

For Sublease

1340

Empire Central
Drive

Dallas, Texas



MEDICAL FACILITY

40,828 SF • INPATIENT REHABILITATION FACILITY

Jones Lang LaSalle Brokerage, Inc.





FEATURES

- STRATEGIC LOCATION**
Great accessibility
- FULLY GATED**
Secured lot
- YEAR BUILT**
2010
- BEDS**
40
- STORIES**
2
- ELEVATORS**
2
- GROSS SQUARE FEET**
40,828
- PARKING SPACES/RATIO**
95 / 2.33 to 1,000 SF
- ZONING**
MU-3

LOCATION

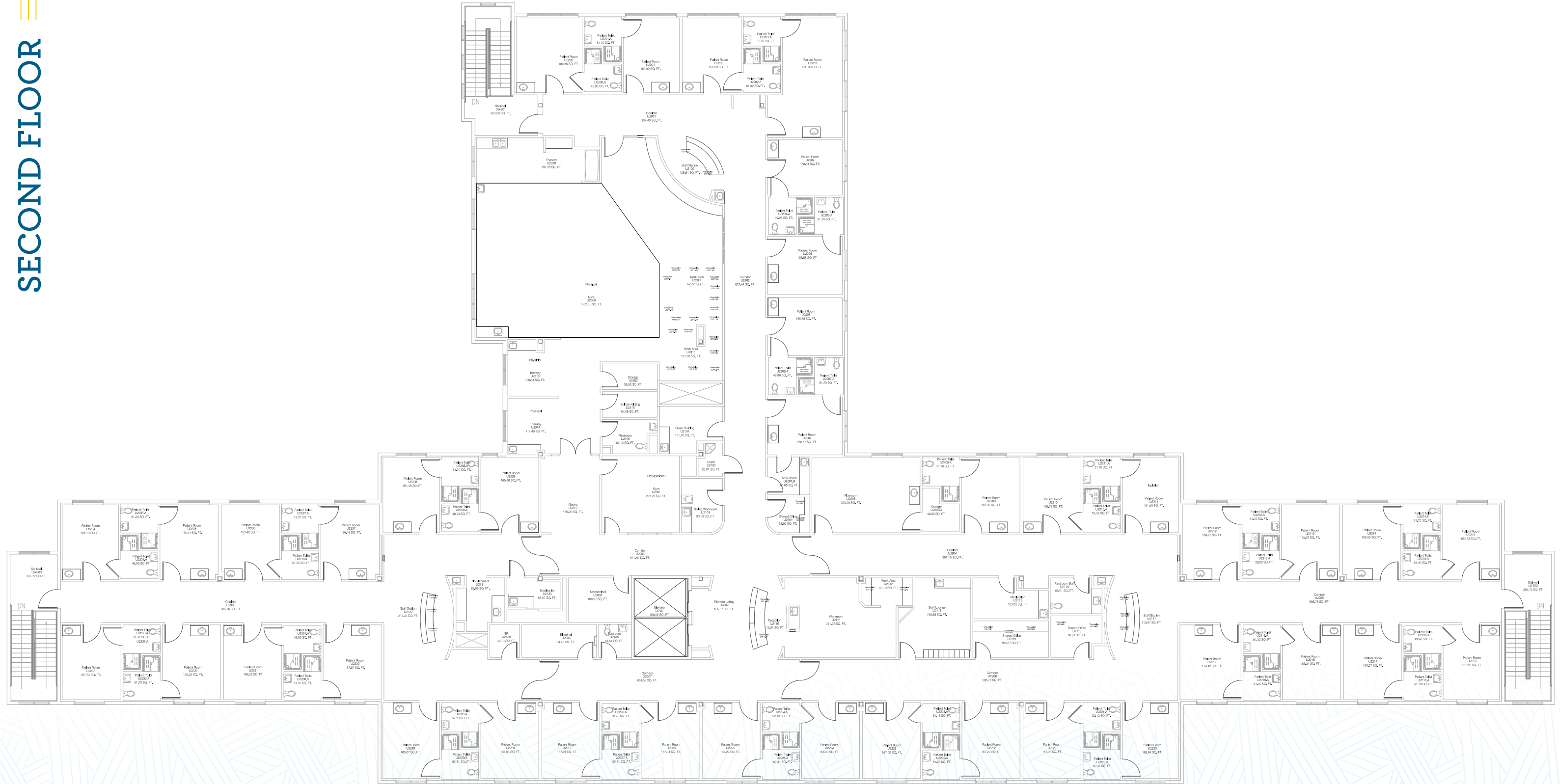


- Two-story rehabilitation facility built in 2010 and previously operated as a pediatric IRF
- 40-bed modernized facility
- Well located off I-35 with close proximity to UTSW Medical District
- Dining area, kitchen and building service area located on the Property in the first floor of the building
- Outdoor semi-covered play area
- Covered patient drop-off
- 96 on-grade parking spaces on the north, west and south side of the Property
- Fully gated and secure lot

MECHANICAL SYSTEMS

- | | | | | |
|---|---|-----------------------|--|--|
| Water heaters | Med Vac Pumps | Water Softener | Generator | Air Handlers |
| <ul style="list-style-type: none"> • 1940 CFH • 500 gal (one remote tank) | <ul style="list-style-type: none"> • 2 – 5HP pumps • 120 gal receiver | | <ul style="list-style-type: none"> • 400 kW • Serves <ul style="list-style-type: none"> » RTU-1 fans only (no cooling) » RTU-2 fans only (no cooling) » Life safety » Walk-in coolers » Freezer » Med vacuum pump | <ul style="list-style-type: none"> • RTU-1: 22,000 cfm • CU-1: 95 tons • RTU-2: 21,300 cfm • CU-2: 97 tons |

SECOND FLOOR





DEMOGRAPHICS

Variable	1340 Empire Central Drive, Dallas, TX		
	5 minutes	10 minutes	15 minutes
2022 Total Population	8,108	174,807	613,043
2027 Total Population	8,171	177,706	624,881
2022-2027 Pop Growth	0.15%	0.33%	0.38%
2022 Median Household Income	\$51,686	\$64,154	\$74,222
2022 Households with Income Over \$100K	524	22,063	91,976
2022 Have Medicaid Medical Policy	8.8%	6.8%	6.0%
2022 Have Medicaid Medical Policy (%)	713	11,965	37,075
2022 Have Medicare Medical Policy	13.3%	13.2%	14.2%
2022 Have Medicare Medical Policy (%)	1,075	23,096	87,152
2022 Population <19	2,339	45,841	156,120
2022 Age 20-60	4,217	104,444	359,593
2022 Population >60	1,551	24,523	98,330

AMENITIES



HEALTHCARE

- » Children's Health
- » KPC Healthcare
- » LifeCare
- » Parkland
- » Texas Tech University Health Science Center
- » UT Southwestern Medical Center

RESTAURANTS

- » Burger King
- » Dunston's Steakhouse
- » Golden Chick
- » Ihop
- » McDonald's
- » Schlotzsky's
- » Smokey John's
- » Sonic
- » Starbucks
- » Taco Bell



Rehabilitation Facility for Sublease

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