

welltower



FOR LEASE

MEDICAL OFFICE SPACE



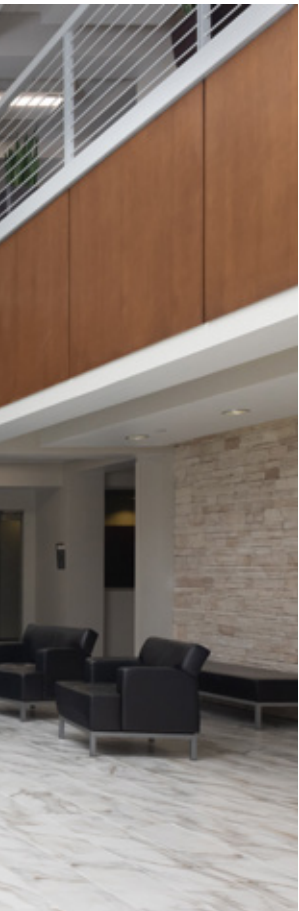
10740 N. CENTRAL EXPY,
DALLAS, TX 75231

PROPERTY HIGHLIGHTS

- Four-story Class A medical office building
- Contemporary & energy efficient design
- Abundant parking



welltower

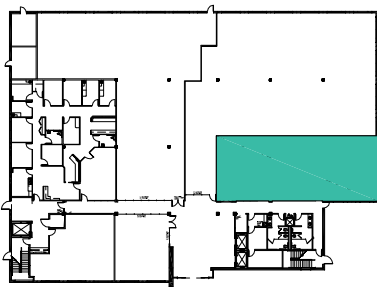
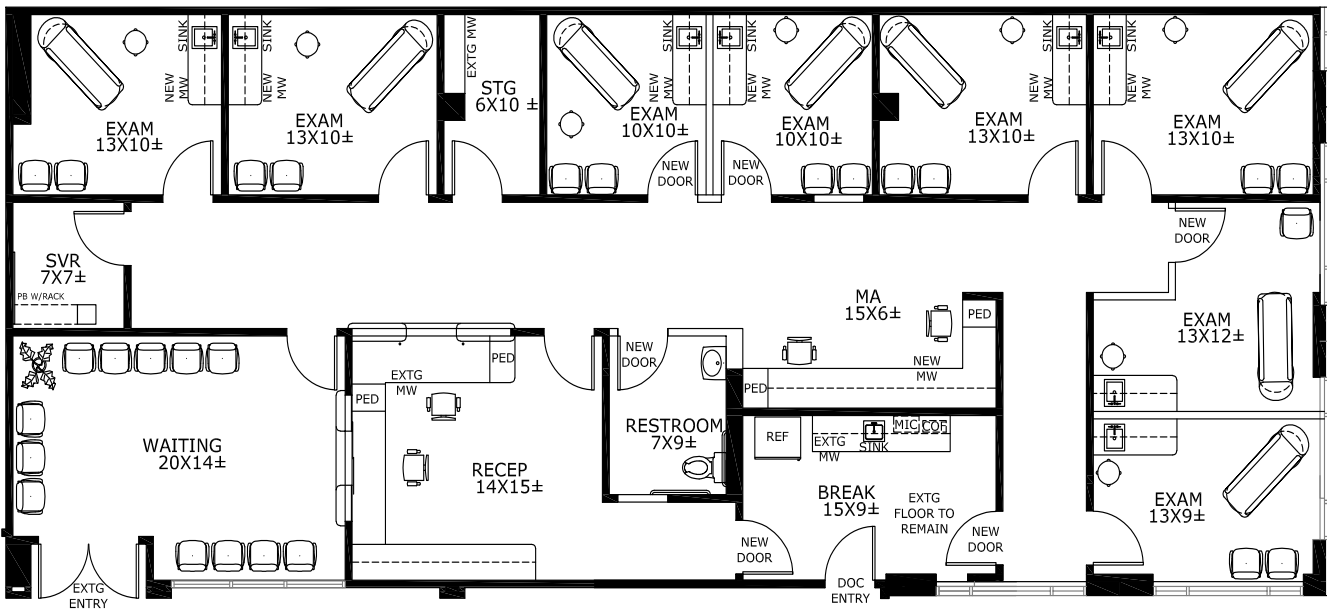


FLOORPLAN

AVAILABLE SPACE - FLOOR 1

Planned Spec Suite Coming Q4 2024

Suite 170 - 2,842 RSF



LOCATION OVERVIEW

Located within minutes of the Presbyterian and Medical City hospitals in North Dallas with excellent visibility along North Central Expressway which is the main north-south corridor linking downtown Dallas with the northern suburbs and LBJ Freeway (Interstate-635).

POPULATION

	1 Mile	3 Miles	5 Miles
Total Population	15,143	147,784	375,998
Median Age	40.0	35.5	35.5
Median age (Male)	38.4	35.1	34.8
Median Age (Female)	42.4	36.0	36.3

HOUSEHOLD & INCOME

	1 Mile	3 Miles	5 Miles
Total household	7,478	66,238	161,253
% Of persons per HH	2.0	2.2	2.3
Average HH income	\$62,019	\$92,682	\$100,278
Average House Value	\$245,740	\$428,947	\$383,713

**Demographic data derived from 2010 US Census*

AREA MEDICAL FACILITIES



 **Medical City**
Heart & Spine Hospitals
A Division of Medical City Dallas

 **North Park**
SURGICAL INSTITUTE

Kindred Hospital
Dallas Central

PRESTON HOLLOW VILLAGE

North Central Medical Plaza

 **NORTH CENTRAL**
SURGICAL CENTER
HOSPITAL
Part of #NorthCentralPlaza

PYRAMID
RESTAURANT • BAR

 **NORTHPARK**
THE ART OF SHOPPING





 **Medical City**
Heart & Spine Hospitals
A Division of Medical City Dallas

10740 N.
Central Expy

 **FIRST BAPTIST**
MEDICAL CENTER

the hill.

 **TEXAS MEDICAL**
& **SURGICAL**
ASSOCIATES

 **Texas Health**
Presbyterian Hospital[®]
DALLAS

IEEM
The Institute for Exercise and Environmental Medicine

 **TEXAS**
INSTITUTE
for **SURGERY**
At Texas Health Presbyterian Dallas

LEASING TEAM

ADDRESS: 10740 N. CENTRAL EXPY, DALLAS, TX 75231

ETHAN GARNER

214.438.6515

ethan.garner@jll.com

AUSTIN BARRETT

214.438.6420

austin.barrett@jll.com



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022 Jones Lang LaSalle IP, Inc. All rights reserved.