

Office ★ SALE/LEASE

LanCarteCRE.com

171 W SOUTHLAKE BLVD SOUTHLAKE, TX 76092



LANCARTE
COMMERCIAL

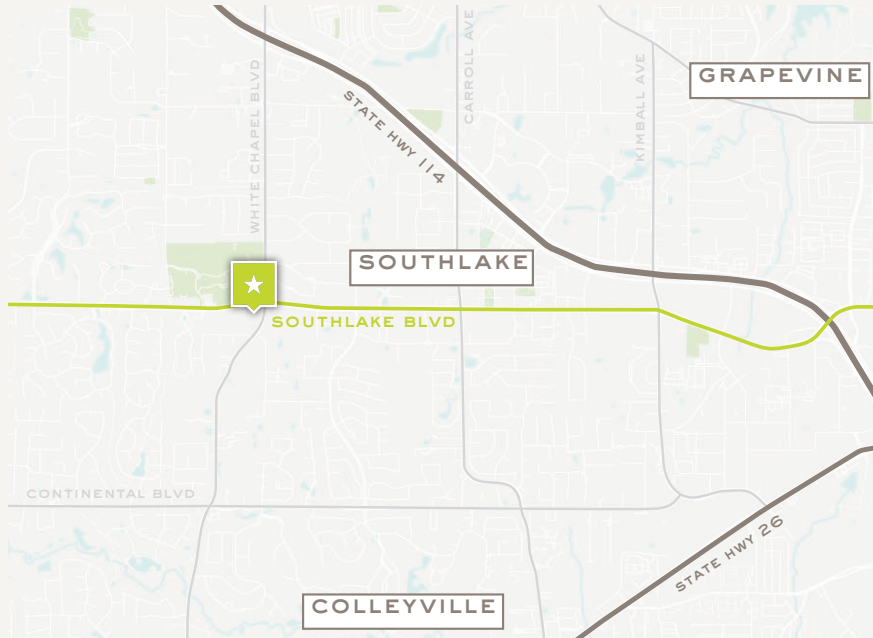
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PROPERTY FEATURES

- First-Generation Class-A Medical Space
- Year Built: 2023
- 6,000 SF Available
- Direct Access to Southlake Blvd.
- Monument & Building Signage Available
- Beautifully Built Out Office Including:
 - 10 Exam Rooms (w/ Sinks)
 - 3 Physician's Office
 - 3 Nurse Stations
 - Lab Area
 - Conference Room
 - Spacious Waiting Room
 - Separate Check-In/Out Doors
 - Additional Rooms
- Located at a Red-Light Intersection

LOCATION OVERVIEW

Located at 171 W Southlake Blvd, this medical office offers exceptional accessibility via major roadways, including Hwy 114, facilitating easy access for patients across the Dallas-Fort Worth metroplex. Situated in the affluent and growing community of Southlake, the office is surrounded by a variety of dining, retail, and service amenities, enhancing convenience for both patients and staff. This location, part of a thriving healthcare hub, positions a medical practice advantageously within a network of professional healthcare facilities, promising a steady client base and opportunities for referrals.

ASKING PRICE

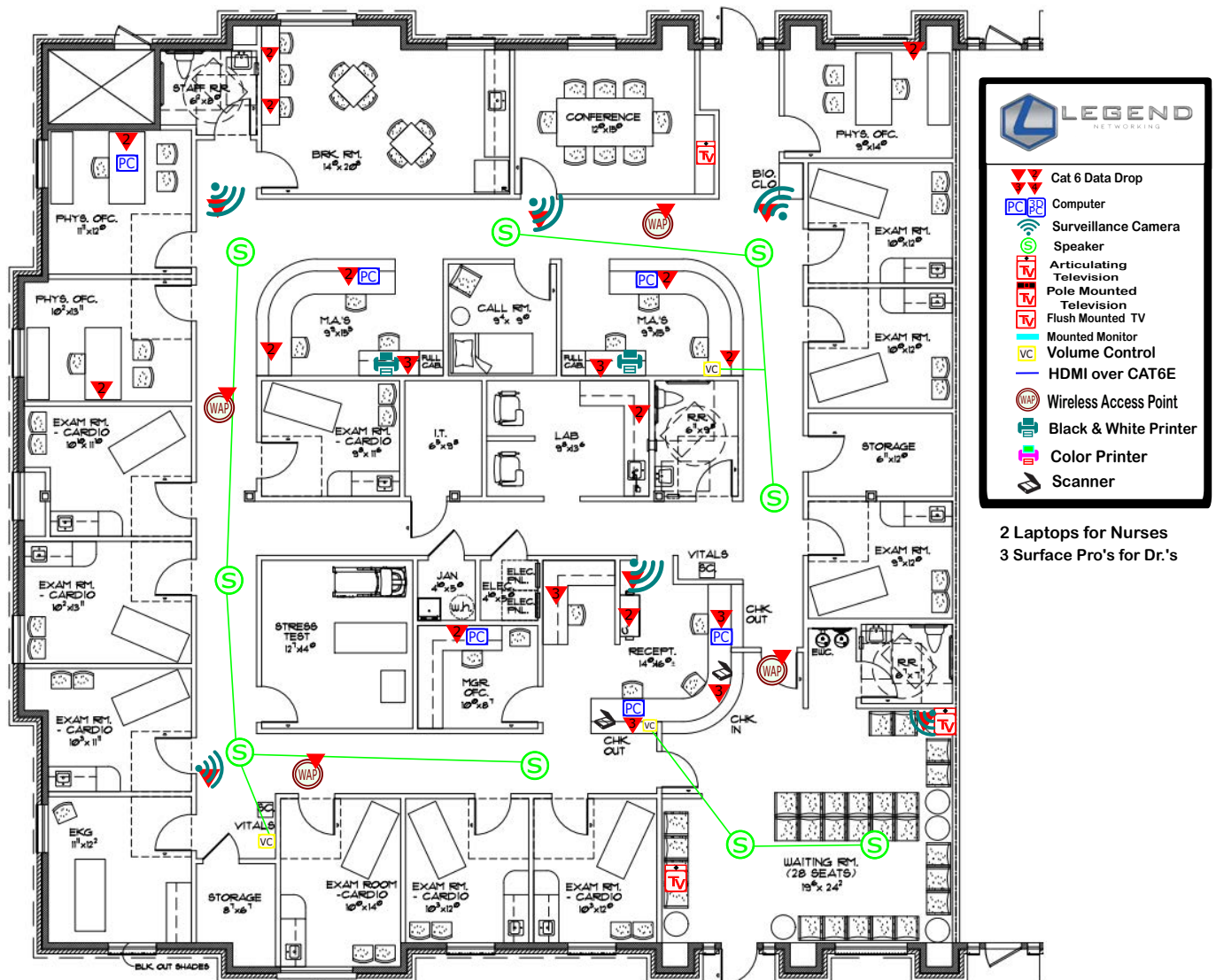
\$2,970,000 (\$495/SF)

LEASE RATE

\$29.00 (SF + NNN)

FLOORPLAN

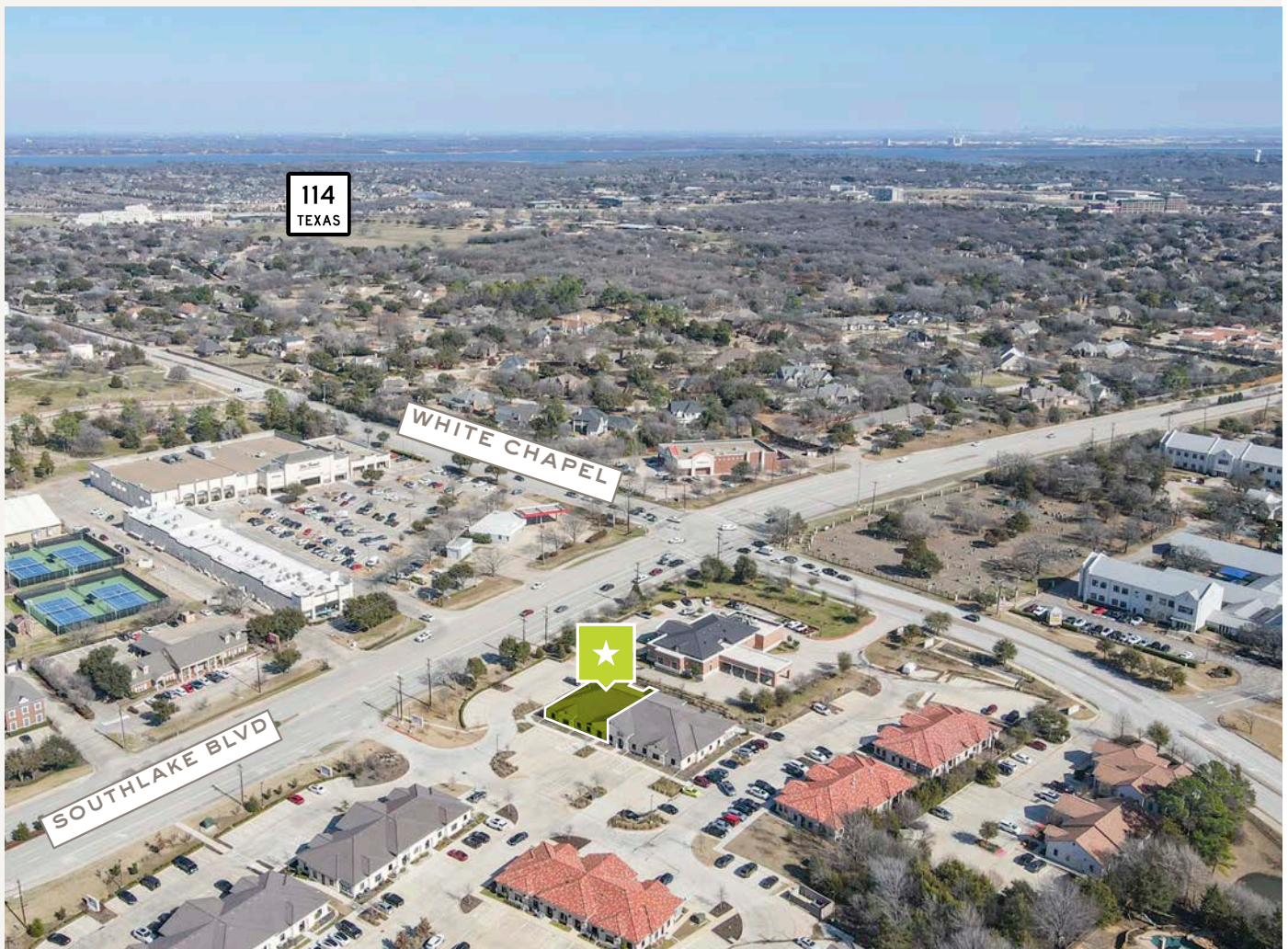
Southlake Cardiology Technology Floorplan



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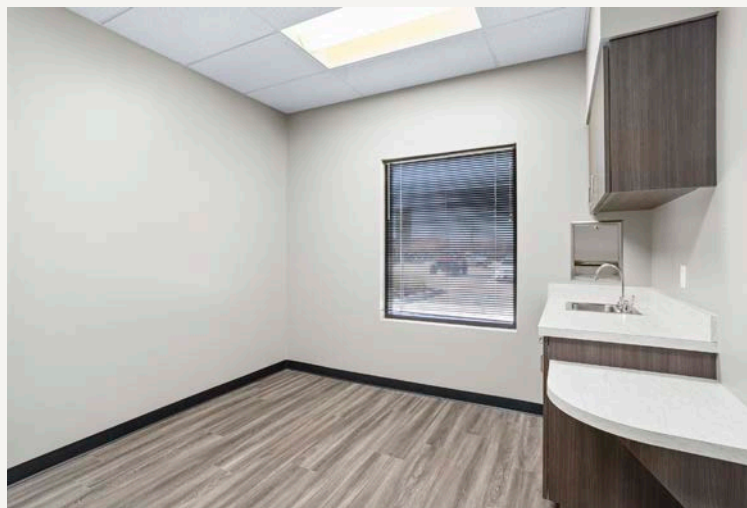
EXTERIOR PHOTOS



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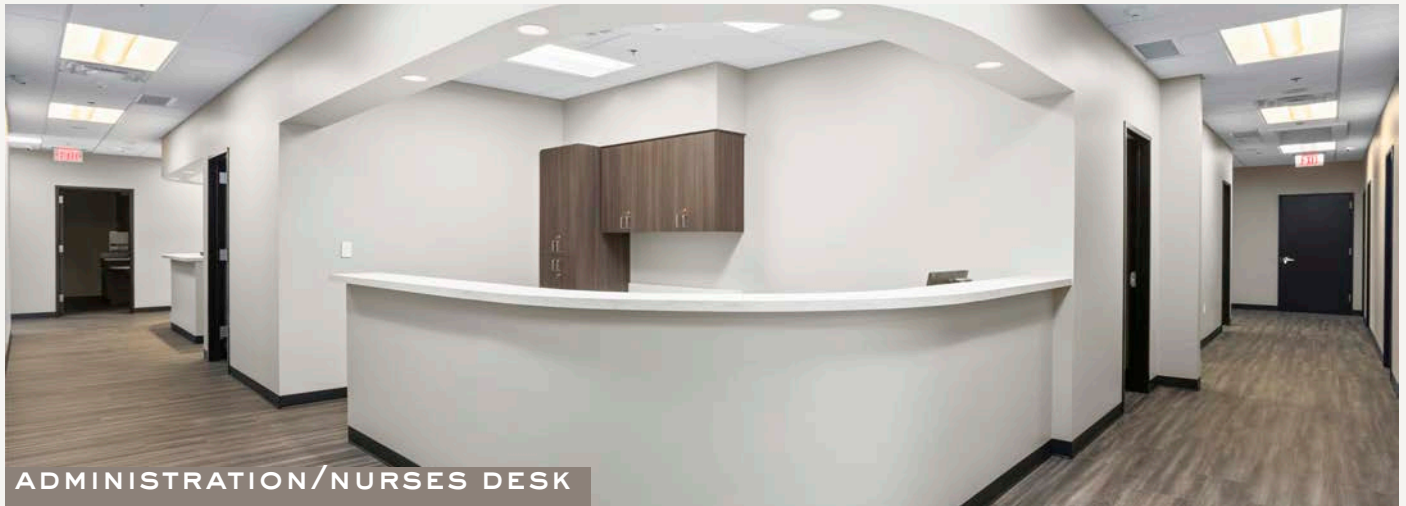
INTERIOR PHOTOS



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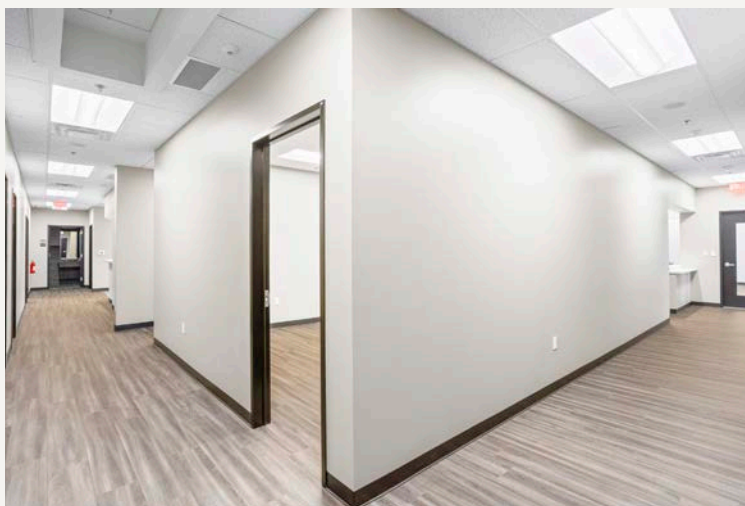
INTERIOR PHOTOS



ADMINISTRATION/NURSES DESK



EXAM ROOM



EXAM ROOM



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Relentlessly Pursuing What Matters

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