

FOR LEASE | MEDICAL OFFICE BUILDING | 4 BUILDINGS

4323 - 4443 N JOSEY LN

Carrollton, TX 75010

Medical Office Space
\$22.50/sf + NNN

Schedule a Tour



LEASING TEAM

Blake LeGrow, Vice President
214.253.0786
blegrow@dominuscommercial.com

Justin Owen, Sr. Vice President
214.253.0797
jowen@dominuscommercial.com

IRVING
+1 214.941.9500
600 E Last Colinas Blvd, Suite 130

FORT WORTH
+1 817.242.2361
909 W Magnolia Ave, Suite 2



METROCREST HOSPITAL AUTHORITY PROFESSIONAL PLAZAS AND PEDIATRIC PLACE

4323 - 4443 N Josey Ln | Carrollton, TX



FOR LEASE 22.50 SF + NNN

Professional Medical Plazas I, II & III

Professional Plaza I 42,461 RSF
4323 N Josey Lane **up to 22,623 SF Available**

Professional Plaza II 46,204 RSF
4333 N Josey Lane **up to 9,897 SF Available**

Professional Plaza III 31,096 RSF
4325 N Josey Lane **up to 15,313 SF Available**

Pediatric Place 20,172 RSF
4443 N Josey Lane **up to 2,914 SF Available**

Available Space

\$22.50 SF + NNN

Building	Floor 1	SF	Floor 2	SF	Floor 3	SF
Plaza I	100	1,878	200B	1,597	302	1,555
	105	586	201	1,918	304	1,831
	106	1,499	202	1,715	306	3,631
	107B	747	203	1,436		
			204	1,324		
			206B	353		
			207	2,553		
Plaza II	101	1,242	200	3,996		
			201	714		
			202	2,644		
			203	1,301		
Plaza III	100	2,581	200	4,717	300B	2,518
	101	1,915	210	1,990	302	1,592

* Contact broker to confirm availability or to request floor plans

Blake LeGrow | 214.253.0786
Justin Owen | 214.253.0797

IRVING +1 214.941.9500
600 E Las Colinas Blvd, Suite 130

FORT WORTH +1 817.242.2361
909 W Magnolia Ave, Suite 2



METROCREST HOSPITAL AUTHORITY PROFESSIONAL PLAZAS AND PEDIATRIC PLACE

4323 - 4443 N Josey Ln | Carrollton, TX

FOR LEASE 22.50 SF + NNN

Property Highlights

Plaza I, Plaza II, Plaza III & Pediatric Place

BUILDING AREA	AVAILABLE SPACE
Plaza I 42,461 SF	353 - 22,623 SF
Plaza II 46,204 SF	714 - 9,897 SF
Plaza III 31,096 SF	1,592 - 15,313 SF

RATE

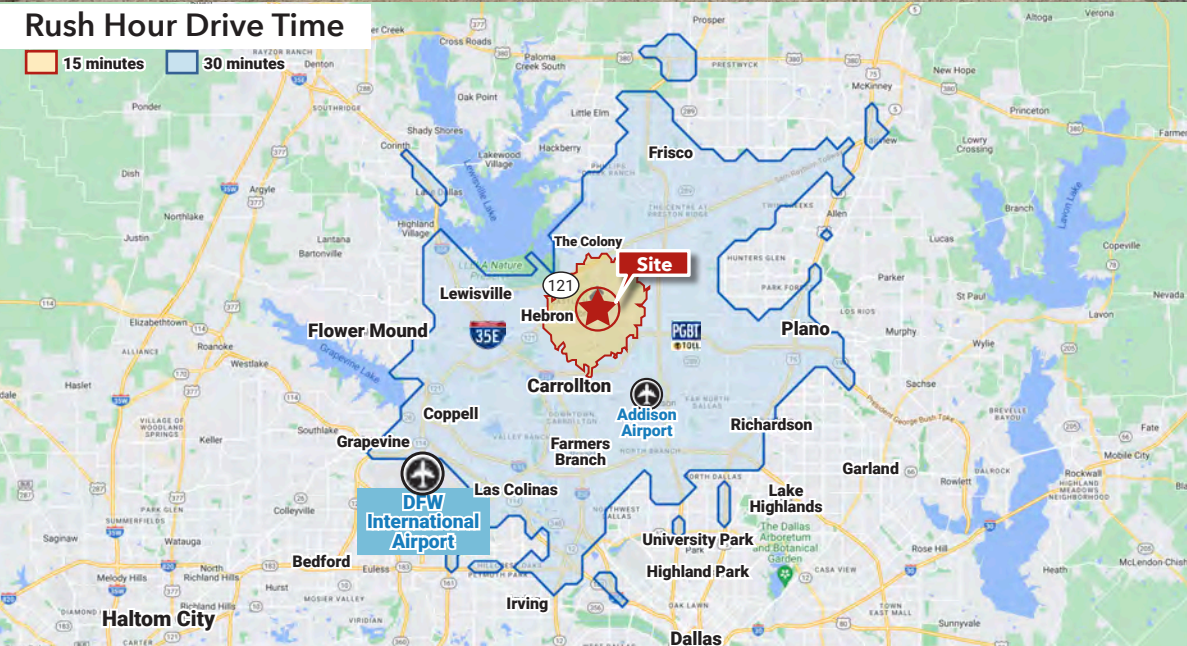
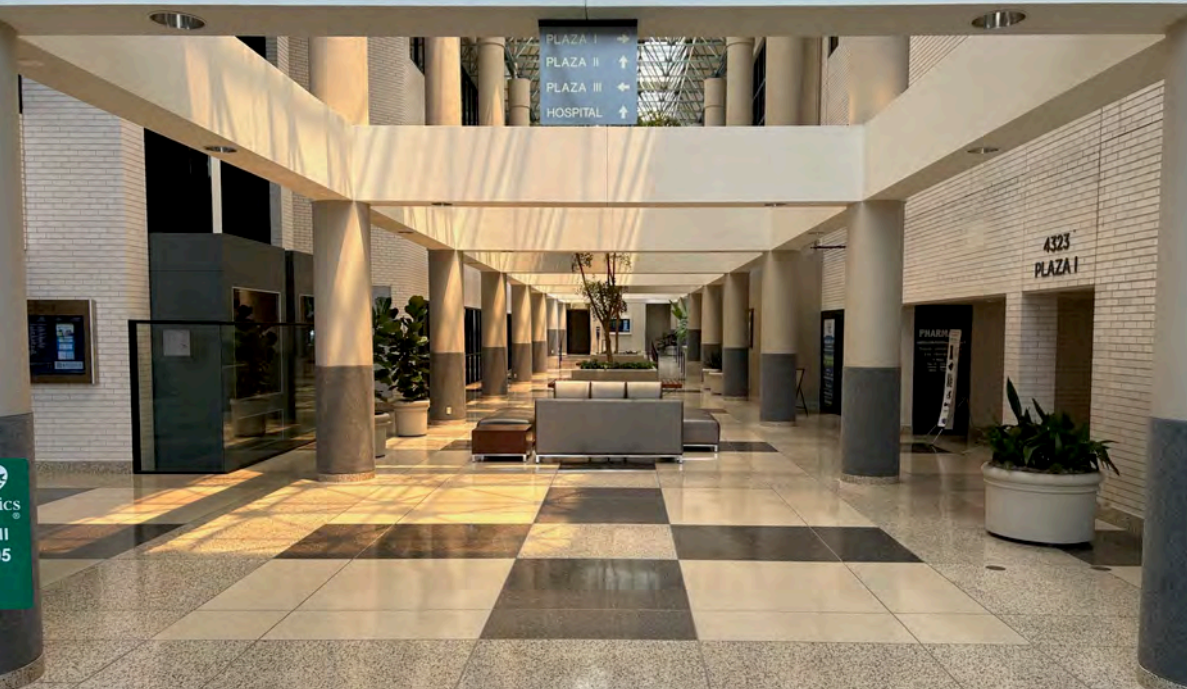
\$22.50 / SF + NNN

PARKING

- 750 surface spaces

HIGHLIGHTS

- First Class Medical Space
- Move-in ready suites
- Onsite management and ownership
- Recently remodeled common areas
- Quick access to PGBT, Hwy 121, Dallas North Tollway and I-35E
- Located near the NW intersection of Josey Lane & Hebron Pkwy
- Surrounded by dense residential neighborhoods
- **Over \$112 million dollars** consumer spending on Health Care in a 3 mile radius (*CoStar Demographics*)
- Addison Airport approximately 4.4 miles
- DFW Airport approximately 9 miles



Blake LeGrow | 214.253.0786
Justin Owen | 214.253.0797

IRVING +1 214.941.9500
600 E Las Colinas Blvd, Suite 130

FORT WORTH +1 817.242.2361
909 W Magnolia Ave, Suite 2



Location Overview

- Plaza I 4323 N Josey Ln | Carrollton,
- Plaza II 4333 N Josey Ln | Carrollton, TX
- Plaza III 4325 N Josey Ln | Carrollton, TX

POINTS OF INTEREST

- 1 The Clubs of Prestonwood
- 2 Bent Tree Country Club
- 3 Sprouts
- 4 Cook Children's
- 5 Walgreens

AIRPORTS

- Addison Airport
- DFW International Airport
- Dallas Love Airport

WITHIN 1 MILE

- » Sprouts & Tom Thumb
- » Starbucks
- » Castel Hills ER
- » Brookhaven Nursing and Rehab
- » Arbor Hills Nature Preserve
- » Lake Avalon Boardwalk
- » Multiple Parks, Community & Rec Centers, & Sports Fields
- » Multiple Restaurants



Traffic Counts (VPD) vehicles per day

33,138 VPD	@ E Hebron Pkwy & Josey Ln W
31,948 VPD	@ E Hebron Pkwy & Quail Crk W
27,260 VPD	@ N Josey Ln & Cheyenne Dr NE
24,578 VPD	@ N Josey Ln & Vera Curz Dr N

Demographics

Population	106,351 (3 mi)	Daytime Workers	31,433 (3 mi)	Businesses	4,019 (3 mi)
Population	232,946 (5 mi)	Daytime Workers	135,081 (5 mi)	Businesses	12,838 (5 mi)
Households	74,973 (3 mi)	HH Income	\$115,150 (3 mi)	Travel To Work	62,784 <30 min
Households	143,421 (5 mi)	HH Income	\$117,337 (5 mi)	Travel To Work	38,257 30-60 min

Demographics and Traffic Counts © CoStar 2023

Blake LeGrow | 214.253.0786
Justin Owen | 214.253.0797

IRVING +1 214.941.9500
600 E Las Colinas Blvd, Suite 130

FORT WORTH +1 817.242.2361
909 W Magnolia Ave, Suite 2



LEASING TEAM

Blake LeGrow, Vice President
214.253.0786
blegrow@dominuscommercial.com

Justin Owen, Sr. Vice President
214.253.0797
jowen@dominuscommercial.com



Dominus Commercial || 214.941.9500
600 E Las Colinas Blvd, #130 || Irving, TX 75039



My Information About Brokerage Services

Dominus Commercial || 817.242.2361
909 W Magnolia Ave, #2 || Fort Worth, TX 76104