

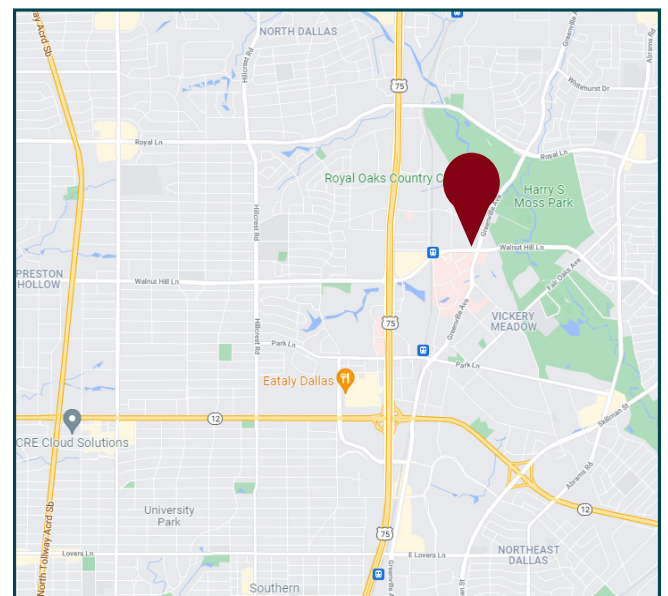


MEDICAL/OFFICE FOR LEASE

Dallas, TX 75231

PROPERTY HIGHLIGHTS

- Recently renovated 10-story office building with 11,500 SF floor plates perfect for smaller office and medical users
- Shared tenant conference room
- Prominent North Dallas location near Central Expressway and across from Presbyterian Hospital
- Onsite property manager, building engineer, and courtesy guard
- Bank of America financial center in lobby
- Ample structured/surface parking with easily accessible visitor/patient parking
- Walking distance to DART Rail & bus stop
- Monument signage available



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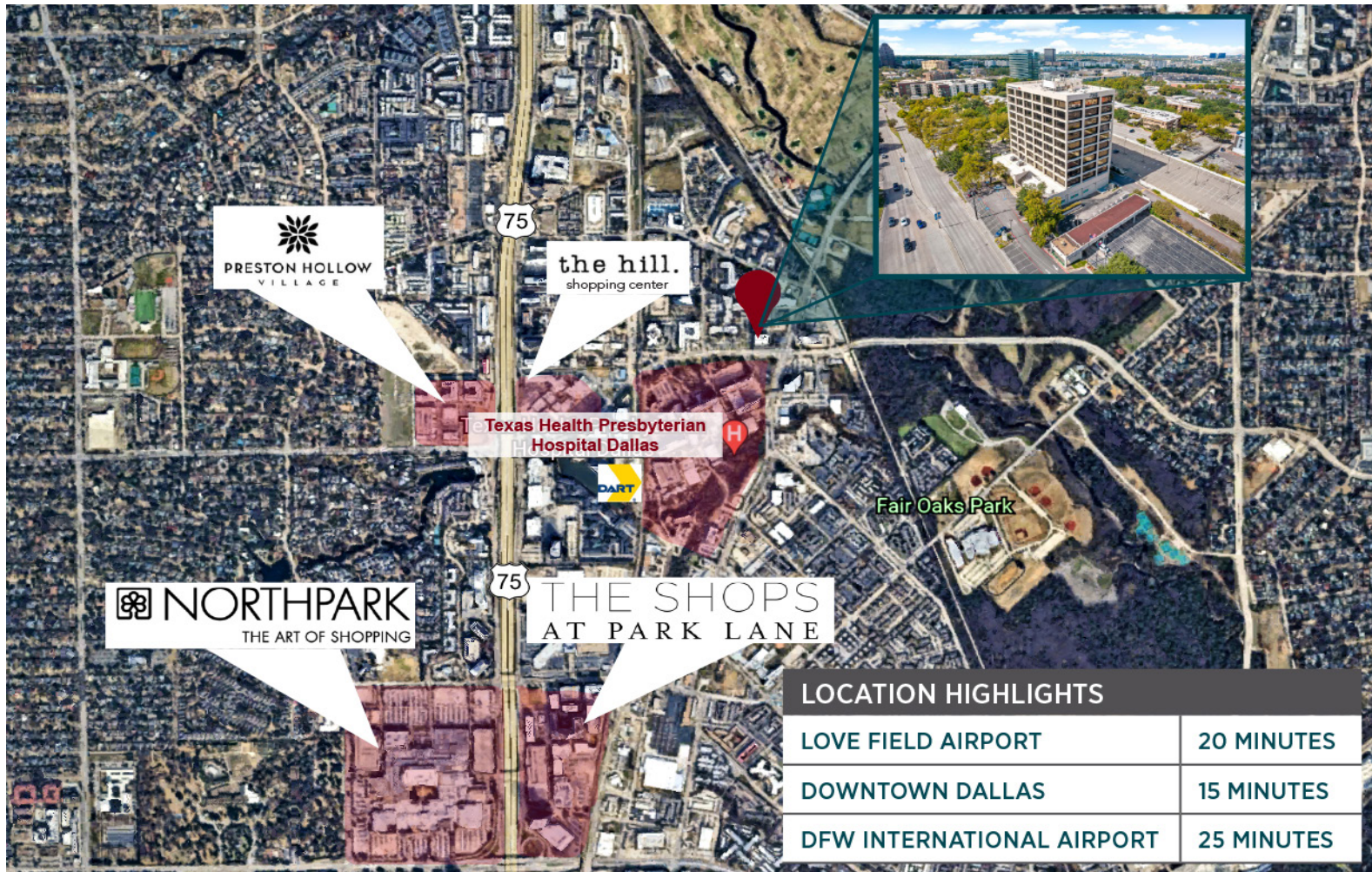
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10440 N. Central Expy
Suite 1150
Dallas, Texas 75231

OFFICE • FOR LEASE

7515 GREENVILLE AVE



7515 Greenville is well-maintained medical office building nestled just north of Texas Health Presbyterian Hospital off of Walnut Hill Lane and Greenville Avenue.

The building offers superior access to both the northbound and southbound entrances and exits of US-75. Conveniently located, 7515 Greenville is within minutes of a host of Dallas' prime amenities including Northpark Mall, The Shops at Park Lane, The Hill Shopping Center and Preston Hollow Village.

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7515

GREENVILLE AVE

SUITE	RSF	MAX CONTIGUOUS RSF	SPACE NOTES
302	1,872	4,313	Mostly open plan – can be built out to tenant specs.
303	2,441	4,313	2 private offices, large open work area, break room. Can be built out to tenant specs.
310	2,787	2,787	Elevator exposure. 2nd generation pediatrician office. Reception/entry with built-in desk, 2 exam rooms, private office, open work area, break room, nurses station.
400	5,010	5,010	2nd generation medical space. Reception area with built-ins, nurses station, 5 private offices, 7 exam rooms. En-suite restroom. Ample plumbing throughout.
404	496	496	Reception area, 1 exam room (plumbed), 1 private office.
501	515	515	Elevator exposure. Open space with storage closet.
602	2,466	2,466	Large reception/waiting area, 6 exam rooms (plumbed w/ built-ins), 2 corner conference/meeting rooms, nurses station/break area.
603	3,001	3,001	9 private offices, conference room, break room.
710	7,409	7,409	Excellent condition, ample glass throughout. Previous medical billing office – 14 private offices, large open work area, break room.
903	2,252	2,252	Reception, 4 private offices, conference room, break room.
912	771	771	Reception, large open work area.
1000	2,424	2,424	Elevator exposure. Large lobby/reception, 2 exam rooms, 3 offices, break room, nurses station, admin area.

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