

SPACE AVAILABLE

# THE PAVILIONS

MEDICAL OFFICE



HEALTHCARE  
REALTY



Transwestern

# CAMPUS OVERVIEW

The Medical City Heart & Spine Campus empowers physicians with a highly specialized, full-service environment, integrates advanced technology and convenient on-site amenities, and provides direct access to one of Dallas' premier healthcare hubs. This environment streamlines patient care, improves workflow, and fosters collaboration.

## On Campus Services



Free Garage  
Parking



Full-service café  
& Starbucks  
(Pavilion I)



On-site property  
management &  
engineering



Highway Visibility with  
500,000 VPD Count

Pavilion III

Pavilion II

Medical City  
Spine Hospital

Medical City  
Heart Hospital

Pavilion I



# MEDICAL CITY HEART & SPINE HOSPITAL SERVICES

Medical City Heart & Spine Hospital in Dallas is a specialized facility focused on advanced cardiovascular and spine care, offering comprehensive diagnostic, surgical, and inpatient services for complex conditions. It is part of the Medical City Healthcare network and is known for combining leading-edge technology with specialized physicians in heart and spine medicine.



Imaging services including CT, MRI, and X-ray



Intensive Care Unit access (Over 100 ICU beds with planned expansion)



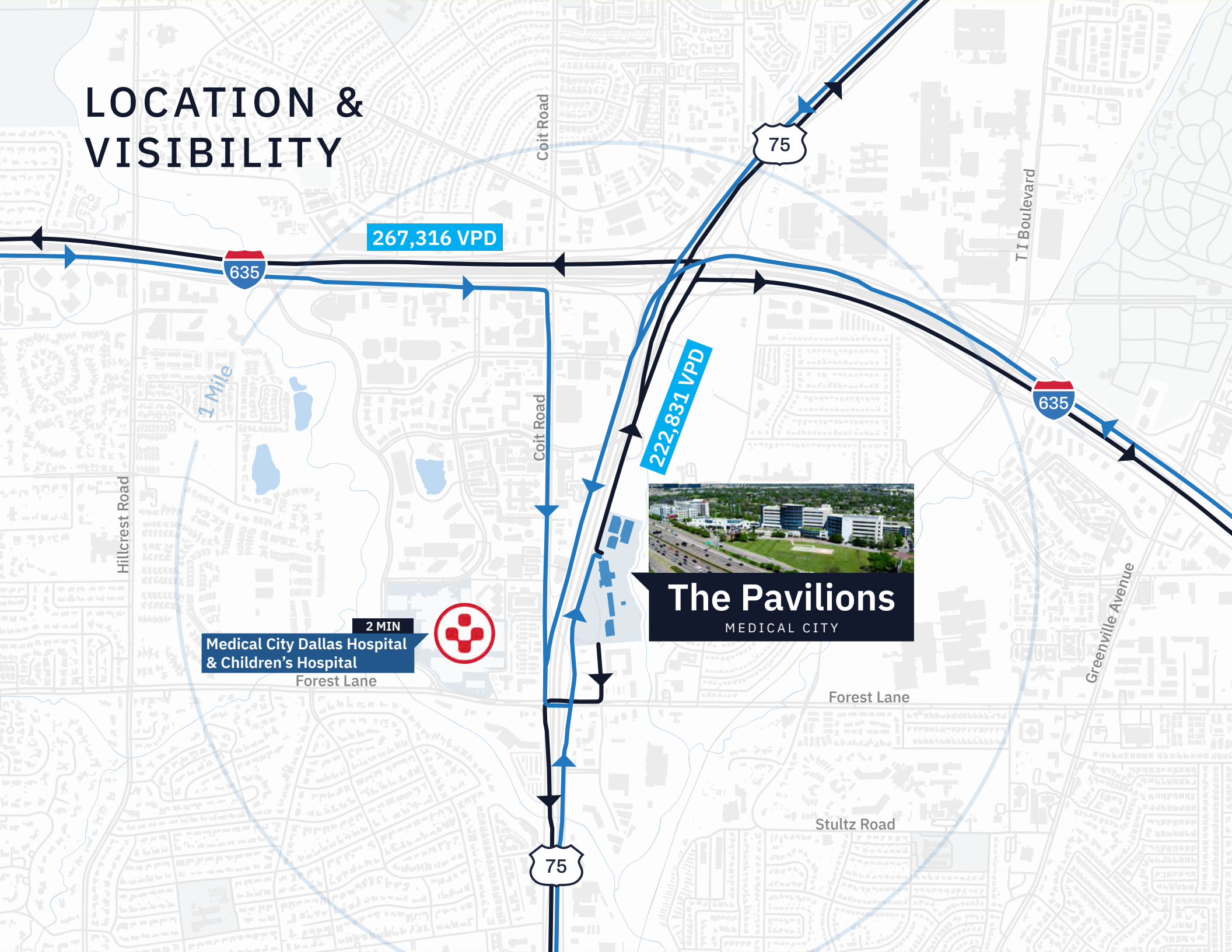
Only dedicated cardiac emergency room in Dallas



Clinical trials and industry-leading research



# LOCATION & VISIBILITY



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## PAVILION I

- 11970 NCX, Dallas, TX
- 6-Story Class A
- 130,105 RSF
- Year Built 2010 / Renovated 2025
- Five Story Covered Free Parking Garage: 5/1,000
- Skybridge from Building to Parking Garage



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## PAVILION II

- 12222 NCX, Dallas, TX
- 4-Story Class A
- 68,217 RSF
- Year Built 2010
- Covered Patient Drop Off
- Free Nine-Story Parking Garage with Direct Access to Building



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## PAVILION III

### TOUCHLESS PATIENT EXPERIENCE

- 12228 NCX, Dallas, TX
- 4-Story Class A+
- 108,506 RSF
- Year Built 2021
- Free Nine-Story Parking Garage with Direct Access to Building
- Building III offers Touchless Entry & Exit Points and State-of-the Art Building Technology



# FREE & CONVENIENT PARKING



# PREMIER LOCATION, ESSENTIAL STATS

Nestled between Dallas' finest districts and vibrant residential neighborhoods

## Key Indicators for 2025 (1 Mile)

**14,210**  
Total  
Population

**\$75,504**  
Median Household  
Income

**7,032**  
Total  
Households

**\$36,535**  
Median Net  
Worth

**2.00**  
Average  
Household Size

**77**  
Esri Wealth  
Index

**35.1**  
Median  
Age

**46**  
Esri Housing  
Affordability Index

**41,070**  
Daytime  
Population

**85**  
Esri Diversity  
Index

## Key Indicators for 2025 (3 Mile)

**153,908**  
Total  
Population

**\$71,842**  
Median Household  
Income

**67,431**  
Total  
Households

**\$53,222**  
Median Net  
Worth

**2.27**  
Average  
Household Size

**107**  
Esri Wealth  
Index

**36.2**  
Median  
Age

**43**  
Esri Housing  
Affordability Index

**207,890**  
Daytime  
Population

**85**  
Esri Diversity  
Index



Preston Hollow Neighborhood



Lake Highlands Neighborhood



Prestonwood Neighborhood

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data



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