

# Office ★ LEASE

LanCarteCRE.com

2233 E GRAUWYLER RD IRVING, TX 75061



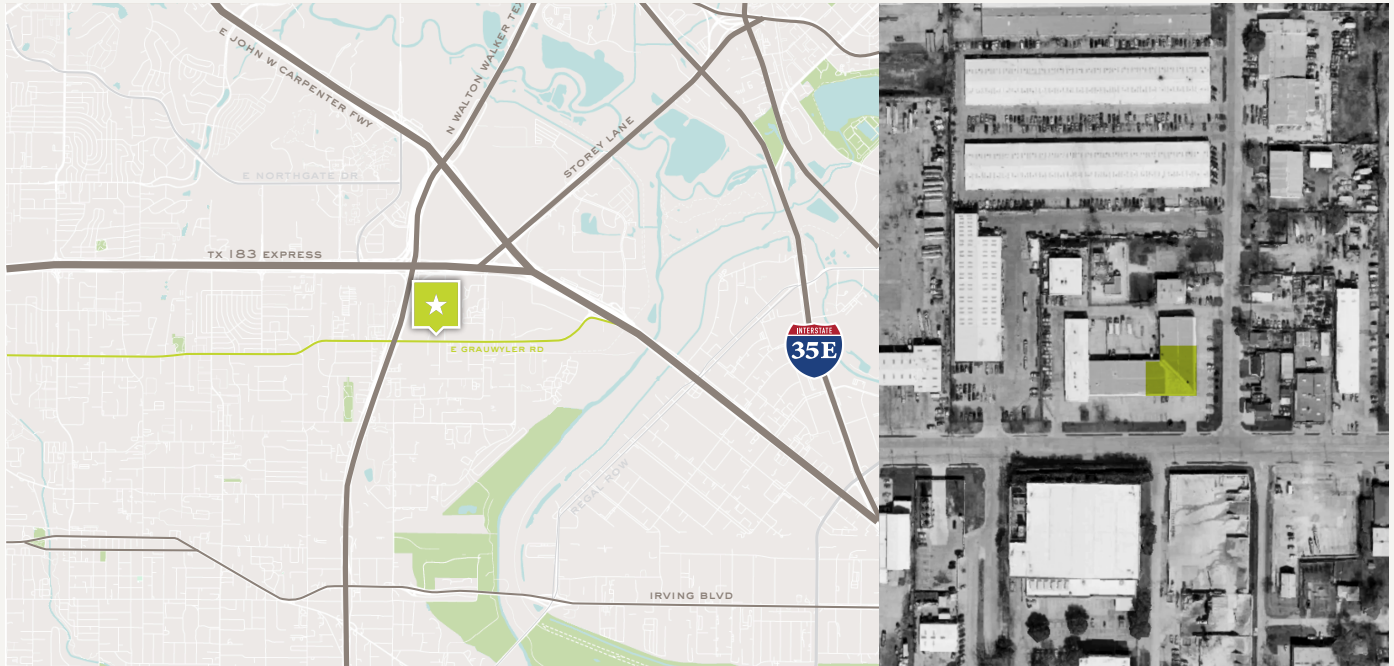
Riley Dean  
817-992-2362  
rdean@lancartecre.com

Brittany Doyle  
806-206-0290  
bdoyle@lancartecre.com

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## PROPERTY FEATURES

- Plug & play 2nd gen medical space built out with 9 exam rooms, physical therapy room, X-ray room, office, nurses station, reception and waiting room, fully equipped move-in ready
- 24,504 SF Building
- Furnished suite
- 83 surface parking spots

## AVAILABLE SPACES

SUITE 110 5,241 SF

## LOCATION OVERVIEW

2233 E Grauwyler Rd in Irving, TX offers excellent connectivity just south of the junction of State Highway 183 and Loop 12, ensuring seamless access to DFW Airport, Love Field, and Downtown Dallas. Positioned in a thriving commercial corridor, the property benefits from strong traffic counts (~138,000 VPD) and easy commuter access. Its proximity to major highways and surrounding retail, medical, and residential development makes it an ideal location for a medical office seeking both visibility and convenience.

## LEASING STRUCTURE

**\$14** /SF + NNN



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INTERIOR



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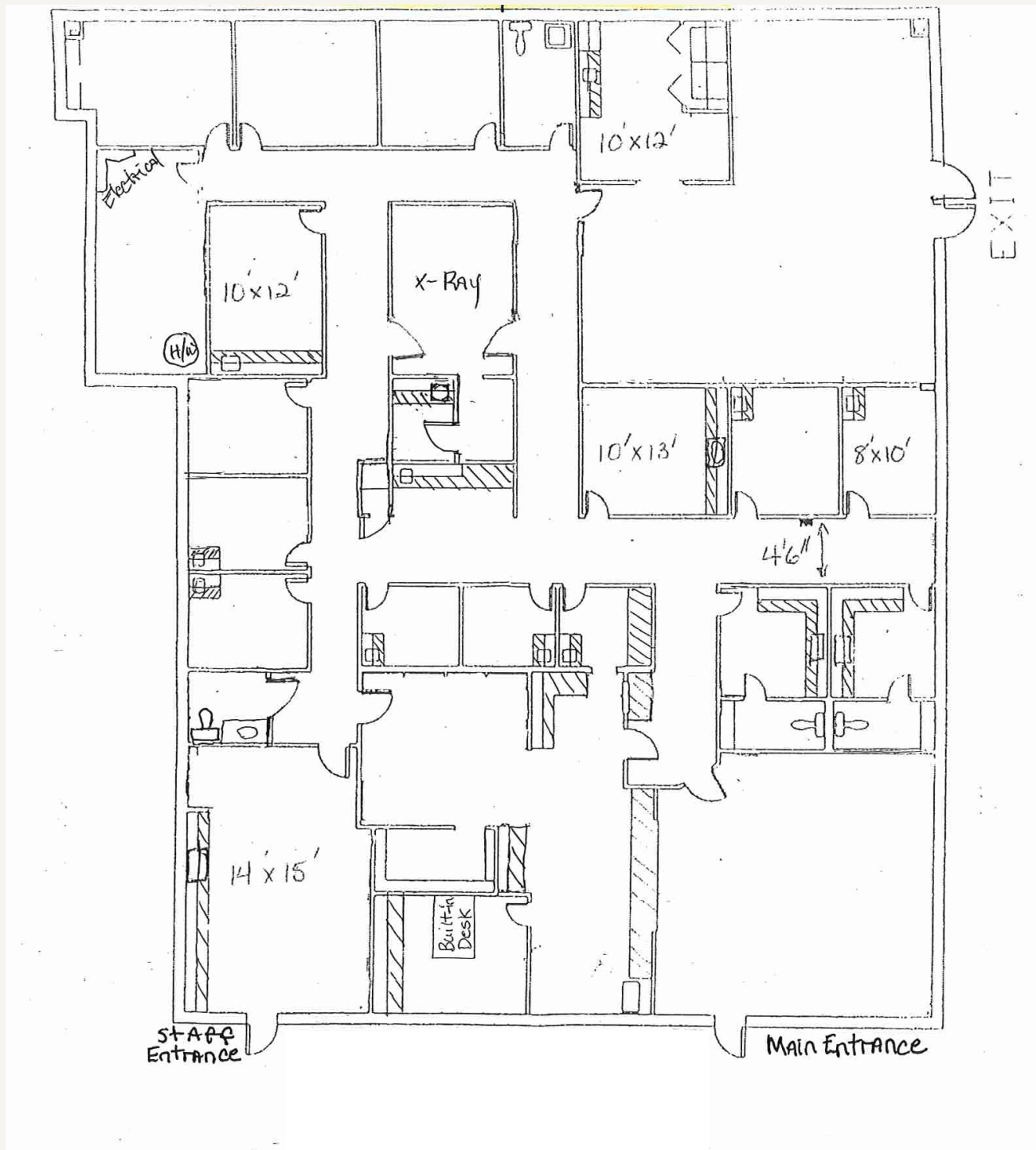




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FLOOR PLAN





# LANCARTE COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

*Relentlessly Pursuing What Matters*

**Riley Dean**

817-713-8771 | [rdean@lancartecre.com](mailto:rdean@lancartecre.com)

**Brittany Doyle**

806-206-0290 | [bdoyle@lancartecre.com](mailto:bdoyle@lancartecre.com)

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