

THE PYRAMIDS AT PARK LANE

NORTH TOWER



9201 N. CENTRAL EXPY.

DALLAS, TX 75231



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HIGHLIGHTS



PARK CITIES

Serving one of the most affluent patient populations in Texas



TENANT MIX

With groups like Baylor Scott & White and DPSI



GENEROUS TI'S

Lower out-of-pocket costs for new practices



RENOVATED '24

Common area renovations complete



BUILD-TO-SUIT

Customizable spaces for your practice



HIGH VISIBILITY

Seen by +300,000 VPD via US-75



AMPLE PARKING

Covered parking with reserved spots available



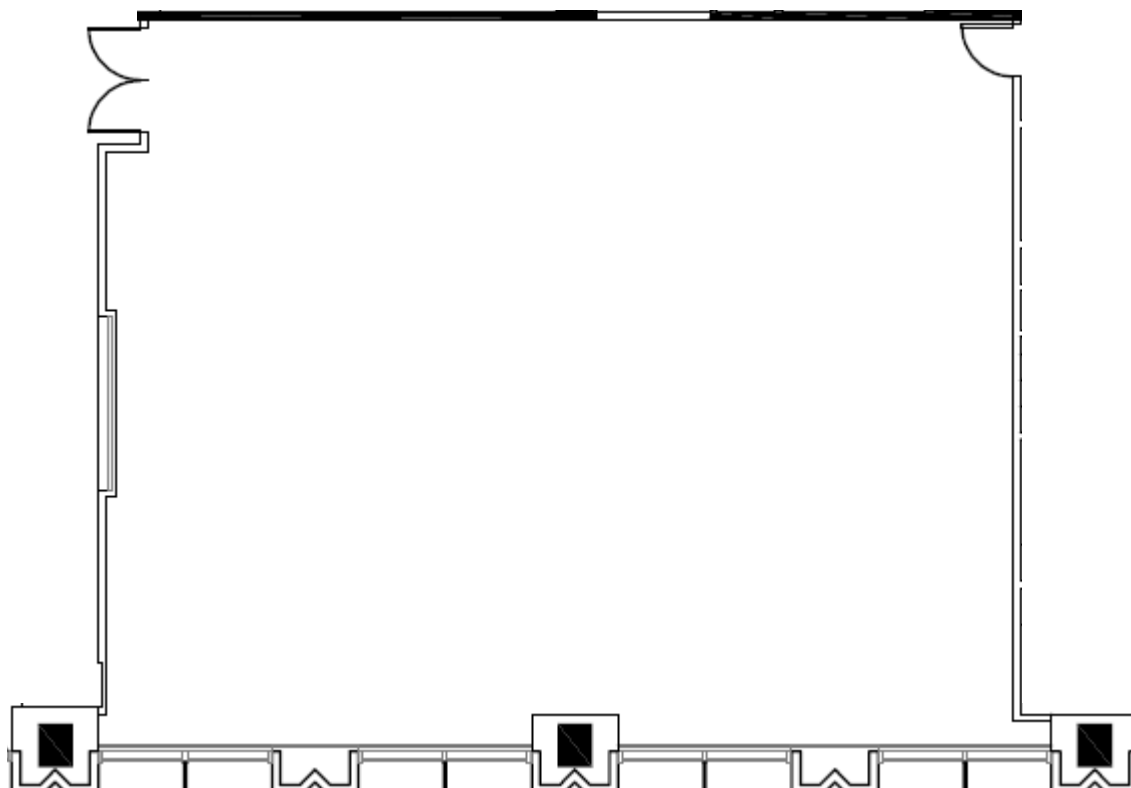
EASY BUILDOUT

Let Big Sky's internal team manage the buildout

FLOOR PLAN

STE. 240

SECOND FLOOR



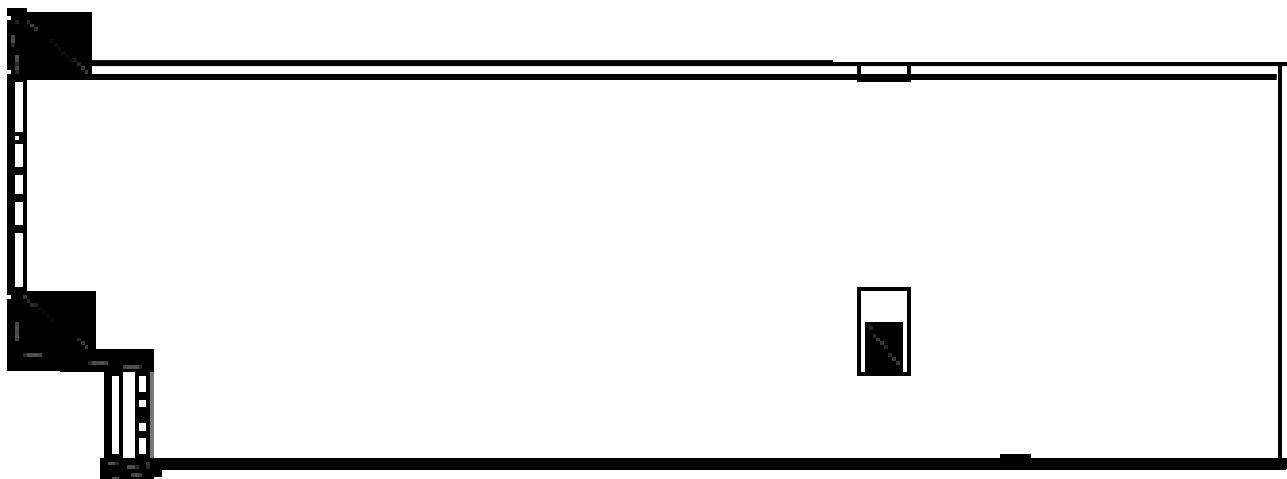
AVAILABILITIES

Suite	RSF	Min. Divisible	Contiguous	Condition
Ste. 240	2,907	-	-	1 st Gen Shell

FLOOR PLAN

STE. 330

THIRD FLOOR



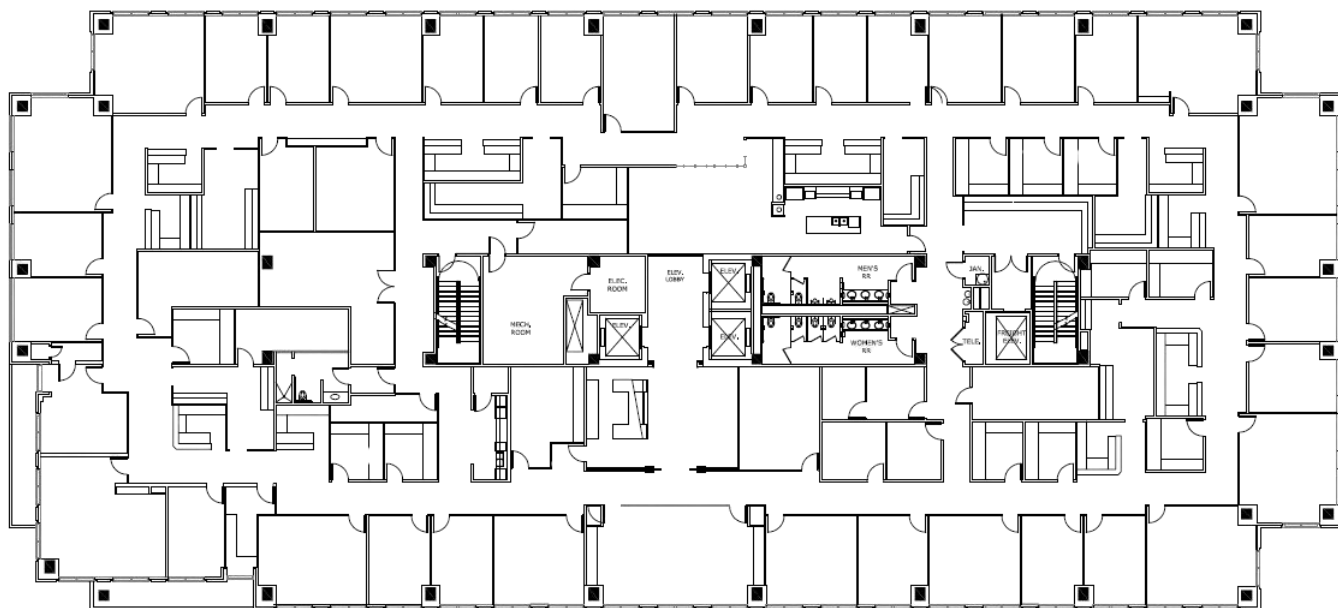
AVAILABILITIES

Suite	RSF	Min. Divisible	Contiguous	Condition
Ste. 330	1,821	1,821	-	1 ST Gen Shell

FLOOR PLAN

STE. 600

SIXTH FLOOR



SIGNAGE OPPORTUNITY

(Available for full floor tenants)



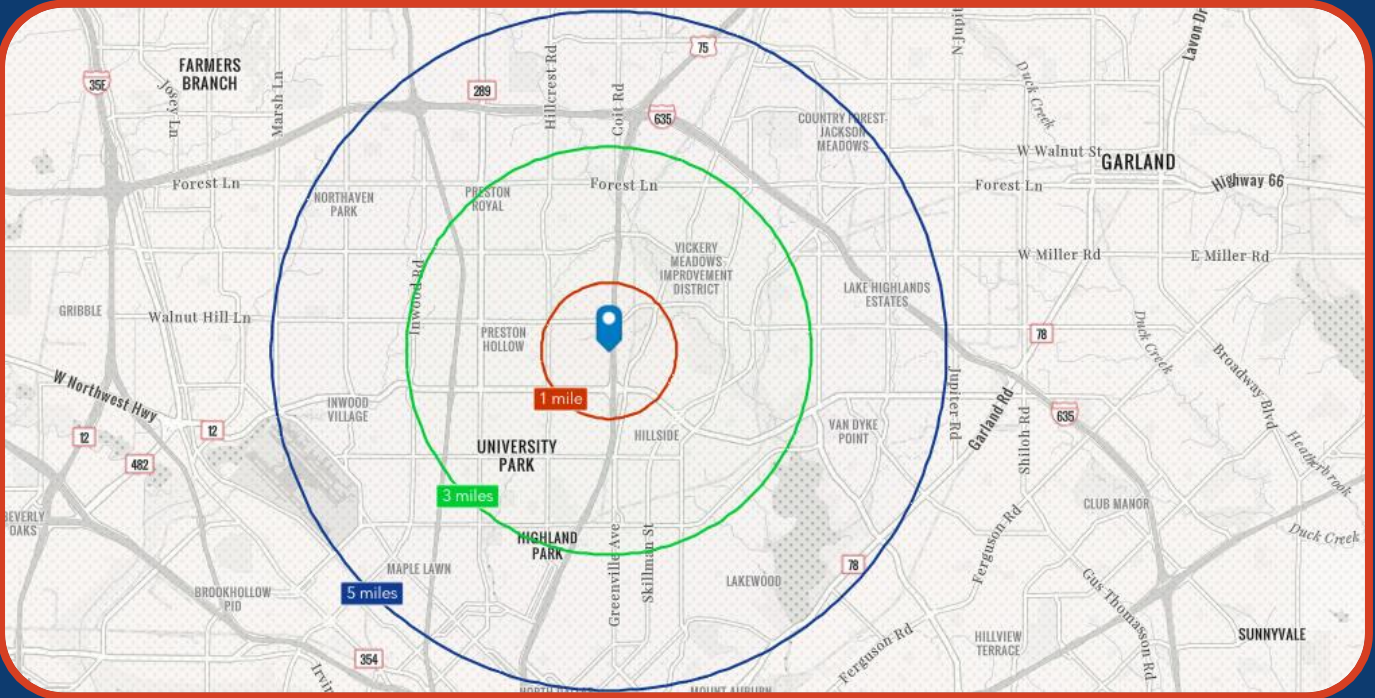
AVAILABILITIES

Suite	RSF	Min. Divisible	Contiguous	Condition
Ste. 600	25,698	10,000	25,698	2 nd Gen Office

AERIAL



LOCATION



DEMOGRAPHICS

	1 - Mile	3 - Mile	5 - Mile
2025 Total Population	24,822	154,576	418,874
2025 Population 65+	13.7%	16.5%	14.8%
2025 Average HH Income	\$111,768	\$182,031	\$170,277
2025 Total Healthcare Spending	\$84,130,698	\$775,948,222	\$1,274,533,871

	Dallas, TX
2024 Patient to Primary Care Physician Ratio	1,387 to 1
2024 Total Insured Population	2.06M (78.1%)
2024 Total Insured 65+ Population	317K (98.0%)
2024 Total Private Coverage Population	1.52 (57.7%)
2024 Total Medicare Population	338K (12.8%)



PARK CITIES

- Median incomes of \$250K+ support a **strong private-pay** and out-of-network patient base
- Centrally located with **~20-minute average commutes**, providing convenient access for patients and staff across DFW
- **Top-ranked education** and income demographics in DFW
- Dense, high-income trade area with **exceptional payer mix**

PHOTOS



THE PYRAMIDS AT PARK LANE



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