

www.grayce.us

FOR LEASE

Medical Plaza I,II,III

701-705 MARSHALL AVE. LONGVIEW TX

± 835 - 6,462 SF



Sarah Dominguez

President

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MARKET OVERVIEW, 701-705 Marshall Ave. Longview, TX



THE DEMAND FOR HEALTHCARE IN LONGVIEW IS FUELED BY THE CITY'S AGING POPULATION. THIS DEMOGRAPHIC TREND HAS INCREASED THE NEED FOR GERIATRIC CARE, SPECIALIZED SERVICES FOR CHRONIC CONDITIONS, AND LONG-TERM CARE FACILITIES. TO MEET THE INCREASING DEMAND FOR HEALTHCARE SERVICES, LONGVIEW HAS SEEN ONGOING INVESTMENTS IN HEALTHCARE INFRASTRUCTURE AND FACILITIES BY CHRISTUS GOOD SHEPHERD AND LONGVIEW REGIONAL MC. LONGVIEW REGIONAL MC RECENTLY INVESTED \$4.4 MILLION ON A NEW HEART AND VASCULAR DEPARTMENT.

LONGVIEW, TEXAS, LOCATED IN GREGG AND HARRISON COUNTIES, IS A VIBRANT CITY WITH A DIVERSE ECONOMY AND A STRONG SENSE OF COMMUNITY. KNOWN FOR ITS RICH HISTORY, FRIENDLY RESIDENTS, AND THRIVING BUSINESS ENVIRONMENT, LONGVIEW OFFERS A RANGE OF OPPORTUNITIES FOR RESIDENTS AND BUSINESSES ALIKE. THE REAL ESTATE MARKET IN LONGVIEW HAS EXPERIENCED STEADY GROWTH IN RECENT YEARS. THE CITY'S AFFORDABLE HOUSING OPTIONS, COUPLED WITH A LOW COST OF LIVING, MAKE IT AN ATTRACTIVE DESTINATION FOR INDIVIDUALS AND FAMILIES LOOKING TO SETTLE DOWN.



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HIGHLIGHTS, 701-705 Marshall Ave. Longview, TX



Nestled in the heart of Longview, 701 Marshall Ave. stands as a prime example of established medical real estate development. This facility, strategically located in one of Longview's most accessible areas, is designed to meet the evolving healthcare needs of the local community. With its state-of-the-art infrastructure, the property ensures both medical professionals and patients benefit from a seamless healthcare experience.

701 Marshall Ave. ensures a welcoming environment for all patients and visitors. Its proximity to key city landmarks, transportation hubs, and residential areas makes it an ideal choice for medical practitioners and healthcare businesses seeking growth and visibility, making it a symbiotic environment for the robust healthcare community of Longview, Texas.





FLOOR 3



SITE SPECIFICATIONS

Lease Rate	\$22.50 PSF/YR
Lease Type	Full Service Gross
Building Class	B



FLOOR 5

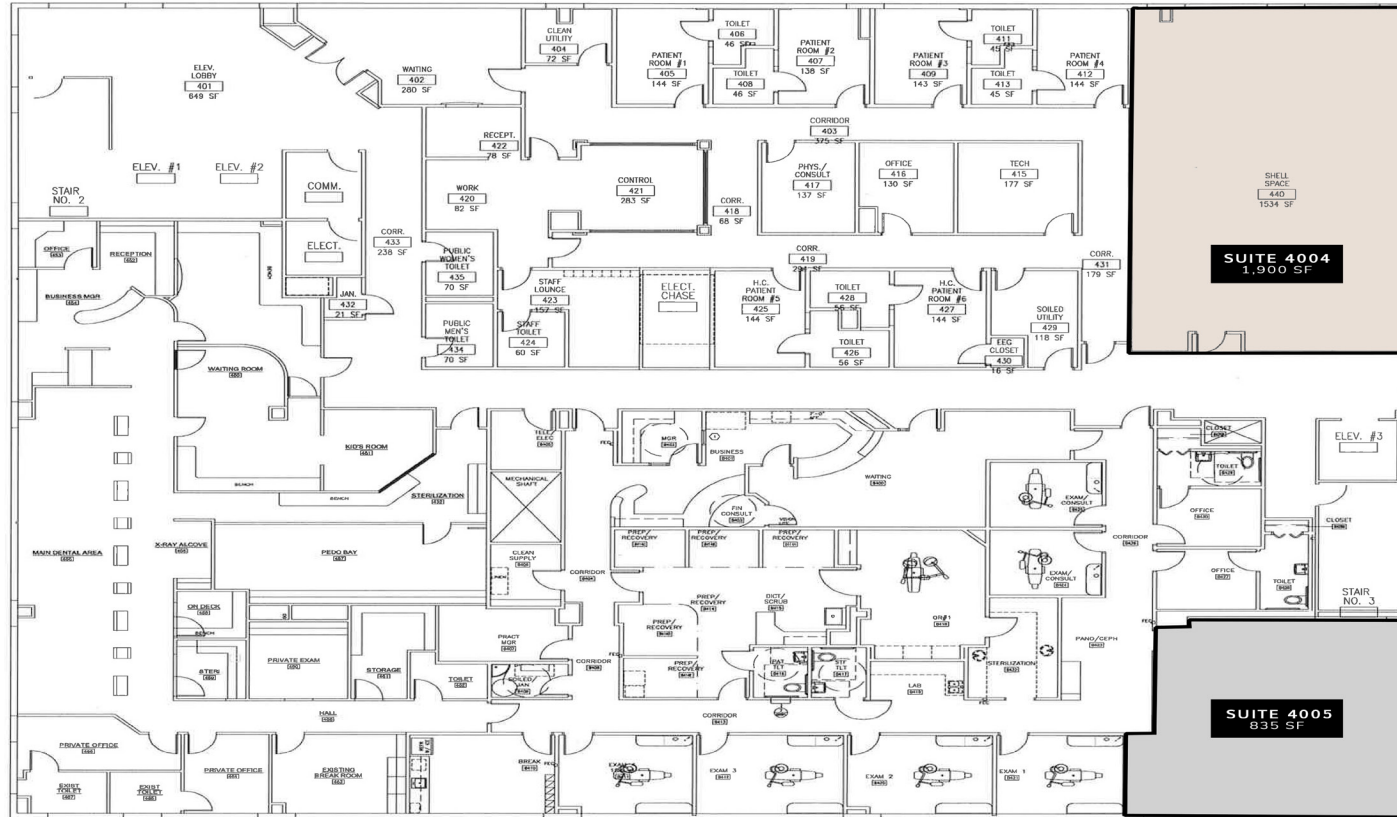


SITE SPECIFICATIONS

Lease Rate	\$22.50 PSF/YR
Lease Type	Full Service Gross
Building Class	B



FLOOR 4

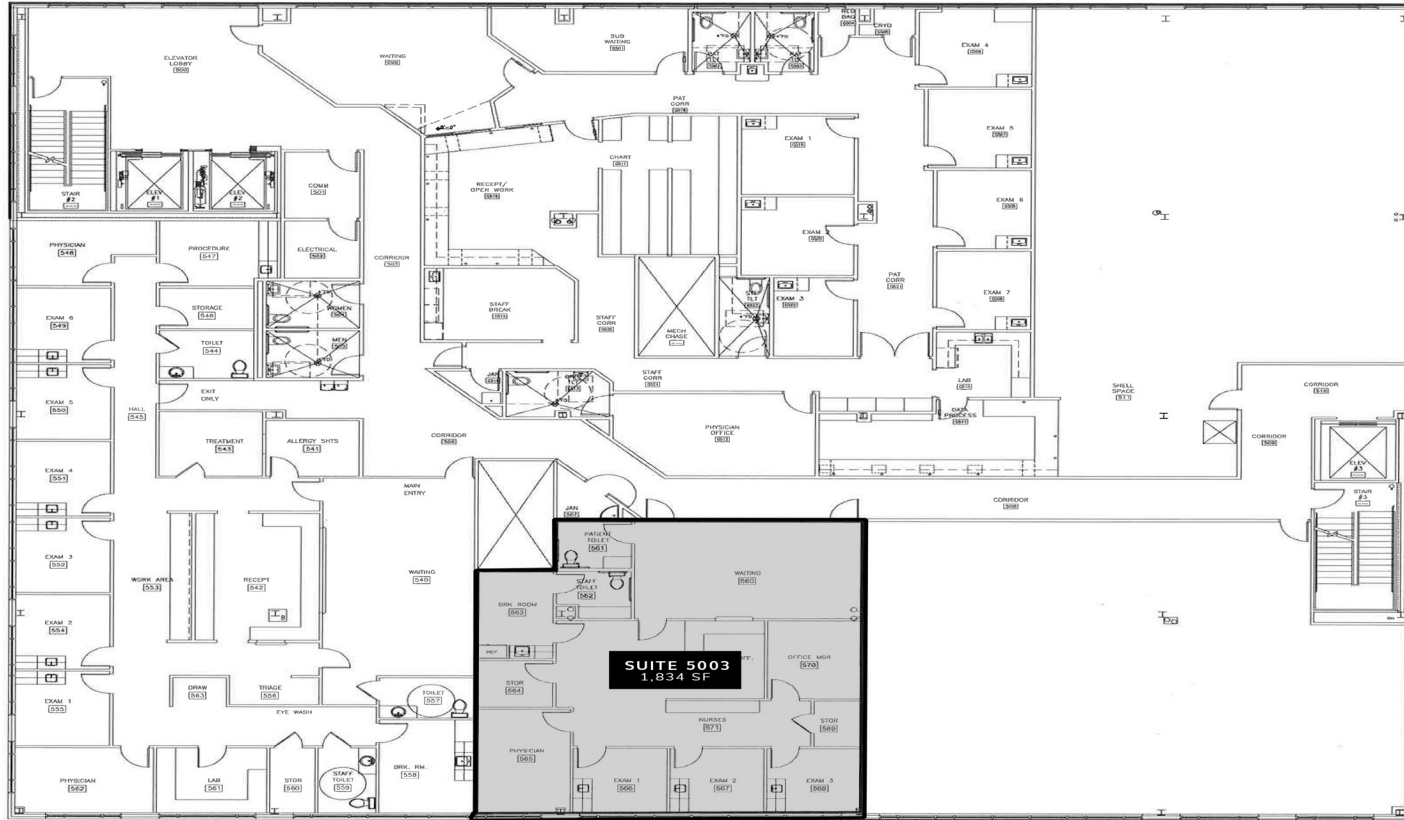


SITE SPECIFICATIONS

Lease Rate	\$22.50 PSF/YR
Lease Type	Full Service Gross
Building Class	B



FLOOR 5



SITE SPECIFICATIONS

Lease Rate	\$22.50 PSF/YR
Lease Type	Full Service Gross
Building Class	B

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DEMOGRAPHICS, 701-705 Marshall Ave. Longview, TX.



1,3,5 Mile Radius, 2023 & 2028



Population

1 mile	80,346	86,640
3 miles	408,128	424,180
5 miles	876,972	889,151



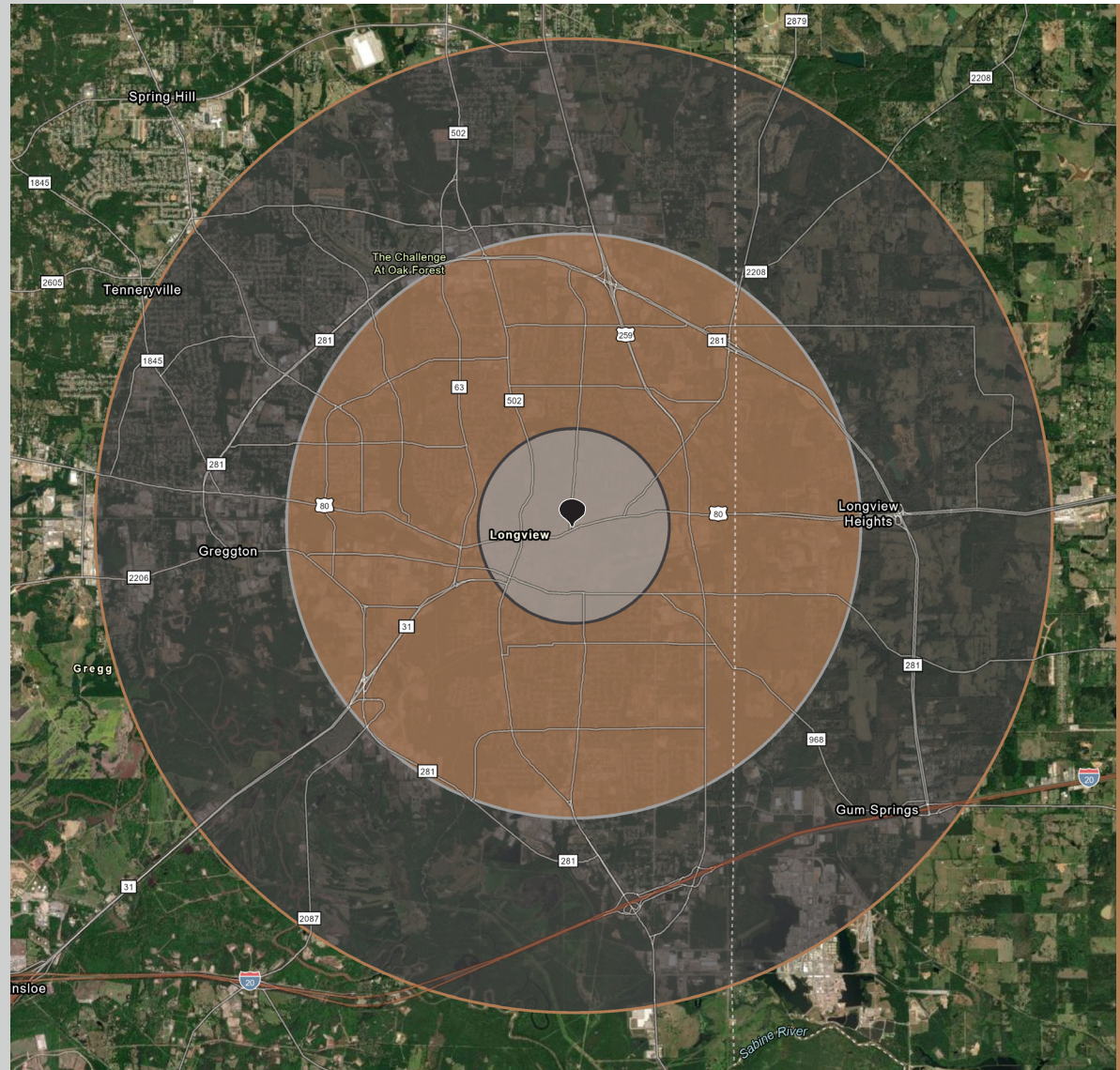
Households

1 mile	47,661	52,212
3 miles	219,972	233,079
5 miles	424,713	439,855



Median HH Income

1 mile	128,245	\$142,570
3 miles	\$108,886	\$120,999
5 miles	\$91,066	\$103,333



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