



PROPERTY SUMMARY

PROPERTY:	Main Street – Lewisville Medical Office		
LOCATION:	571 W Main Street, Lewisville, TX 75057		
POTENTIAL USE:	Medical Office Professional Office		
AVAILABILITY:	Suite 120 – 3,679 RSF - \$19.00/SF + NNN – Second-generation medical office with an efficient clinical layout featuring four exam rooms with sinks, a procedure room, ultrasound room, therapy room, and recovery area. The suite also includes a waiting area, reception, physician's office, business office, lab/phlebotomy room, restrooms, and support/storage areas, making it well suited for a variety of medical or specialty healthcare users. Suite 210 – 2,587 RSF - \$17.00/SF + NNN - Second-generation medical office suite with an efficient layout featuring multiple private offices, exam rooms kitchenette, and a server/storage room, along with open circulation space. The suite can be demised to approximately +/- 1,887 and 700 SF, allowing flexibility. Suite 212 – 700 SF - \$17.00/SF + NNN - Second-generation medical office suite that can be demised from Suite 210, offering approximately +/- 700 SF. The layout includes multiple private offices, a kitchenette, and a server/storage room, making it well suited for a small professional office user.		
UTILITIES:	Tenants Expense		
SIGNAGE:	Available		
PARKING:	Ample		
RATE:	\$17.00 - 19.00 / SF / Yr + \$8.39 NNN		
TERMS:	Negotiable		
TI:	Negotiable		
COMMENTS:	Well-located medical/office opportunity directly across from Medical City Lewisville with strong visibility and access along W Main St. The building offers a range of second-generation suites from approximately +/- 700 SF to 3,679 SF, allowing flexibility for both small and larger users. The ground floor medical suite includes existing clinical infrastructure, while the second-floor suites offer traditional office layouts with the ability to demise for smaller tenants. Ownership is motivated and willing to structure aggressive lease terms for qualified tenants.		
CONTACT:	Jim Hanking	(972) 345-0609	Jim@stagcre.com
	Blake Kelly	(972) 832-1680	Blake@stagcre.com

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