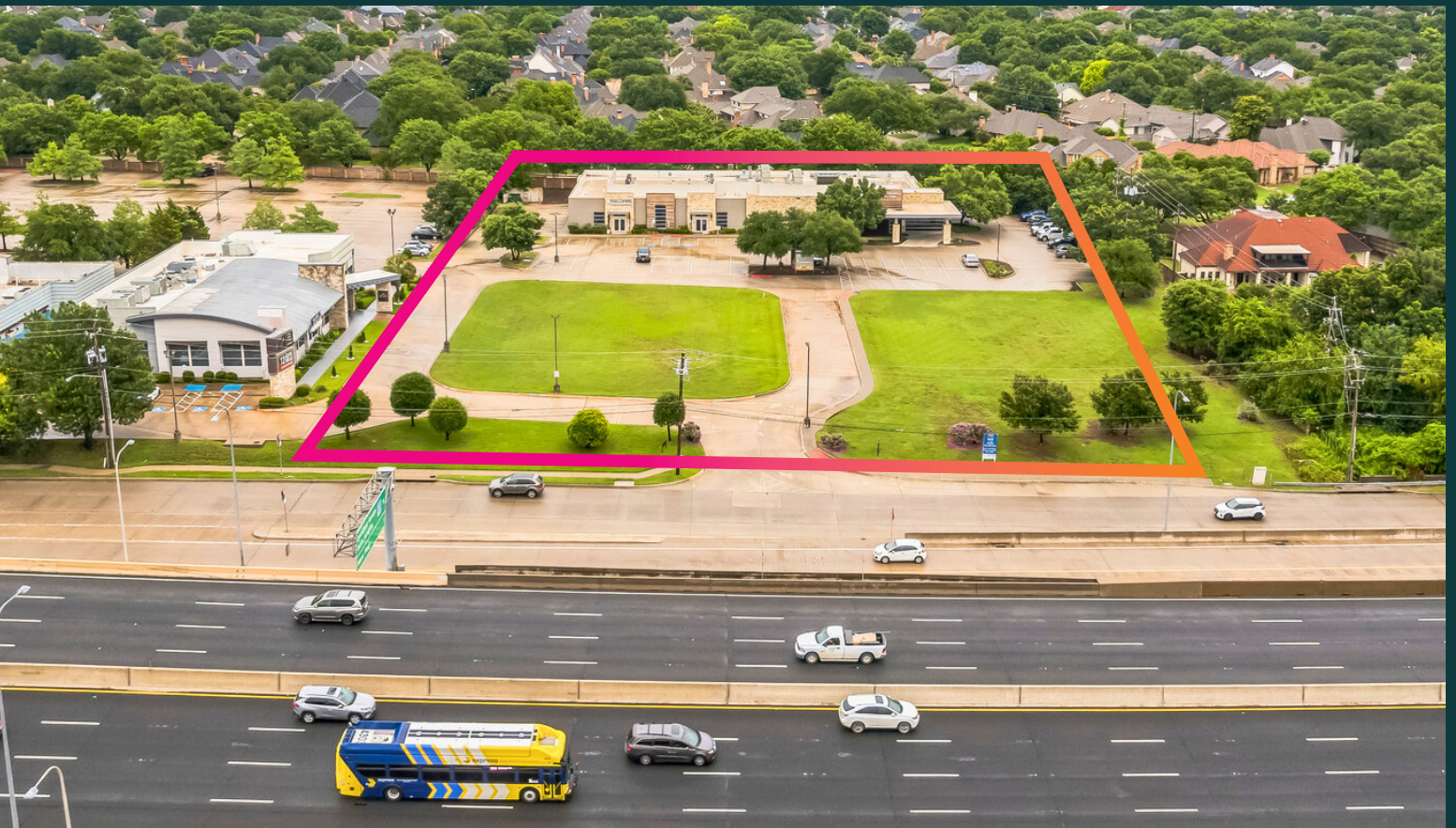


North Dallas Surgery Center

17980 Dallas Parkway, Dallas, TX 75287



AVAILABLE SPACE

Suite 200 – 2,848 RSF

Suite 300 – 3,236 RSF

Contiguous – 6,084 RSF

PARKING RATIO

5.14 per 1,000 RSF

 [VIEW SUITES](#)

- Outpatient surgery center serving the North Dallas suburbs
- Anchored by Texas Health Resources ASC with two ORs and nine pre/post-op beds
- Convenient single-story layout for easy patient access and flow
- Building signage available with prime visibility from the Dallas North Tollway
- High-capacity surface parking with covered patient drop-off
- Generous Tenant Improvement Allowance and flexible terms

Modern outpatient surgery center located in the heart of northern Dallas.

POPULATION (5-MILE RADIUS)

388,343

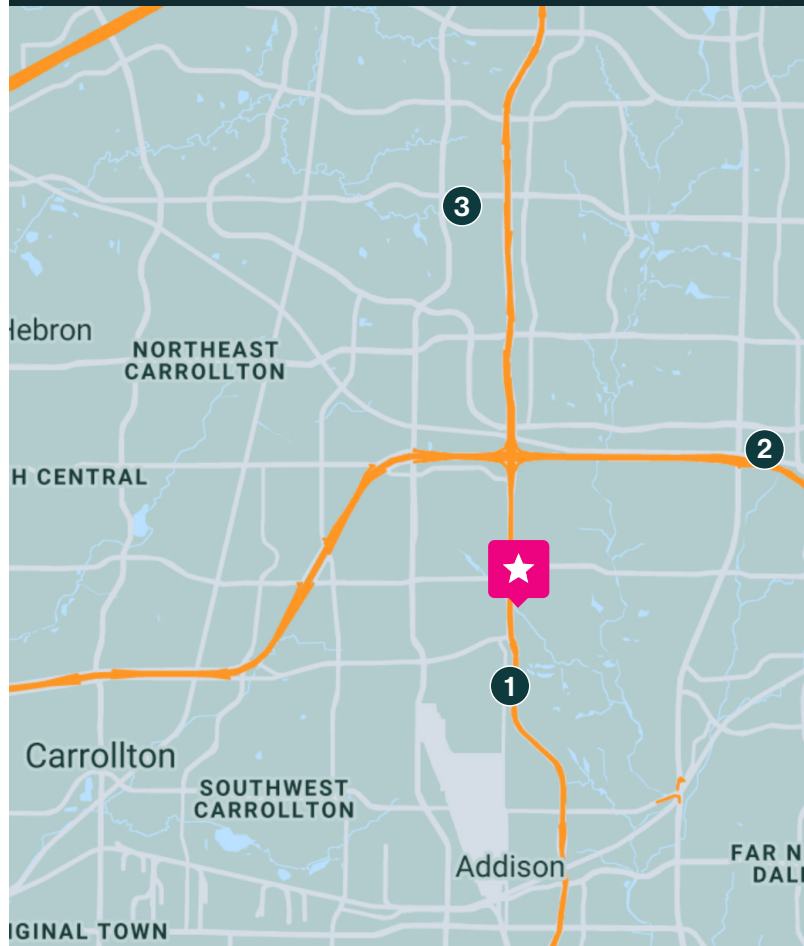
AVERAGE HOUSEHOLD INCOME (5-MILE RADIUS)

\$135,098

PERCENT OF POPULATION INSURED (5-MILE RADIUS)

95.8%

17980 DALLAS PARKWAY, DALLAS, TX 75287



NEARBY HOSPITALS

	DISTANCE	DRIVE TIME
1. Methodist Hospital for Surgery	1.1 mi	3 min
2. Baylor Scott & White Health - Plano	2.6 mi	8 min
3. Texas Health Presbyterian - Plano	3.4 mi	10 min

SURROUNDING POINTS OF INTEREST

- CVS Pharmacy
- Albertsons
- Kroger
- Northwood Hills Village Center
- Gleneagles Plaza
- Renaissance Dallas Addison Hotel
- Bent Tree Country Club
- Life Time Fitness
- Starbucks
- Ascension Coffee
- Cuts Brazilian Steakhouse
- Ruth's Chris Steakhouse

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