

CENTENNIAL MEDICAL PAVILION II

4461 COIT RD

Medical Office Available for Lease





BUILDING HIGHLIGHTS



Medical office building directly next to the hospital.



Competitive lease rates and tenant improvement allowances.



Suites available from 2,058 to 3,054 SF.



Referral opportunities among tenants.



On-site property management.



Easy access patient drop-off/pick-up area.

LEASING INFORMATION

Jeff Smith

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**CENTENNIAL MEDICAL
PAVILION II**



Healthpeak focuses on investing in healthcare real estate, particularly in lab and outpatient medical sectors, leveraging two decades of expertise and relationships. Their clear strategy, operational excellence, and innovative approach drive long-term growth and deliver value to shareholders, customers, and employees.



Connected to
hospital via a climate
controlled walkway.

Located in the
fastest growing part
of DFW.

Easy access from all
of DFW.

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GAP ANALYSIS

Column1	FTEs in 5 Mile Drive	Indicated Demand	Gap	
Internal Medicine	152	209.2	57	
Radiology	24	72.3	48	
Emergency Medicine	31	76.4	45	
Family Medicine	161	205.5	44	
Anesthesiology	79	97.9	19	
Gastroenterology	6	24.6	19	
Hematology	3	15.9	13	
Urology	5	16.6	12	
Renal	7	16.0	9	
Endocrinology & Diabetes	2	10.5	8	
Hospitalist	11	17.3	6	
Critical Care	4	9.5	6	
Allergy & Immunology	3	7.6	5	
Cardiology & Vascular	40	43.6	4	
Dermatology	16	18.8	3	
Nuclear Medicine	2	4.6	3	
Medical Genetics	0	1.7	2	
Sports Medicine	3	3.7	1	
Geriatrics	6	6.4	0	
Hospice & Palliative	1	1.0	0	
Rheumatology	10	8.9	-1	
Infectious Disease	12	10.8	-1	
Sleep	4	2.6	-1	
Surgery	103	89.3	-14	
Vision	150	117.4	-33	
Dental	404	370.7	-33	

Source: Revista



GAP DETECTED
Unmet demand will support
new, relocating, and expanding.



COMPETITION DETECTED
Providers should optimize location to
maximize accessibility & patient.

DEMOGRAPHICS



**2024
Population**

1 mile drive 34,484
3 mile drive 205,845
10 min drive 547,595



**2029
Population
Projection**

1 mile drive 37,592
3 mile drive 217,347
10 min drive 577,007



**2024
Households**

1 mile drive 13,180
3 mile drive 76,205
10 min drive 204,356



**2024 Average
Household
Income**

1 mile drive \$183,267
3 mile drive \$148,679
10 min drive \$153,217

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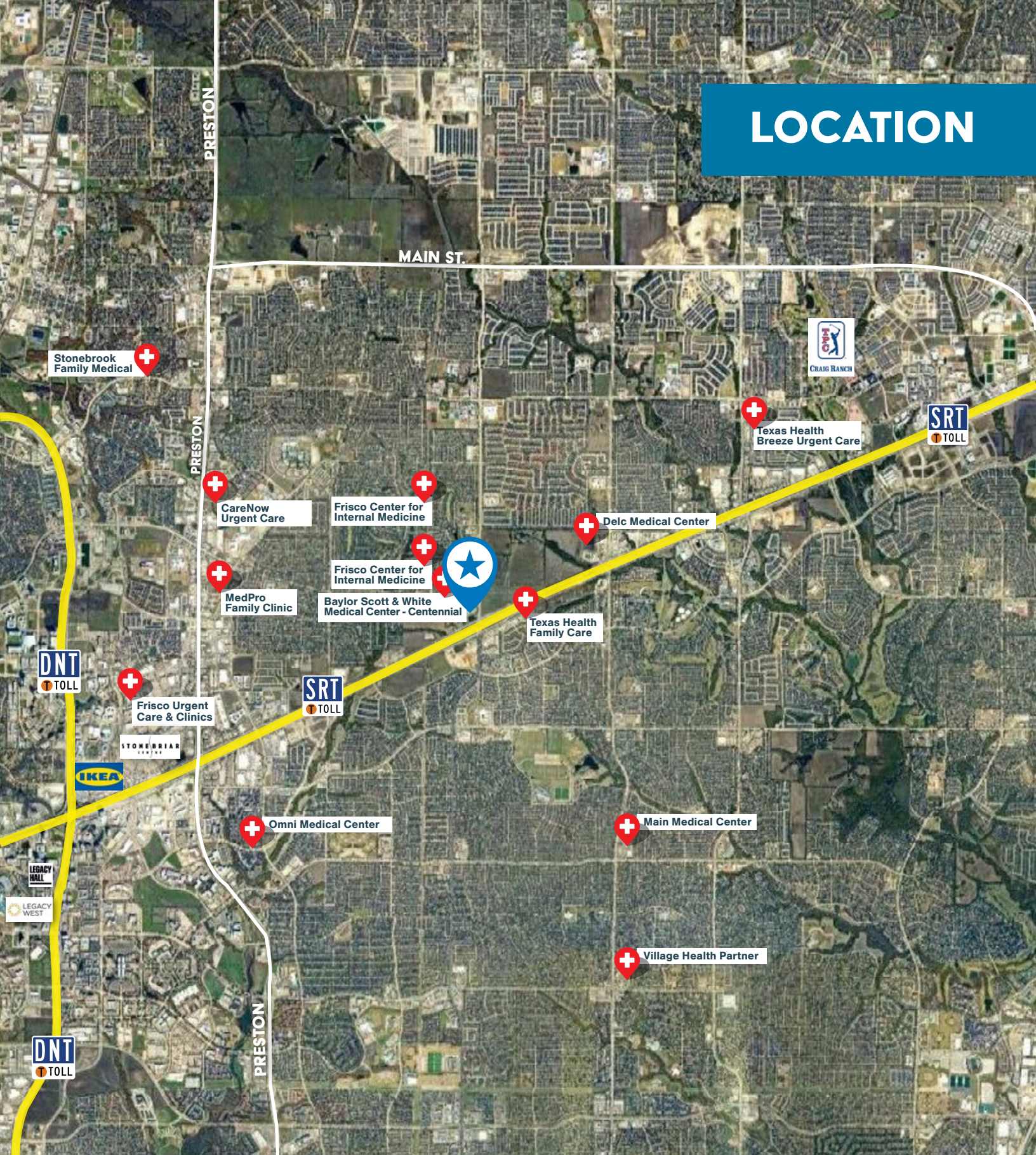
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**Healthpeak
PROPERTIES**

LOCATION



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