

SUB-LEASE

11970 N. Central Expressway,
Suite 670
Dallas, TX 75243
1,000 - 4,403 SF



PROPERTY INFORMATION

- Upscale, move-in ready sub-lease or timeshare (Lease expires 10/31/2031)
- Located in Pavilion I of the Medical City Heart & Spine Campus, a multi-building campus
- 4 Exam rooms with sinks, 2 Restrooms, Procedure Room, 6 Offices (one with private restroom), Break Room
- Building Amenities include on-Site Diagnostics via Northstar, on-site property management & engineering, full-service cafe
- Conveniently located on North Central Expy (75) with ample garage parking, a two-minute drive to LBJ Fwy (635), and a 10-minute walk to the DART station.
- Two minutes to Medical City Dallas Hospital and Children's Hospital and five minutes to the Texas Health Dallas Campus.



SANOBER SYED |(972) 707-1171 | sanober@lionsgatemedical.com



The information provided herein was obtained from sources believed reliable; however, Lion's Gate Medical makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

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MARKET OVERVIEW & DEMOGRAPHICS

The Medical City Heart & Spine Campus is a premier destination for the next generation of medical professionals. Situated in a bustling North Dallas healthcare hub, the campus is surrounded by a sophisticated blend of corporate offices, upscale residential living, and top-tier medical facilities. Beyond the clinical setting, the local community offers a perfect balance of urban convenience and suburban charm. Located near the prestigious, tree-lined streets of Preston Hollow, the area provides access to high-end amenities like NorthPark Center, top-rated schools, and abundant parklands. It remains a highly desirable location for professionals and families seeking a vibrant, well-connected lifestyle in the heart of Dallas.



2024 Population

2 miles	65,272
5 miles	407,208
10 miles	1,454,655

2024 Households

2 miles	29,196
5 miles	172,284
10 miles	608,756

2024 Avg Household Income

2 miles	\$94,561
5 miles	\$103,748
10 miles	\$102,537

2025 Traffic Counts

N Central Expy / Lyndon B Johnson Fwy S (635)	222,831
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PHOTOS



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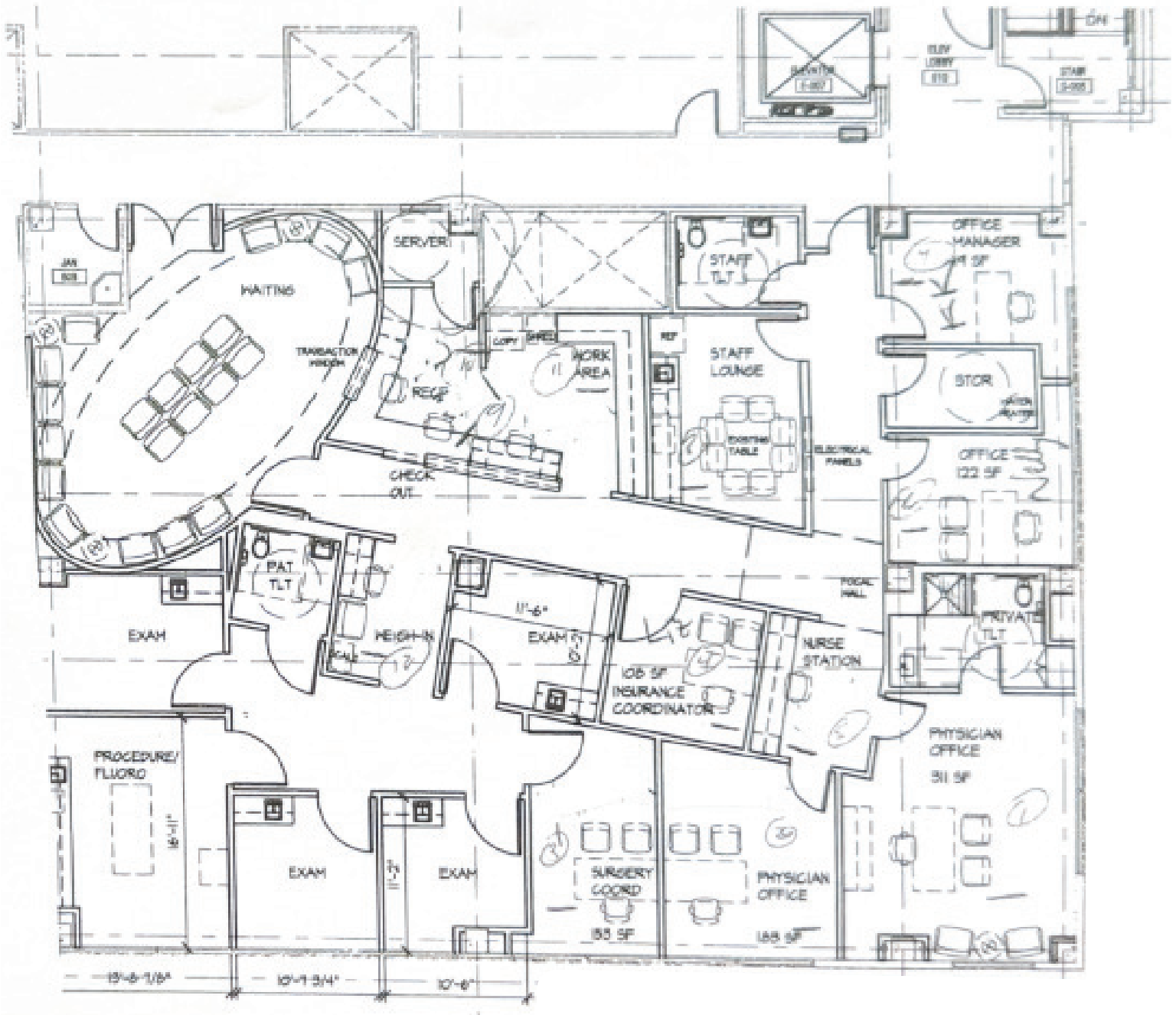


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FLOOR PLAN - Suite 670



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