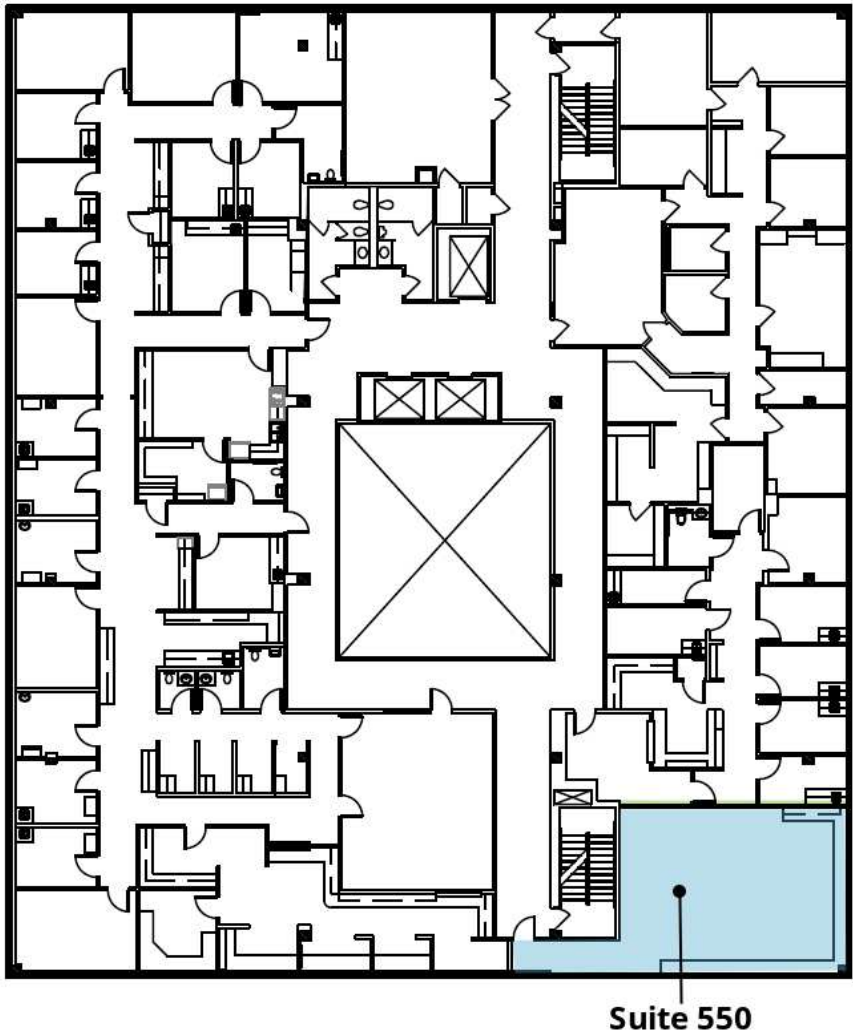
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GRAPEVINE POB

1600 W. College St. | Grapevine, TX 76051

5th Floor
1,101 SF



Suite		Size
	Suite 550	1,101 SF

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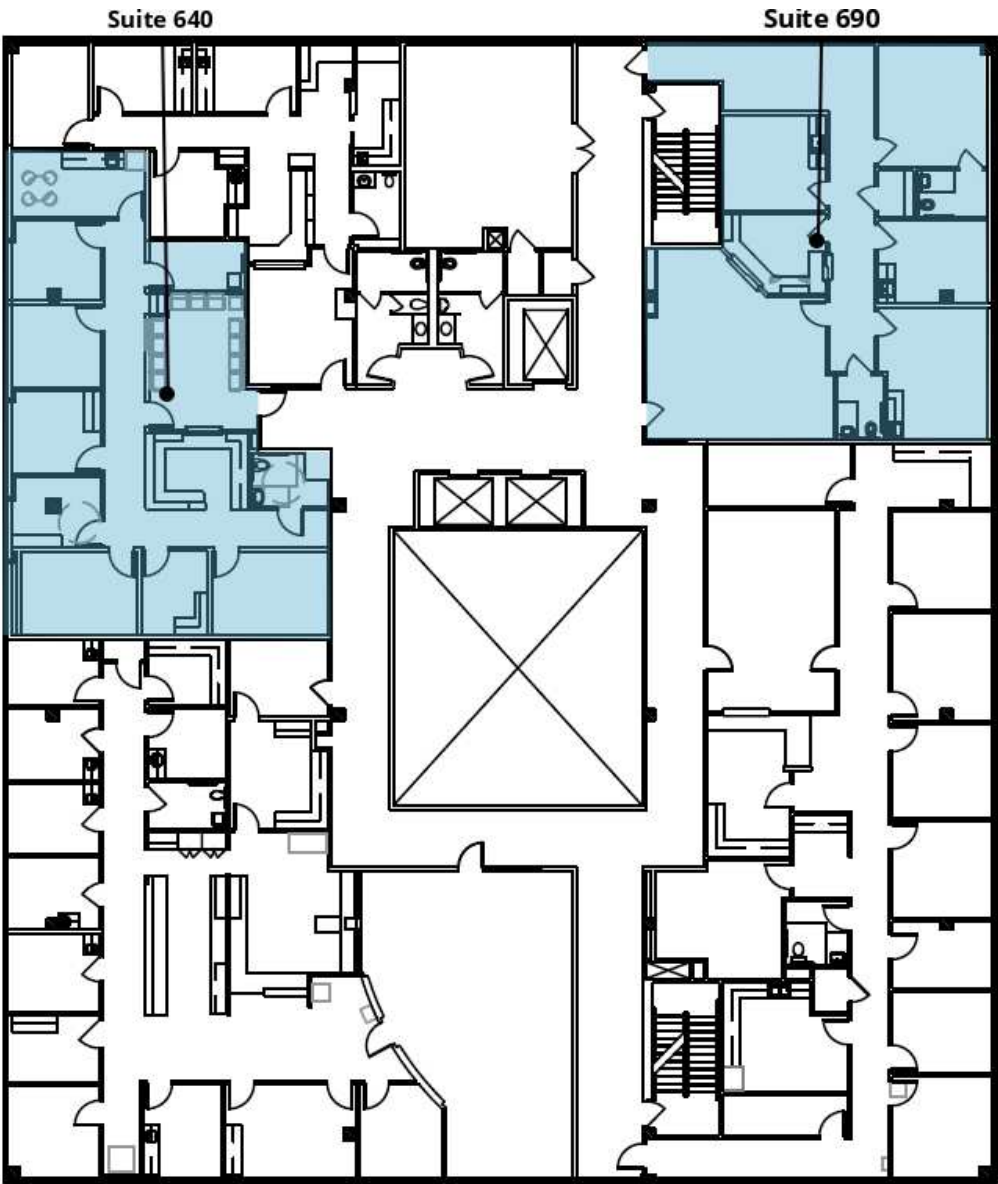
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GRAPEVINE POB

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6th Floor
2,083 SF



Suite		Size
■	Suite 640	2,083 SF
■	Suite 690	2,108 SF

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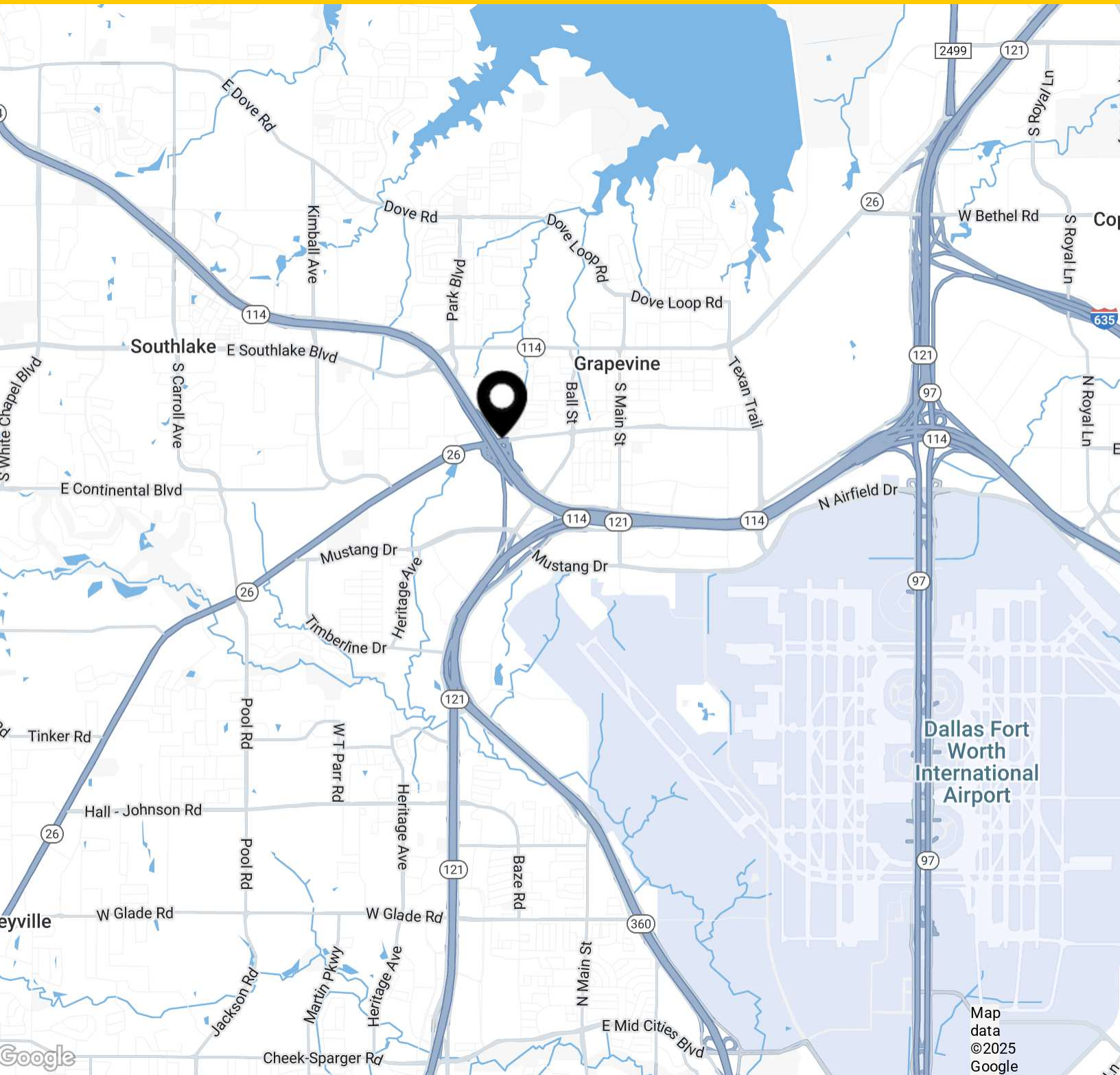
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GRAPEVINE POB

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Nearby Amenities

102,035 SF



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Demographics Map & Report

102,035 SF



Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	1,281	5,927	16,788
Average Age	43.0	41.9	38.3
Average Age (Male)	37.7	40.0	36.9
Average Age (Female)	43.8	42.4	39.5
Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	645	2,698	7,124
# of Persons per HH	2.0	2.2	2.4
Average HH Income	\$99,668	\$98,808	\$98,609
Average House Value	\$309,474	\$287,834	\$266,967

2020 American Community Survey (ACS)

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