

IRVING MOB II

2021 N MacArthur Blvd
Irving, TX 75061

Medical For Lease

1,669 - 1,761 SF



Leasing Information:
214.461.2388

Banks Newton
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Peter Shaw
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Elizabeth Madden
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Lincoln

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

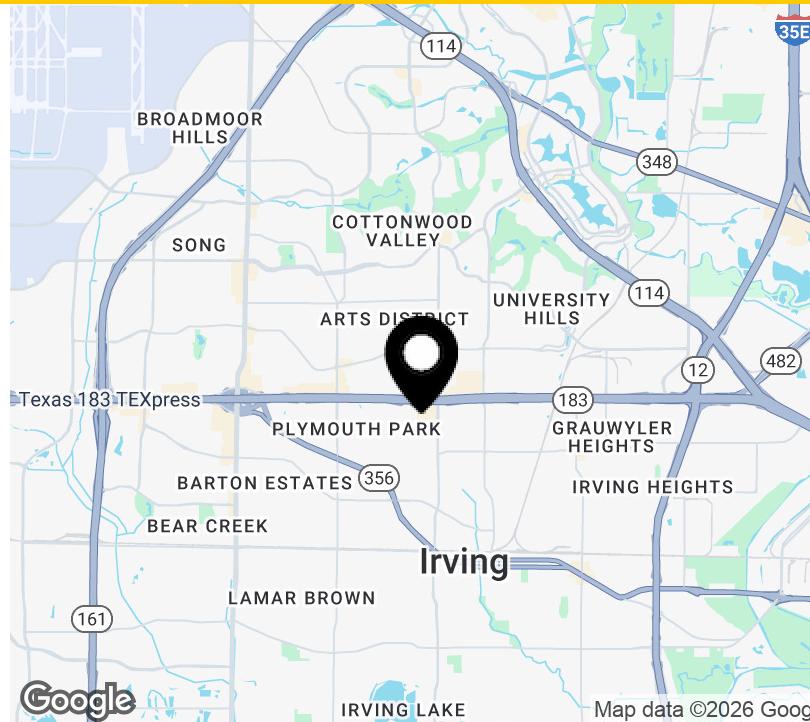
www.lpc.com

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Property Overview

The Irving Medical Office Building II is a Class A, medical office building with institutional ownership located on the campus of Baylor Scott & White Medical Center - Irving. The building is conveniently located on the SWC of State Highway 183 and North MacArthur Road with great interstate visibility. The building has multiple 2nd generation medical office spaces where we can offer generous tenant improvement packages.

Property Highlights

- Aggressive tenant improvement packages available for customizable suites
- Prime location with easy access to Interstate 183
- Ample parking spaces for clients

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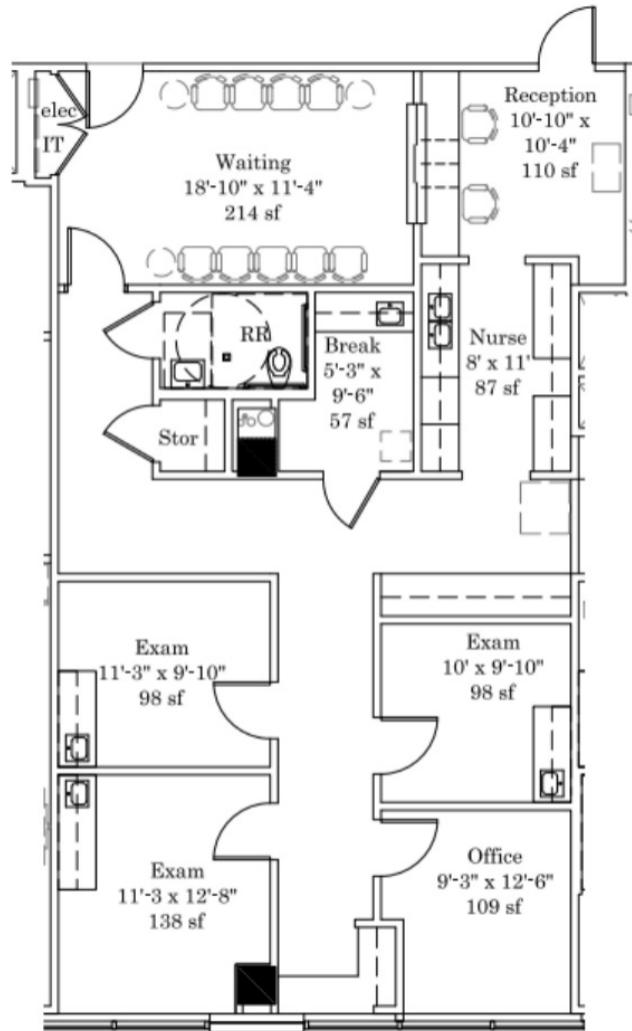
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Suite 310

1,669 SF



Suite	Size
Suite 310	1,669 SF

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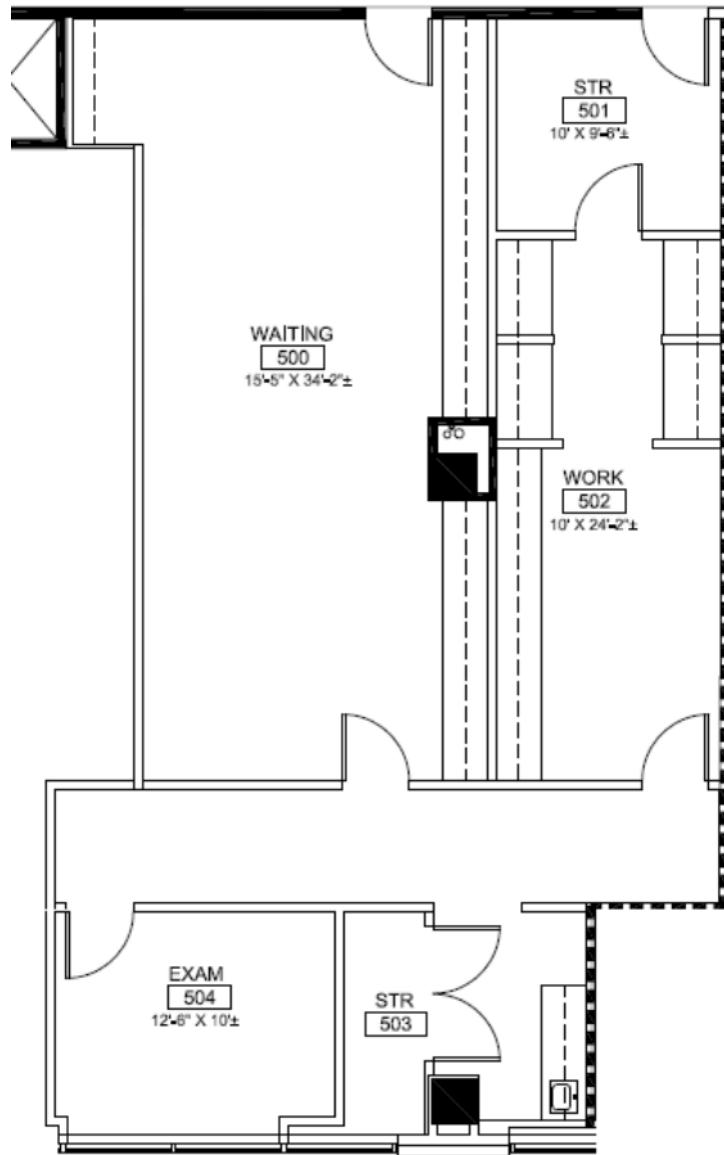
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Suite 550

1,761 SF



Suite

Suite 534

Size

1,761 SF

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Nearby Amenities



Irving Medical Office Building



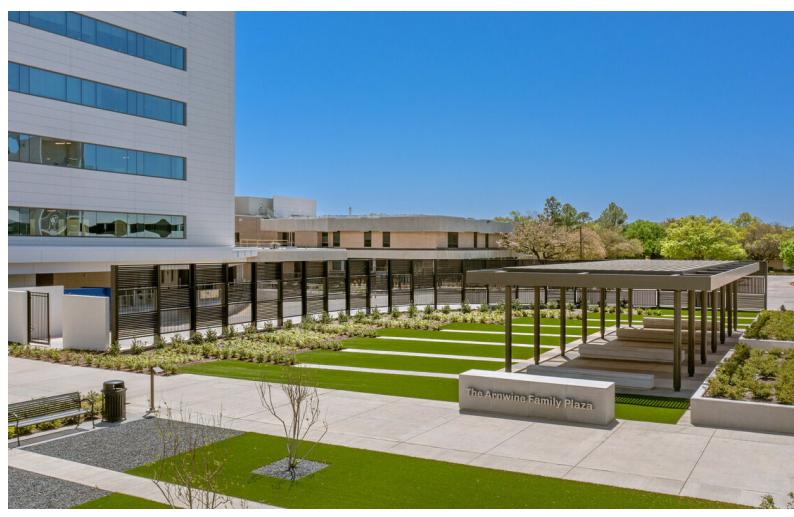
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Property Amenities



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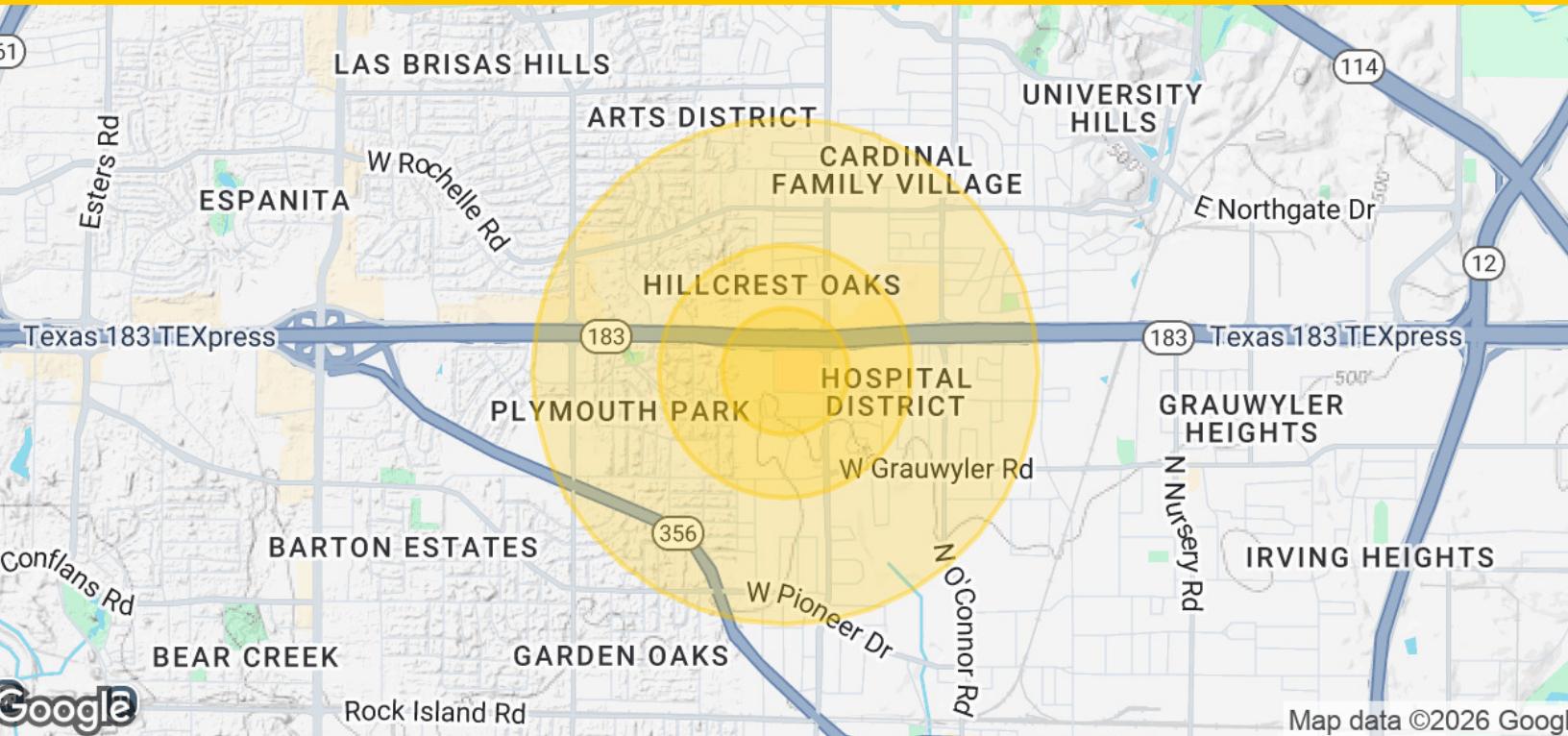
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Demographics Map & Report



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	862	4,586	20,437
Average Age	37.1	33.7	32.9
Average Age (Male)	37.3	34.1	32.4
Average Age (Female)	37.3	32.9	32.7
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	286	1,499	6,529
# of Persons per HH	3.0	3.1	3.1
Average HH Income	\$94,224	\$78,719	\$69,146
Average House Value	\$214,342	\$187,188	\$167,848

2020 American Community Survey (ACS)

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