

OFFICE FOR SUBLEASE

6705 HERITAGE PARKWAY SUITE 102  
ROCKWALL, TX 75087



TRANSWORLD®  
Commercial Real Estate



## MEDICAL OFFICE FOR SUBLEASE

5261 Quebec Street, Suite 200  
Greenwood Village, Colorado 80111



*PRESENTED BY:*

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# PROPERTY SUMMARY

Medical Office Sublease  
6705 Heritage Parkway, Rockwall, TX



## Design Highlights

Price:	\$2,100/month
Type:	1 Private Office
HIGHLIGHTS	Use of waiting room and reception

## Property Overview

Discover this prime sublease opportunity in a well-established medical office building on Heritage Parkway. This bright and private office provides an ideal setting for professionals seeking a turnkey workspace in a thriving medical campus. Tenants will enjoy exclusive use of their dedicated office along with shared access to the welcoming waiting room and reception area, creating a polished and efficient environment for clients or patients. Conveniently located in Rockwall—just minutes from Lake Ray Hubbard, major highways, and the Dallas metroplex—this location offers excellent visibility and accessibility in a rapidly growing community. Perfect for medical, professional, or service-based businesses.

# PROPERTY PHOTOS

Medical Office Sublease  
6705 Heritage Parkway, Rockwall, TX



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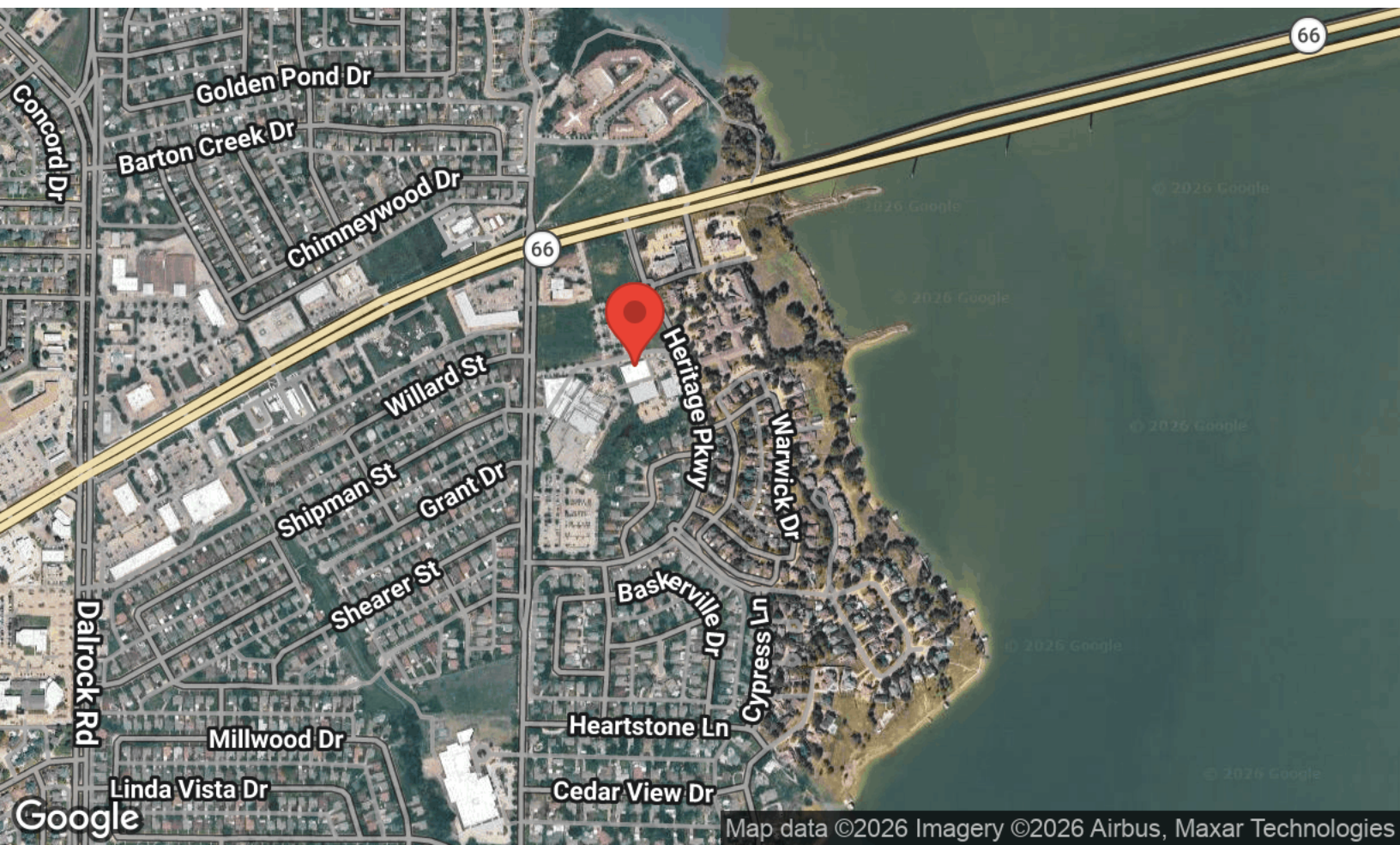
# PROPERTY PHOTOS

Medical Office Sublease  
6705 Heritage Parkway, Rockwall, TX



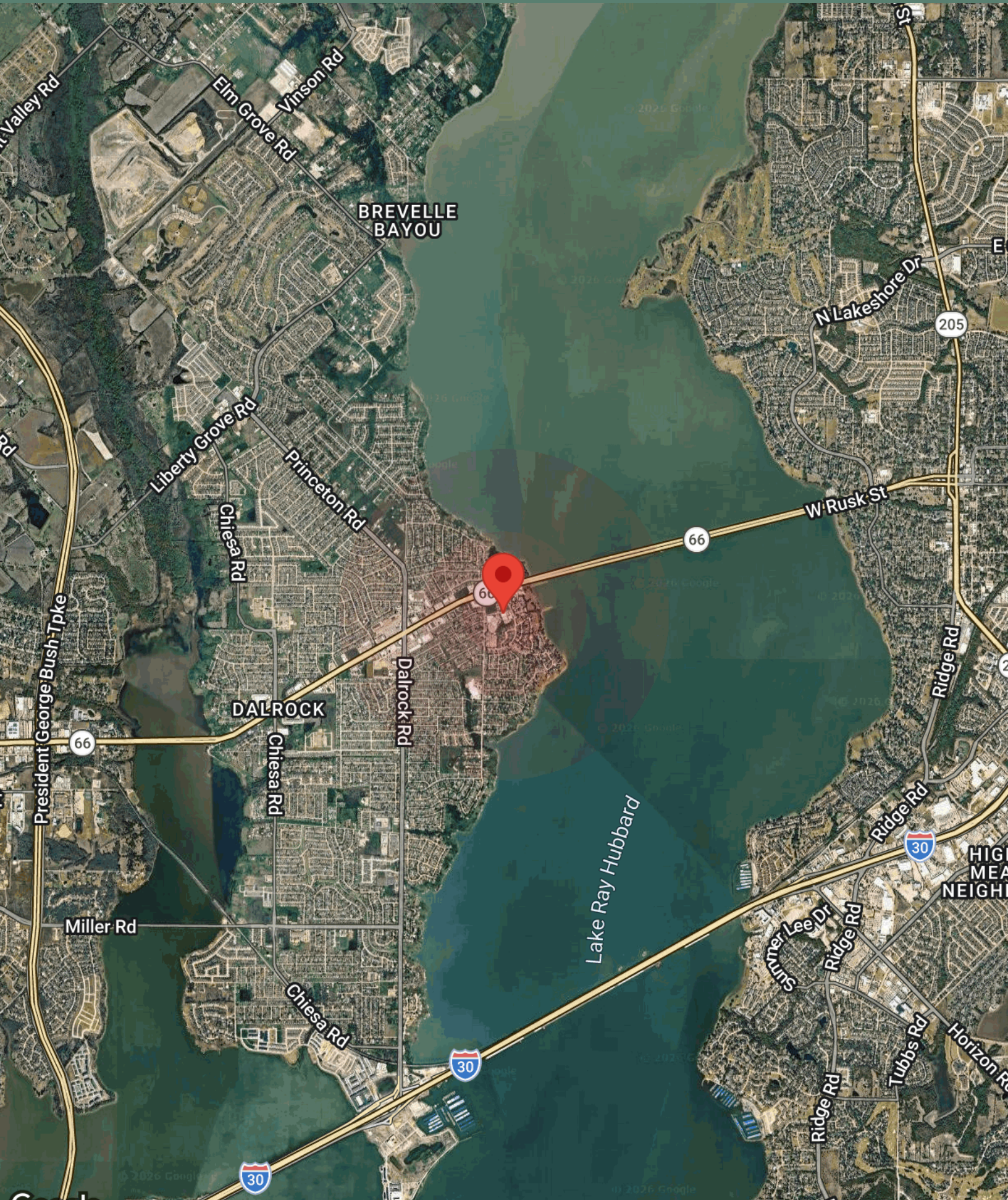
# LOCATION MAPS

Medical Office Sublease  
6705 Heritage Parkway, Rockwall, TX



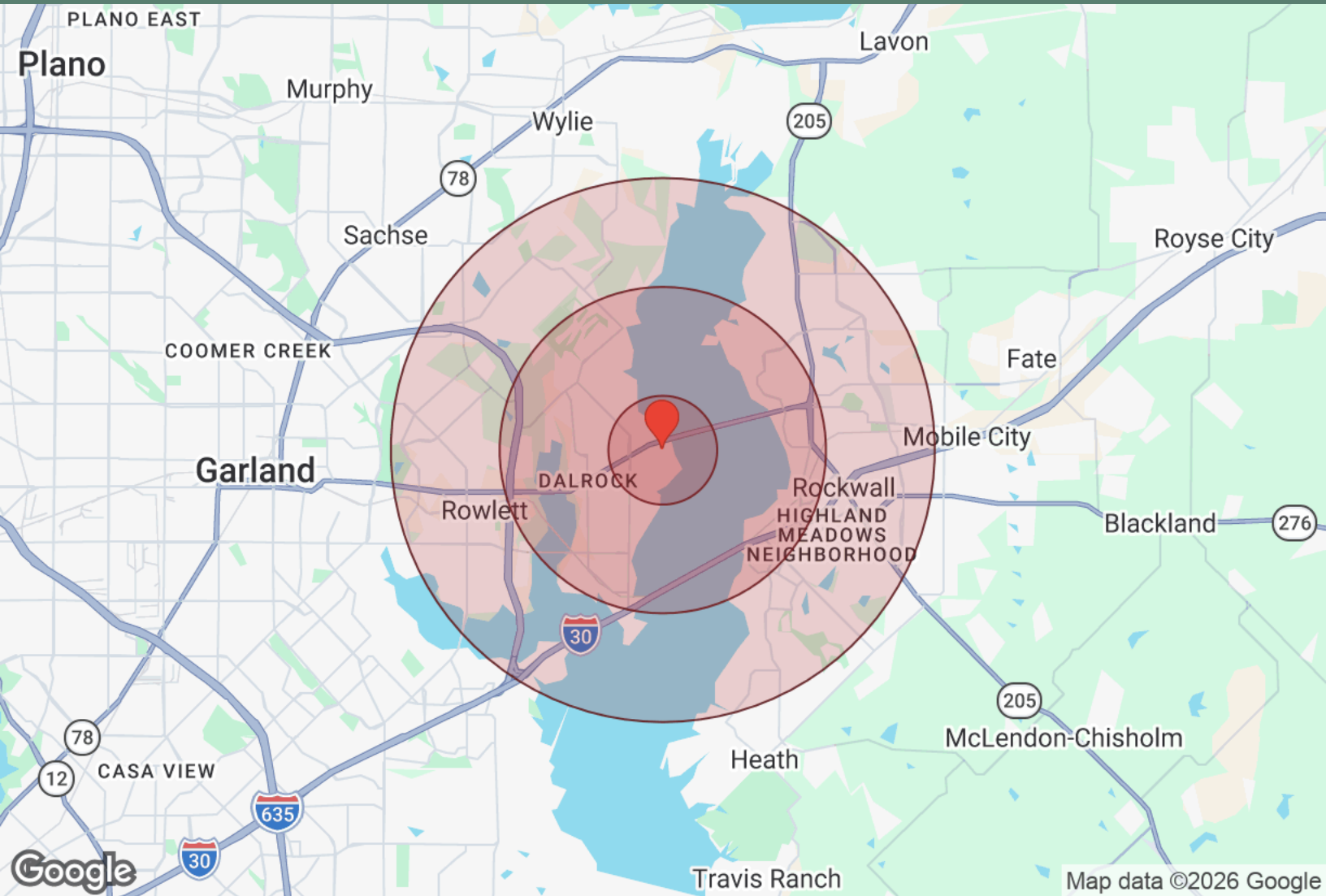
# BUSINESS MAP

Glow  
6705 Heritage Parkway Suite 102 | Rockwall, TX 75087



# DEMOGRAPHICS

Medical Office Sublease  
6705 Heritage Parkway, Rockwall, TX



Map data ©2026 Google

Distance: ● 1 Mile ● 3 Miles ● 5 Miles

	1 Mile	3 Miles	5 Miles
<b>Population</b>			
Male	3,737	27,294	67,548
Female	3,809	28,372	70,556
Total Population	7,546	55,666	138,104
<b>Race / Ethnicity</b>			
White	3,891	26,926	66,649
Black	1,321	9,892	22,967
Am In/AK Nat	13	106	290
Hawaiian	6	17	55
Hispanic	1,660	13,583	34,374
Asian	477	3,885	10,606
Multiracial	170	1,191	3,011
Other	9	67	152
<b>Housing</b>			
Total Units	2,894	22,146	54,197
Occupied	2,650	20,339	49,778
Owner Occupied	1,882	14,374	35,873
Renter Occupied	768	5,965	13,905
Vacant	244	1,808	4,419

	1 Mile	3 Miles	5 Miles
<b>Age</b>			
Ages 0 - 14	1,329	10,502	27,127
Ages 15 - 24	1,059	7,544	18,545
Ages 25 - 54	3,005	21,583	53,880
Ages 55 - 64	986	7,345	17,733
Ages 65+	1,165	8,690	20,820

	1 Mile	3 Miles	5 Miles
<b>Income</b>			
Median	\$125,774	\$115,638	\$114,082
Under \$15k	52	855	2,152
\$15k - \$25k	118	570	1,453
\$25k - \$35k	40	607	1,820
\$35k - \$50k	189	1,420	3,906
\$50k - \$75k	461	2,856	6,786
\$75k - \$100k	258	2,338	5,708
\$100k - \$150k	601	4,474	10,124
\$150k - \$200k	508	3,197	7,425
Over \$200k	422	4,022	10,402



**Will Connery**  
**Commercial Broker**  
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**(817) 214-4434**

**William Connery is a dedicated commercial real estate broker with a passion for serving clients like family. Licensed since 2023, he specializes in the hospitality market in the Dallas-Fort Worth area, leveraging his expertise to deliver exceptional results. As a market expert, he provides unparalleled insights and personalized solutions.**

**In his free time, Will enjoys attending Dallas sporting events with his wife and three children, creating lasting family memories.**

2-10-2025



## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>Transworld Commercial Brokers, LLC</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>9013356</b> License No.	<b>phil@transworldcre.com</b> Email	<b>(303)981-1936</b> Phone
Designated Broker of Firm <b>Philip Kubat</b>	License No. <b>759206</b>	Email <b>phil@transworldcre.com</b>	Phone <b>(303)981-1936</b>
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-1

**OWNER:** \_\_\_\_\_

**Date:** \_\_\_\_\_