



± 6000 SQ FT

A PERFECT SPACE FOR MEDICAL, DENTAL, WELLNESS, RETAIL, OR OFFICE USE

Ideal for

- Primary Care
- Pediatrics
- Physical Therapy Chiropractic
- Dermatology Urgent Care Med Spa
- Behavioral Health Home
- Health Services
- New \$100 M Harris Methodist Alliance Hospital

Suite Highlights

- Delivered in shell condition – design it your way
- Ideal layout potential for exam rooms, treatment areas, or executive offices
- Prime corner unit with excellent natural light
- Plumbing & HVAC stubs installed – ready for immediate build out
- High ceilings and open concrete floor for layout freedom

Location Benefits – Why This Suite Stands Out

- Prime Visibility on Golden Triangle Blvd – just 1 mile from I-35W and 2 miles from US-377.
- Surrounded by high-growth neighborhoods like Heritage and Sendera Ranch.
- Close to major retail (Kroger, Walmart, Target) and medical facilities (Texas Health, Cook Children's).
- Located in an affluent, high-traffic area with strong demographics.
- Ample parking and excellent access for both clients and staff.

/// Whether you're a physician, wellness practitioner, or entrepreneur, this space offers you the opportunity to shape an environment perfectly suited to your mission—in a location built for growth.

