

IRVING MOB II

2021 N MacArthur Blvd
Irving, TX 75061

Medical For Lease

1,669 - 1,761 SF



Leasing Information:
214.461.2388

Lincoln

Banks Newton
214.461.2388
bnewton@lpc.com

Peter Shaw
214.461.2302
PShaw@lpc.com

Elizabeth Madden
214.461.2366
emadden@lpc.com

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

www.lpc.com

IRVING MOB II

2021 N MacArthur Blvd | Irving, TX 75061

Medical For Lease

1,669 - 1,761 SF



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

Banks Newton

214.461.2388
bnewton@lpc.com

Peter Shaw

214.461.2302
PShaw@lpc.com

Elizabeth Madden

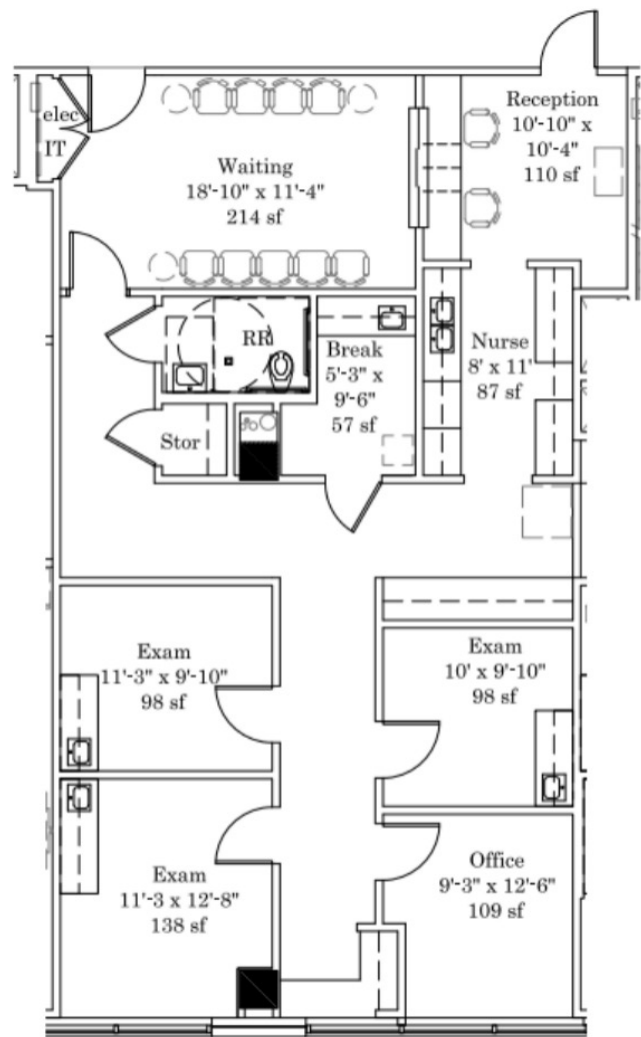
214.461.2366
emadden@lpc.com

Lincoln

IRVING MOB II

2021 N MacArthur Blvd | Irving, TX 75061

Suite 310
1,669 SF



Suite	Size
Suite 310	1,669 SF

Banks Newton
214.461.2388
bnewton@lpc.com

Peter Shaw
214.461.2302
PShaw@lpc.com

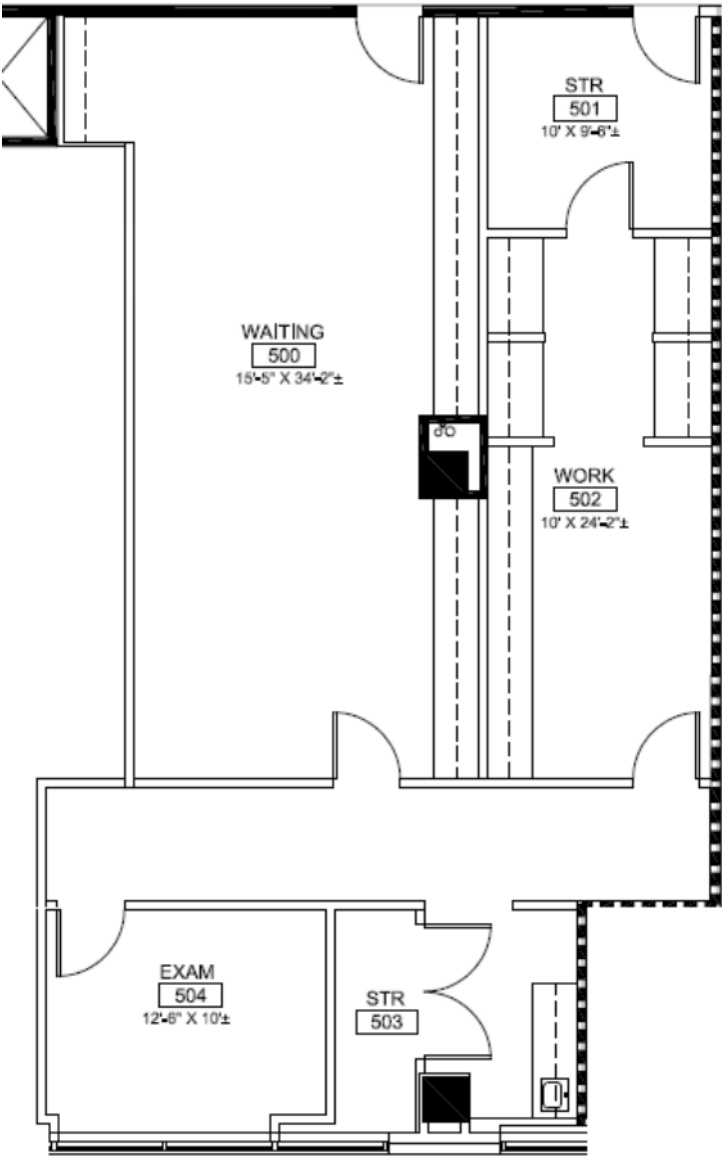
Elizabeth Madden
214.461.2366
emadden@lpc.com



IRVING MOB II

2021 N MacArthur Blvd | Irving, TX 75061

Suite 550
1,761 SF



Suite	Size
Suite 534	1,761 SF

Banks Newton
214.461.2388
bnewton@lpc.com

Peter Shaw
214.461.2302
PShaw@lpc.com

Elizabeth Madden
214.461.2366
emadden@lpc.com



IRVING MOB II

2021 N MacArthur Blvd | Irving, TX 75061

Nearby Amenities



Irving Medical Office Building



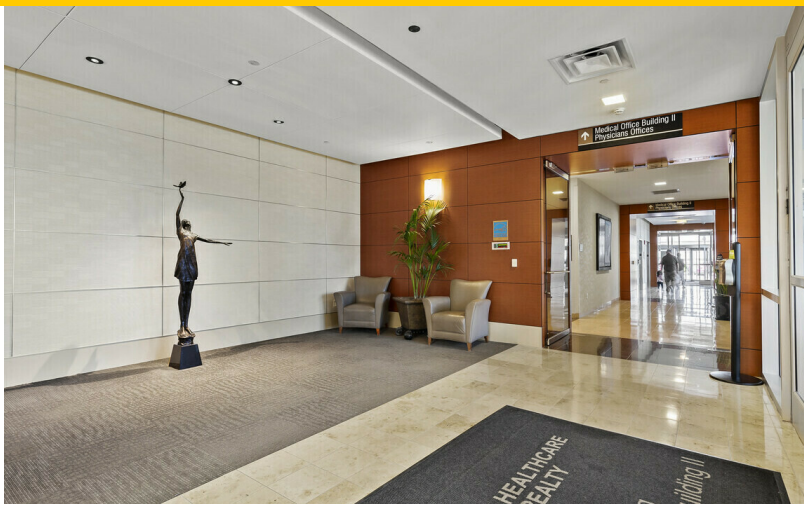
Banks Newton	Peter Shaw	Elizabeth Madden
214.461.2388	214.461.2302	214.461.2366
bnewton@lpc.com	PShaw@lpc.com	emadden@lpc.com

Lincoln

IRVING MOB II

2021 N MacArthur Blvd | Irving, TX 75061

Property Amenities



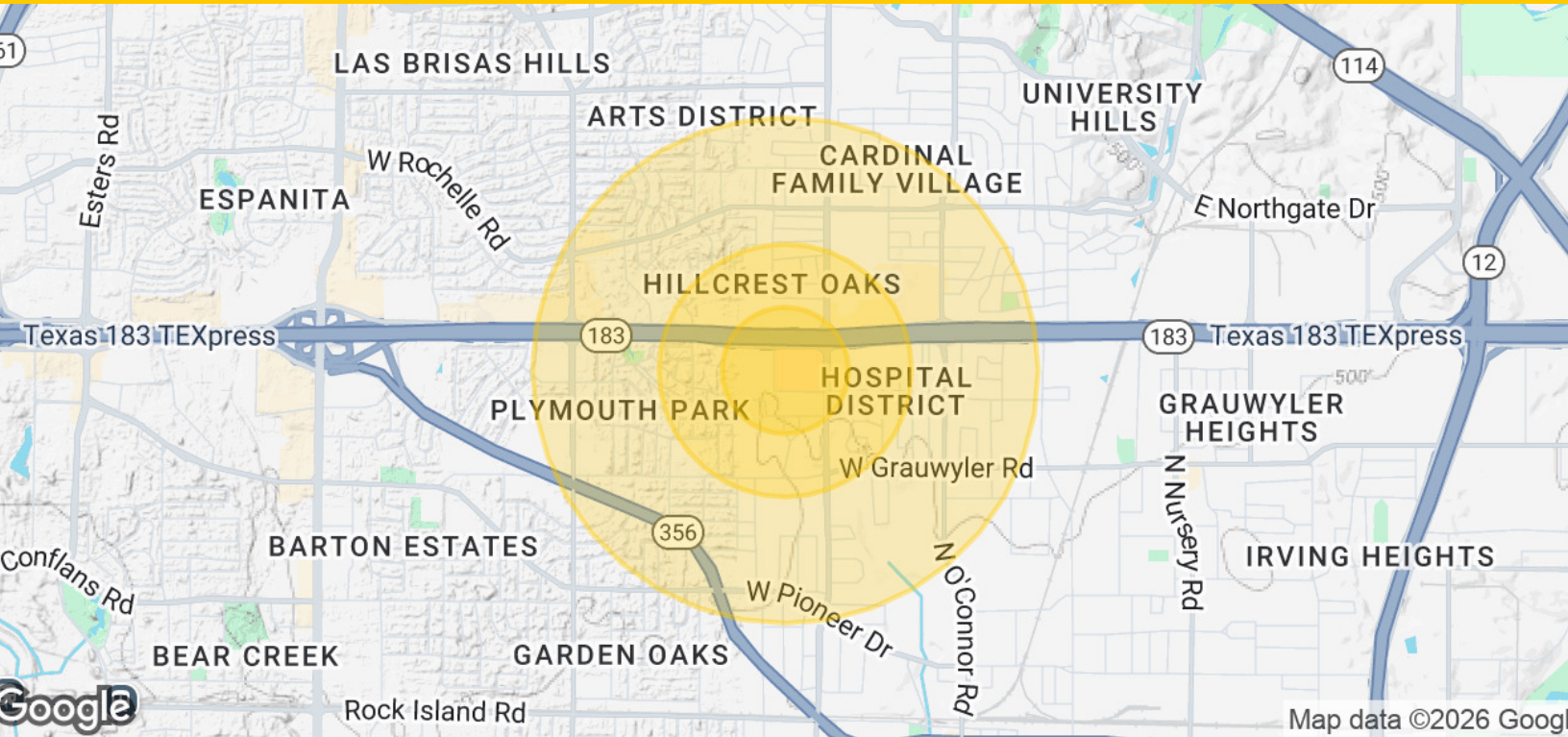
Banks Newton	Peter Shaw	Elizabeth Madden
214.461.2388	214.461.2302	214.461.2366
bnewton@lpc.com	PShaw@lpc.com	emadden@lpc.com

Lincoln

IRVING MOB II

2021 N MacArthur Blvd | Irving, TX 75061

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)

Banks Newton
214.461.2388
bnewton@lpc.com

Peter Shaw
214.461.2302
PShaw@lpc.com

Elizabeth Madden
214.461.2366
emadden@lpc.com

Lincoln



IRVING MOB II

2021 N MacArthur Blvd
Irving, TX 75061

Leasing Information:
214.461.2388

Banks Newton
214.461.2388
bnewton@lpc.com

Peter Shaw
214.461.2302
PShaw@lpc.com

Elizabeth Madden
214.461.2366
emadden@lpc.com

Lincoln

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

www.lpc.com