

VALLEY VIEW MEDICAL BUILDING

5744 LBJ Freeway
Dallas, TX 75240

Medical For Lease

1,643 - 8,305 SF



Remedy
Medical Properties, Inc.

Leasing Information:
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Lincoln

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

www.lpc.com

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Property Overview

Surgery Center located in the building Easy access from 635/LBJ Freeway'

Property Highlights

- Excellent Tenant Mix
- Covered Parking
- Customizable Suites
- Generous Tenant Improvement Allowance

Availabilities

Suite 100	3,512 SF
Suite 175	3,150 SF
Suite 180	1,643 SF
Suite 100, 175, & 180	8,305 SF

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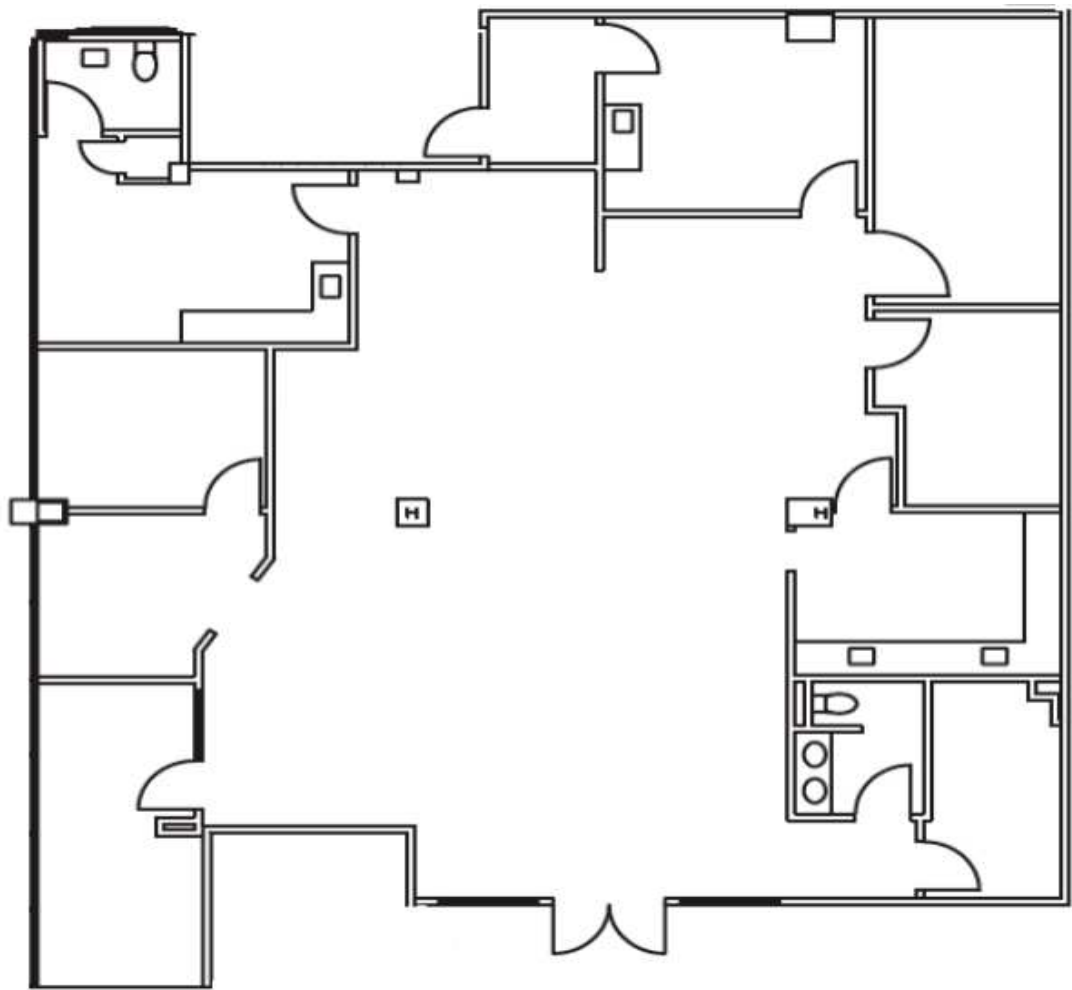
emadden@lpc.com

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VALLEY VIEW MEDICAL BUILDING

5744 LBJ Freeway | Dallas, TX 75240

Suite 100
3,512 SF



Suite	Size
Suite 100	3,512 SF

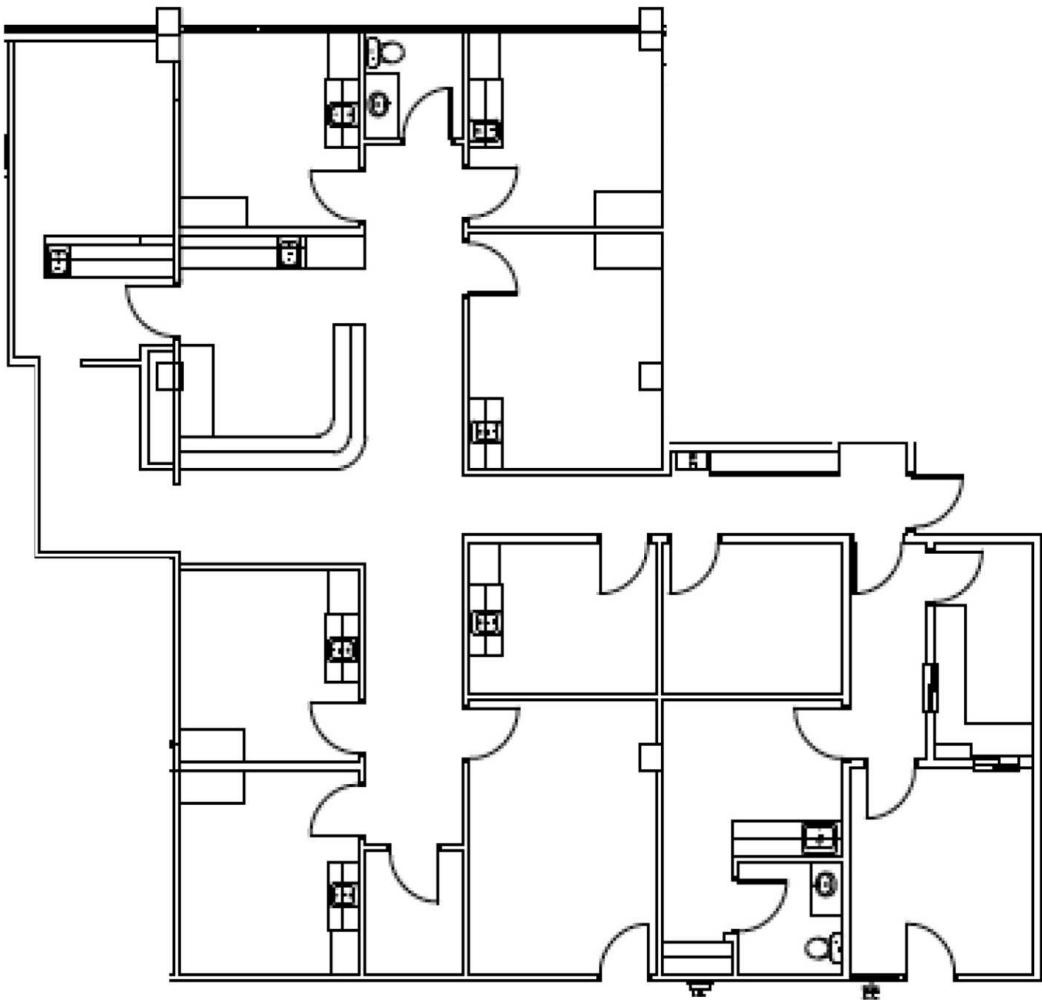
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5744 LBJ Freeway | Dallas, TX 75240

Suite 175
3,150 SF



Suite	Size
Suite 175	3,150 SF

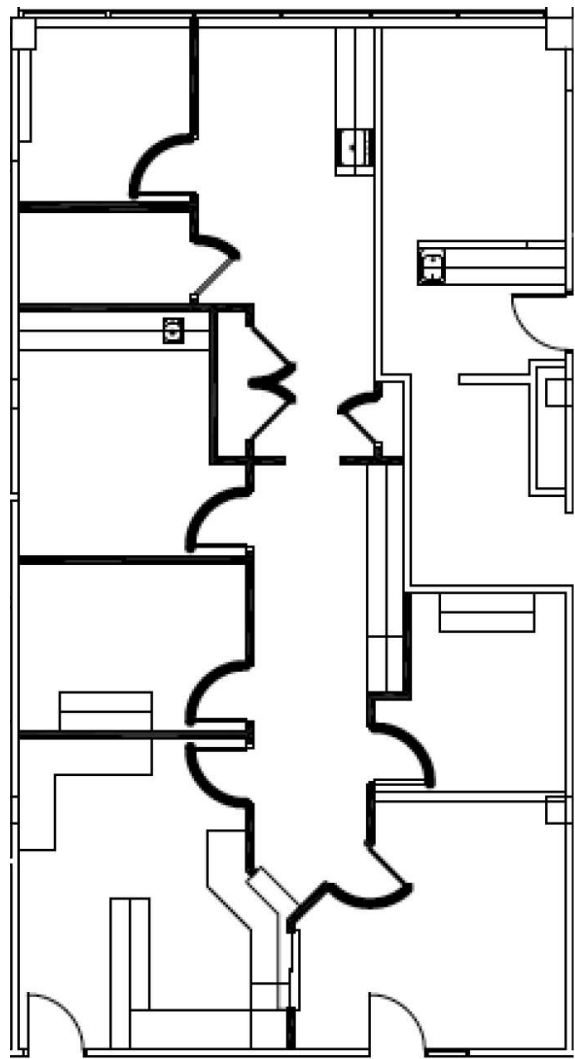
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VALLEY VIEW MEDICAL BUILDING

5744 LBJ Freeway | Dallas, TX 75240

Suite 180
1,643 SF



Suite	Size
Suite 180	1,643 SF

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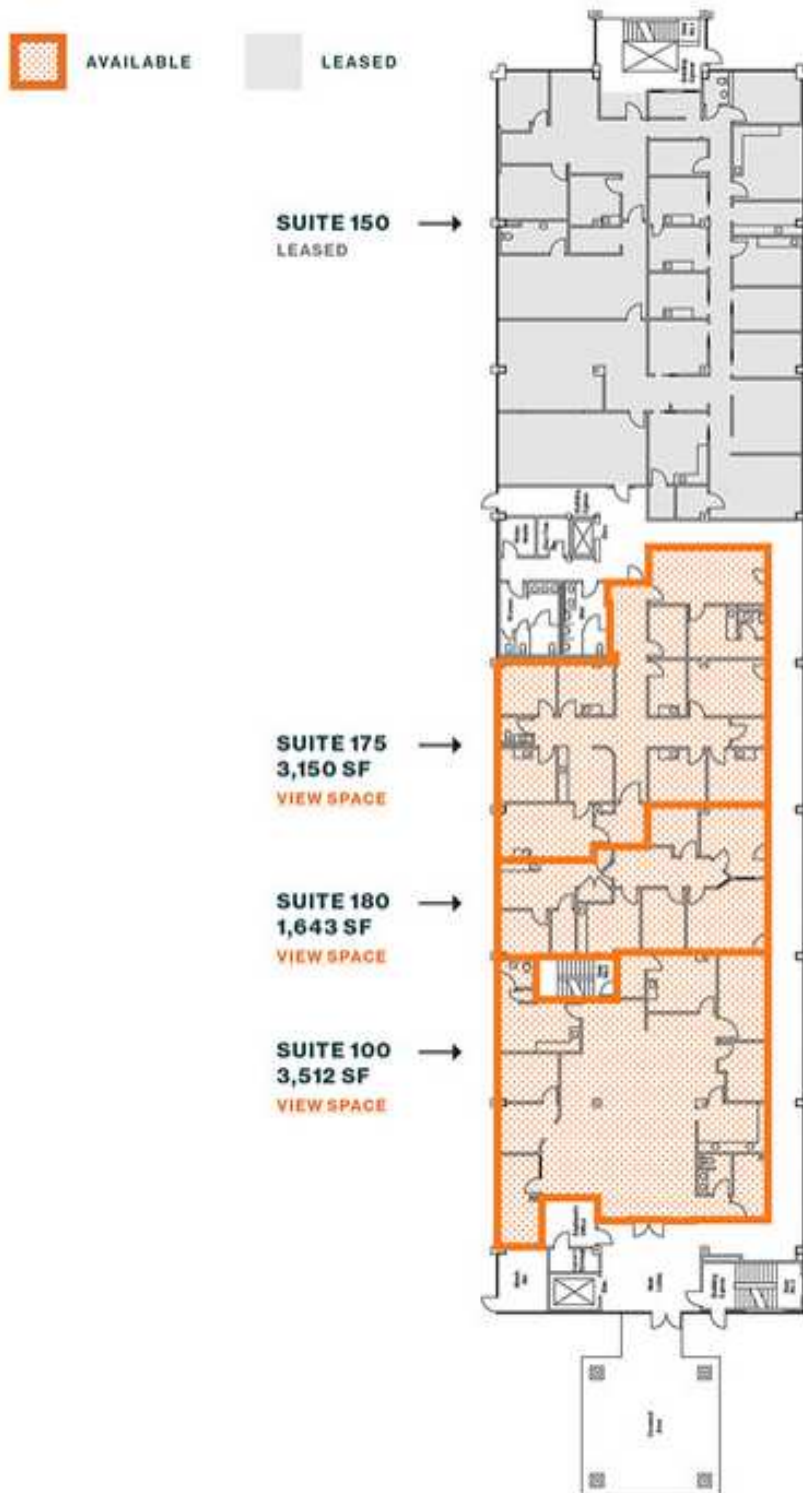
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Contiguous Space

8,305 SF



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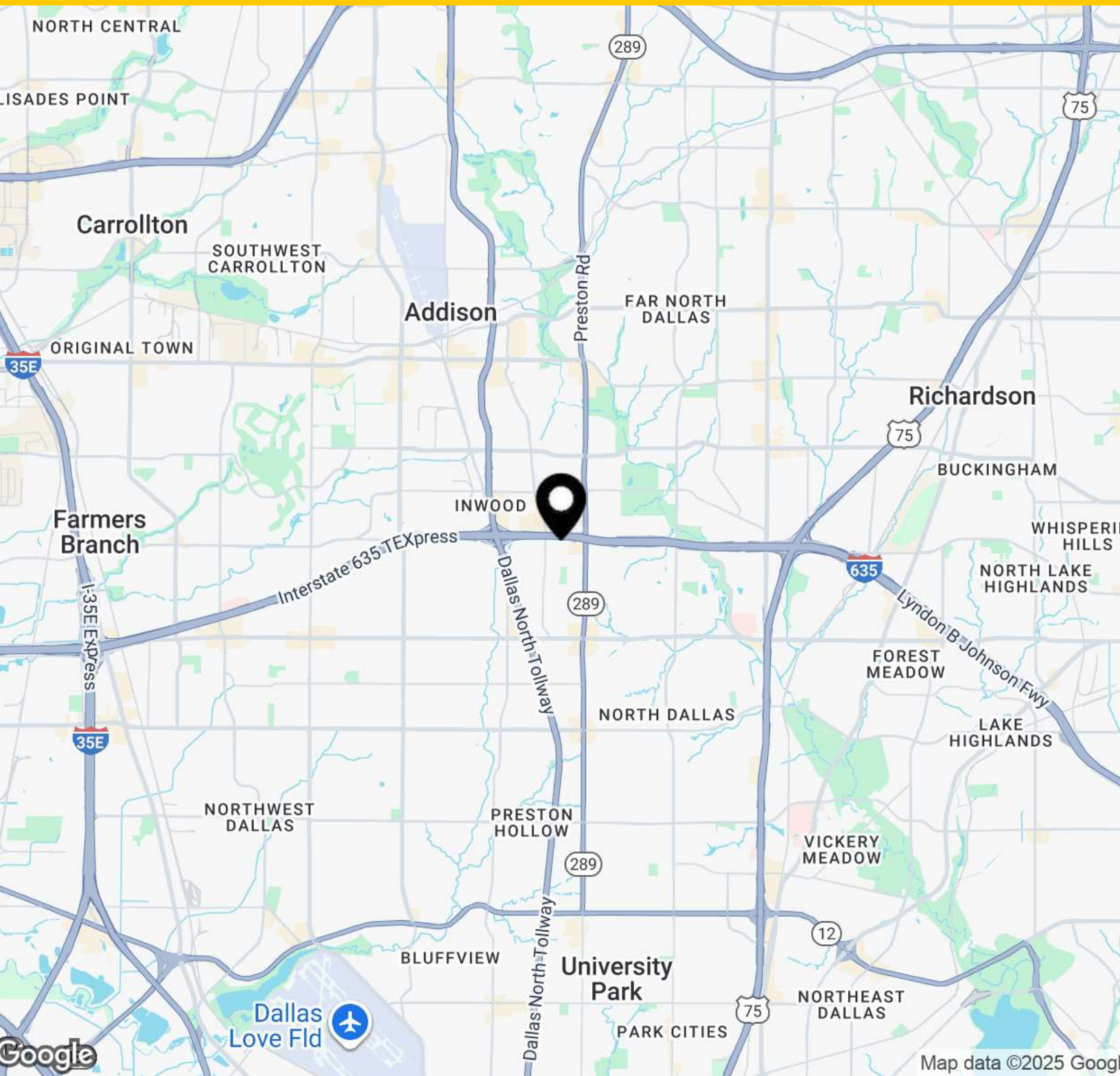
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VALLEY VIEW MEDICAL BUILDING

Nearby Amenities

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Demographics Map & Report



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	994	3,162	16,089
Average Age	32.3	39.8	39.5
Average Age (Male)	27.8	34.4	35.3
Average Age (Female)	42.5	47.3	43.2
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	465	1,509	8,349
# of Persons per HH	2.1	2.1	1.9
Average HH Income	\$46,047	\$76,562	\$84,479
Average House Value	\$97,365	\$272,872	\$277,514

2020 American Community Survey (ACS)

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