

Baylor Scott White Garland MOB

7217 Telecom Parkway, Garland, TX 75044



EVAN CLARK
EVP | LEASING

214.693.2969
eclark@remedy.com

LUKE PAOLUCCI
SENIOR ASSOCIATE | LEASING

469.5043505
lpaolucci@remedy.com

- Class A Baylor Scott & White-anchored medical office building
- Primary care, urgent care, imaging, rehab and pharmacy
- 415-space surface parking with multiple patient drop-off points
- Fronts President George Bush Tollway at Telecom Parkway
- Energy Star labeled building
- Generous Tenant Improvement Allowance with flexible terms

[VIEW LISTING](#)

Three-story Class A MOB with President George Bush Turnpike access.

POPULATION

314,424

MEDIAN HOUSEHOLD INCOME

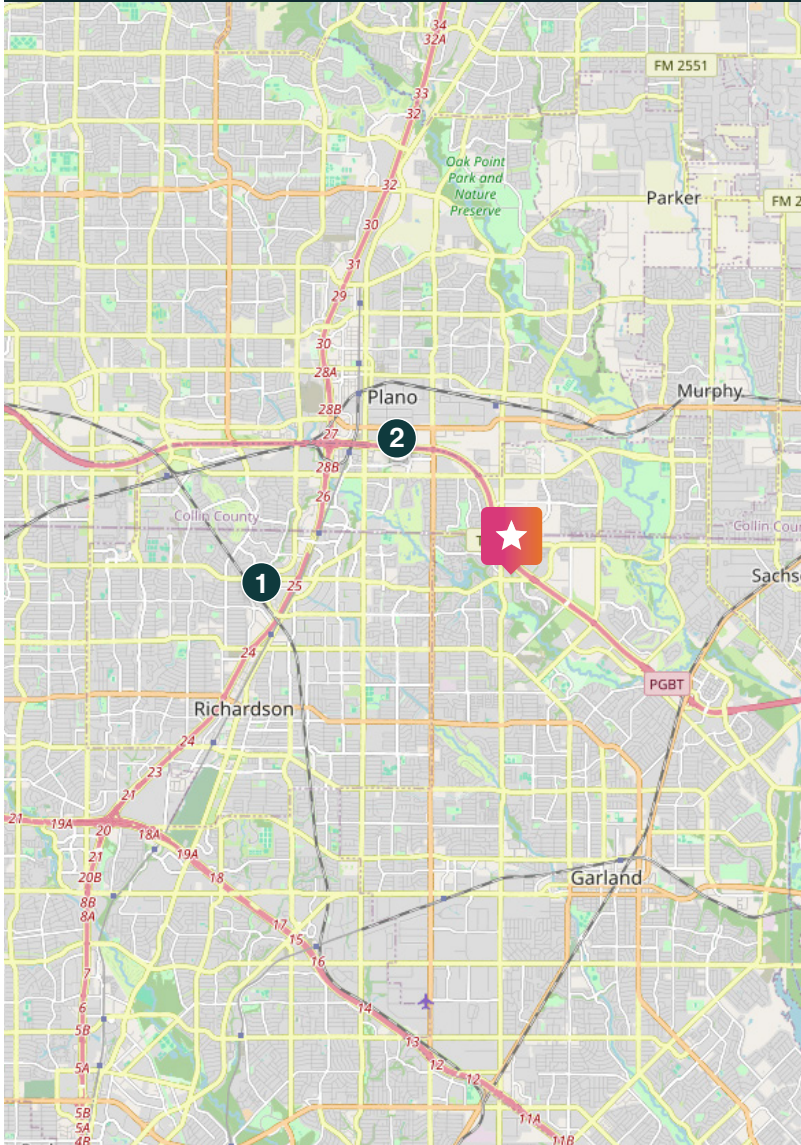
\$96,277

PERCENT OF POPULATION INSURED

81.89%

SOURCE: ESRI, 2026 (5 MILE RADIUS)

7217 TELECOM PARKWAY, GARLAND, TX 75044



NEARBY HOSPITALS

	DISTANCE	DRIVE TIME
1. Methodist Richardson Campus for Continuing Care	6.9 mi	9 mins
2. Methodist Richardson Medical Center	2.5 mi	4 mins

SURROUNDING POINTS OF INTEREST

- The Preserve at Spring Creek
- Watermere at Firewheel
- Kroger
- Firewheel Town Center
- Herb & Ember
- Club Pilates
- Hyatt Place Dallas/ Garland/Richardson
- University of Texas at Dallas
- Curtis Culwell Center