

CLEARVIEW II

1631 Lancaster Dr.
Grapevine, TX 76051

Medical For Lease

2,955 - 3,531 SF



Leasing Information:
214.461.2388

Lincoln

Banks Newton	Peter Shaw	Douglas Maclay	Elizabeth Madden
214.461.2388	214.461.2302	214.461.2371	214.461.2366
bnewton@lpc.com	PShaw@lpc.com	dmaclay@lpc.com	emadden@lpc.com

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

www.lpc.com

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Property Overview

Clearview I and II are medical office buildings with institutional ownership located adjacent to the Baylor Scott & White Medical Center - Grapevine Campus. The buildings are conveniently located on the SEC of State Highway 114 and Clearview Drive with great interstate access and great visibility. The buildings offer ample parking with an on-site garage, providing free parking for patients.

Property Highlights

- Updated Common Areas
- Aggressive Tenant Improvement Allowances
- Rent Abatement for New Deals
- Monument signage available
- No Use restrictions
- Ample Parking

Availabilities

Suite 220	2,955 SF
Suite 240	3,531 SF

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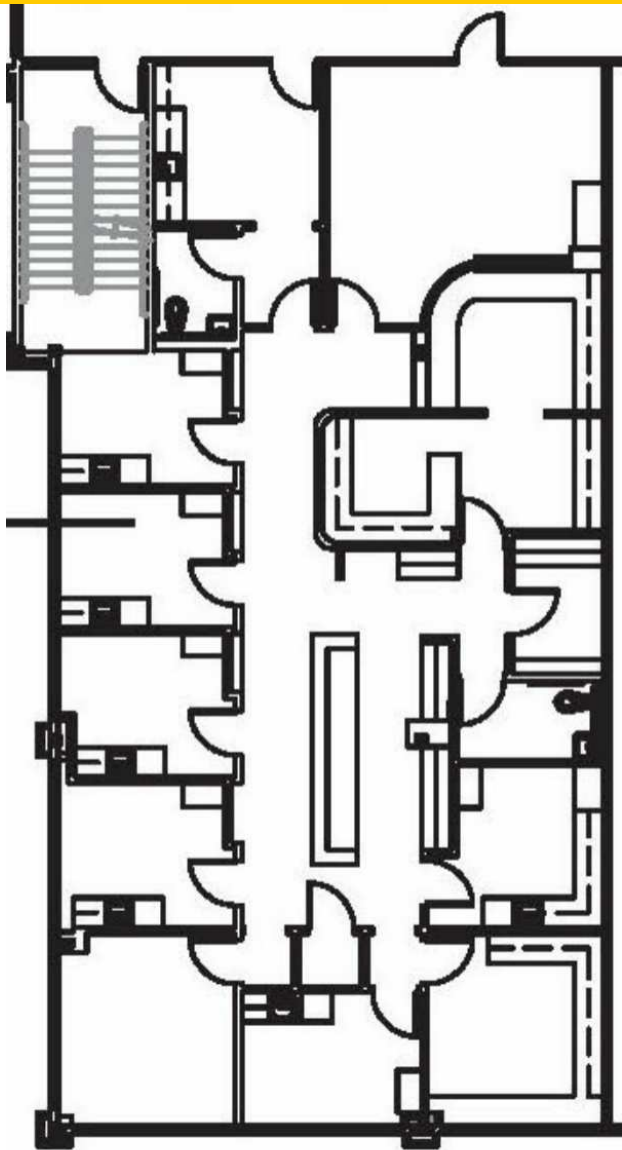
Elizabeth Madden
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emadden@lpc.com



CLEARVIEW II

Suite 220

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Suite	Size
Suite 220	2,955 SF

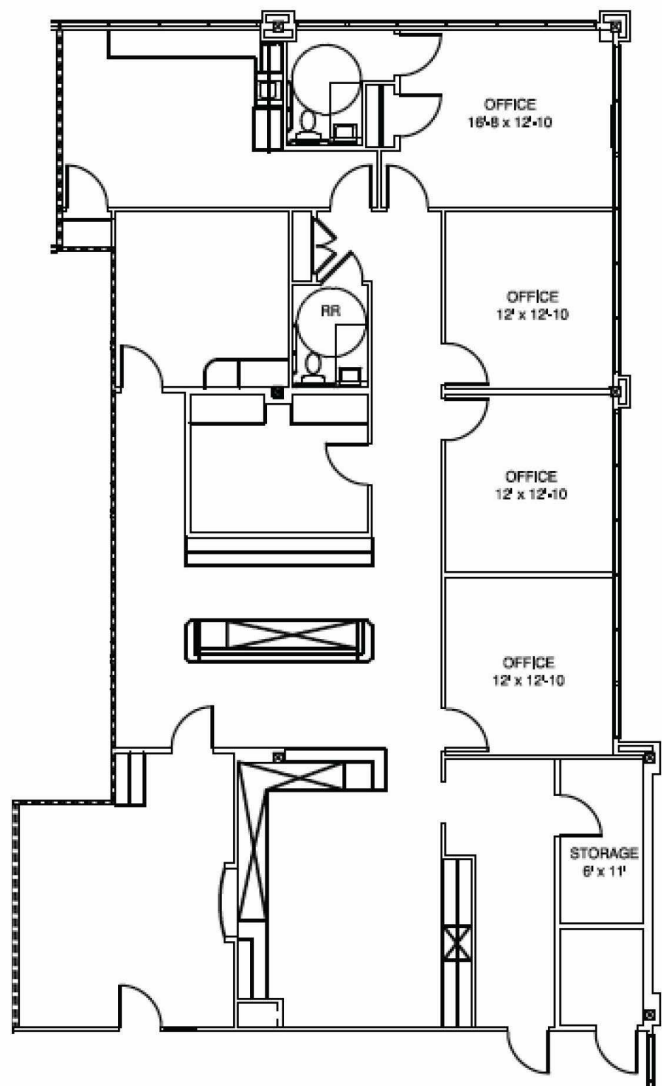
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CLEARVIEW II

Suite 240

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Suite	Size	Lease Rate	Description
Suite 240	3,531 SF	Negotiable	-

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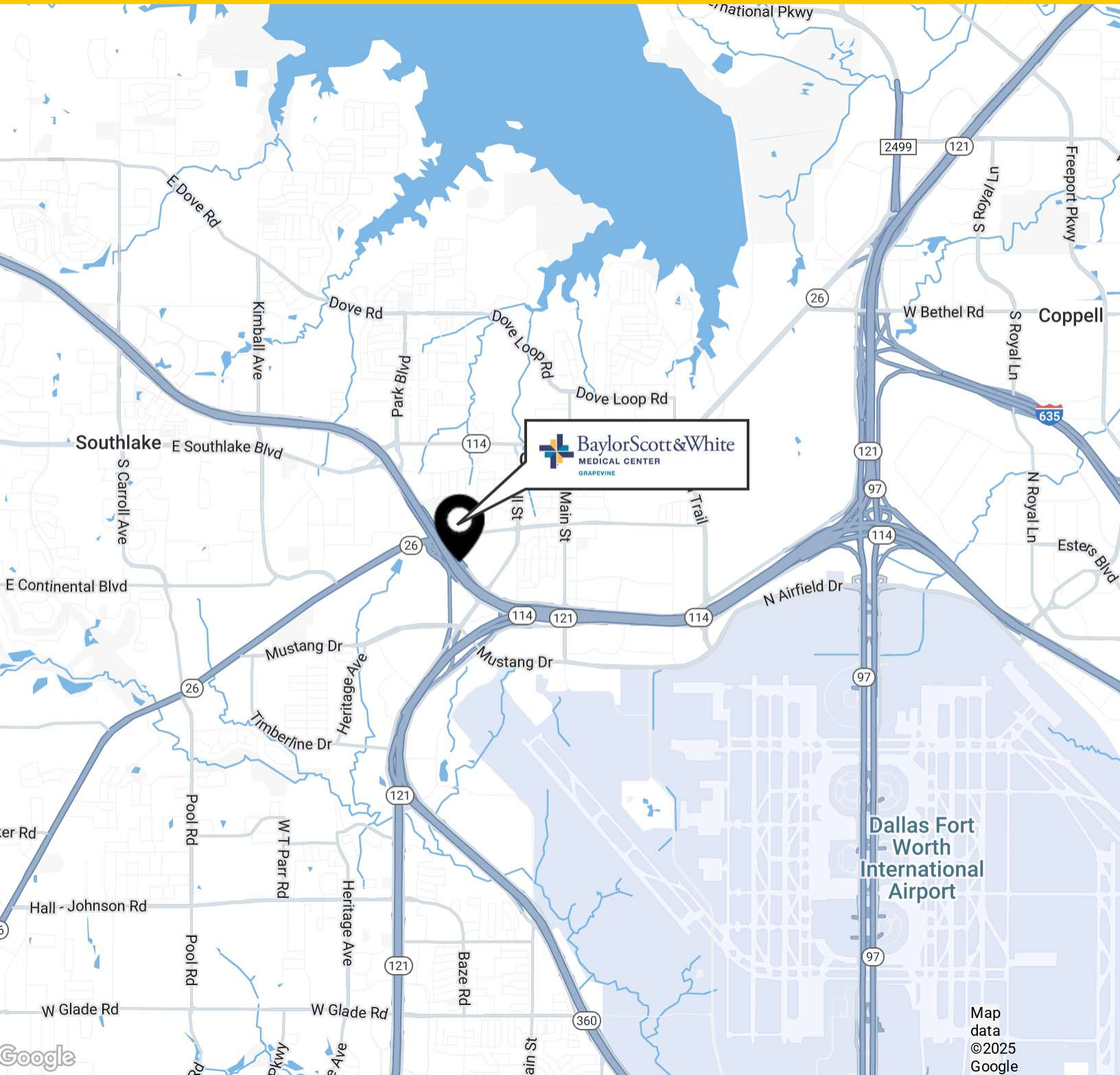
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