

# TOWN EAST MEDICAL PLAZA

18640 Lyndon B. Johnson Fwy, Mesquite, TX 75150

Medical Office  
For Lease

2,017 - 6,217 SF

5% Broker Commission For Leases Signed by 06/2026

Free Rent Options

Exterior Building Signage Available



Leasing Information:  
214.461.2325

**Nat Klein**  
214.695.5786  
nklein@lpc.com

## Lincoln

8140 Walnut Hill Lane  
Suite 700  
Dallas, TX 75231

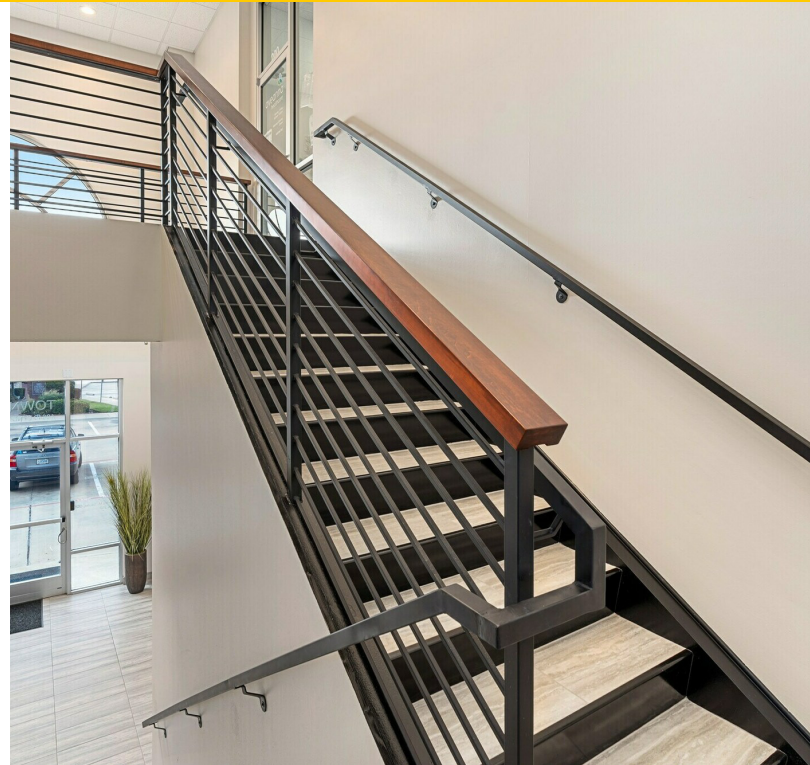
[www.lpc.com](http://www.lpc.com)

# TOWN EAST MEDICAL PLAZA

18640 Lyndon B Johnson Fwy | Mesquite, TX 75150

## Property Summary

2,017 - 4,200 SF



### Property Description

Town East Medical Plaza is a modern and well maintained Medical Office Building located on the corner of Interstate 635 and Town Center Drive in Mesquite, Texas. The building provides superb visibility and access from I-30 and U.S. Highway 80. The building includes a 1st generation, brand new and never occupied clinical space as well as the opportunity to have the entire first floor. Exterior signage options available.

### Property Highlights

- Easily accessible from major North Texas thoroughfares
- Exterior signage options available
- Up to 6,217 contiguous square feet available
- 1st floor opportunity
- Ample drive-up direct access parking
- Excellent visibility

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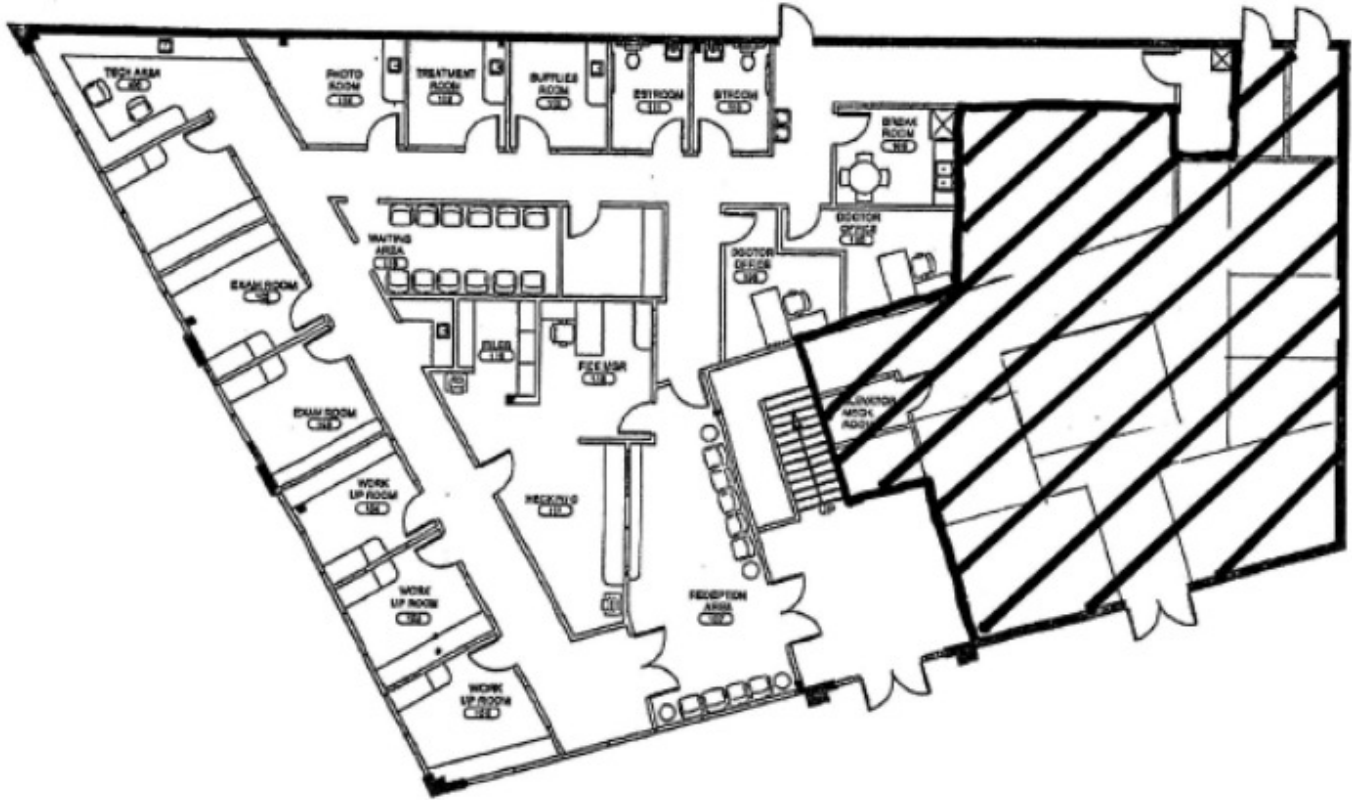
**Lincoln**

# TOWN EAST MEDICAL PLAZA

18640 Lyndon B Johnson Fwy | Mesquite, TX 75150

Suite 101

4,200 SF



Suite	Size	Description
Suite 101	4,200 SF	<ul style="list-style-type: none"><li>- Separate check in/check out</li><li>- Excellent patient flow</li><li>- Exterior entrance/exit as well as direct lobby exposure</li><li>- 9 Exam Rooms</li><li>- 2 Interior Restrooms</li></ul>

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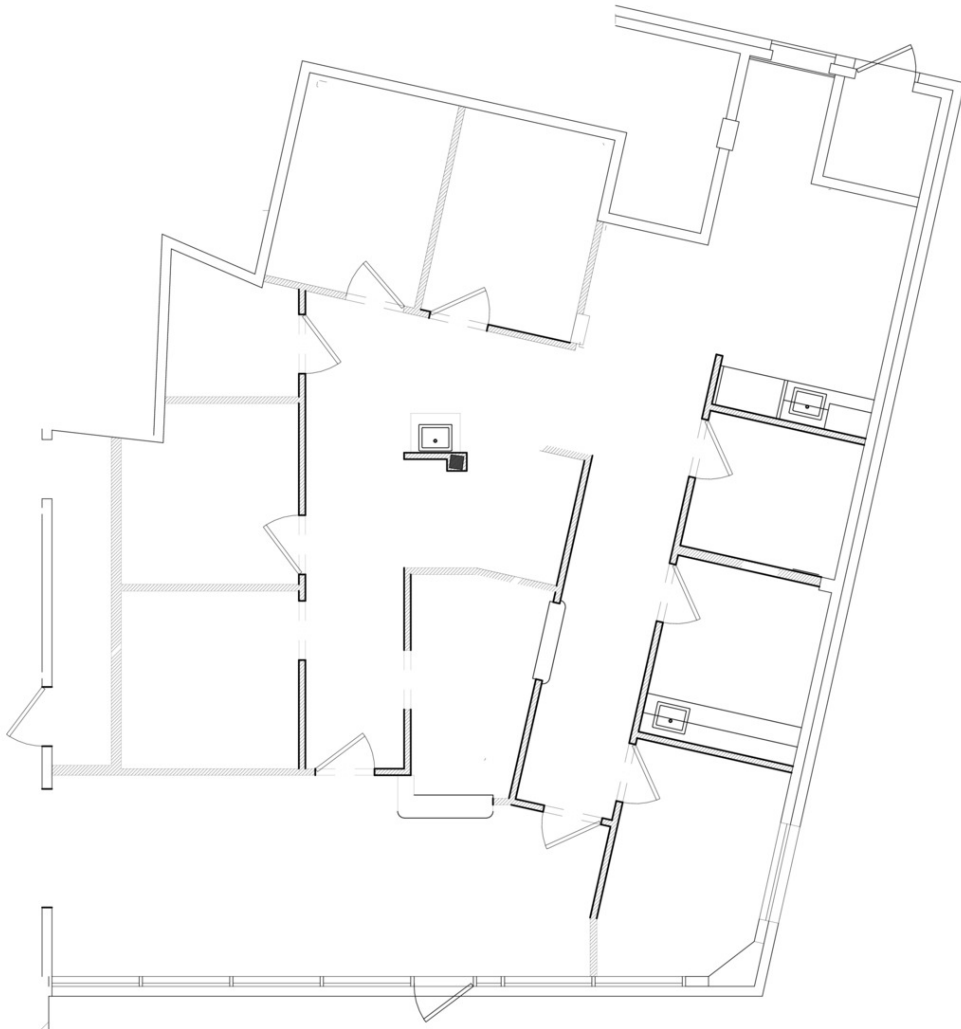
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# TOWN EAST MEDICAL PLAZA

18640 Lyndon B Johnson Fwy | Mesquite, TX 75150

Suite 102

2,017 SF



Suite	Size	Description	Video URL
Suite 102	2,017 SF	<ul style="list-style-type: none"><li>- Brand new 1st generation</li><li>- Separate check in/check out</li><li>- Exterior entrance/exit as well as direct lobby exposure</li><li>- 5-6 Exam Rooms</li><li>- 1 Interior Restroom</li></ul>	<a href="#">View Here</a>

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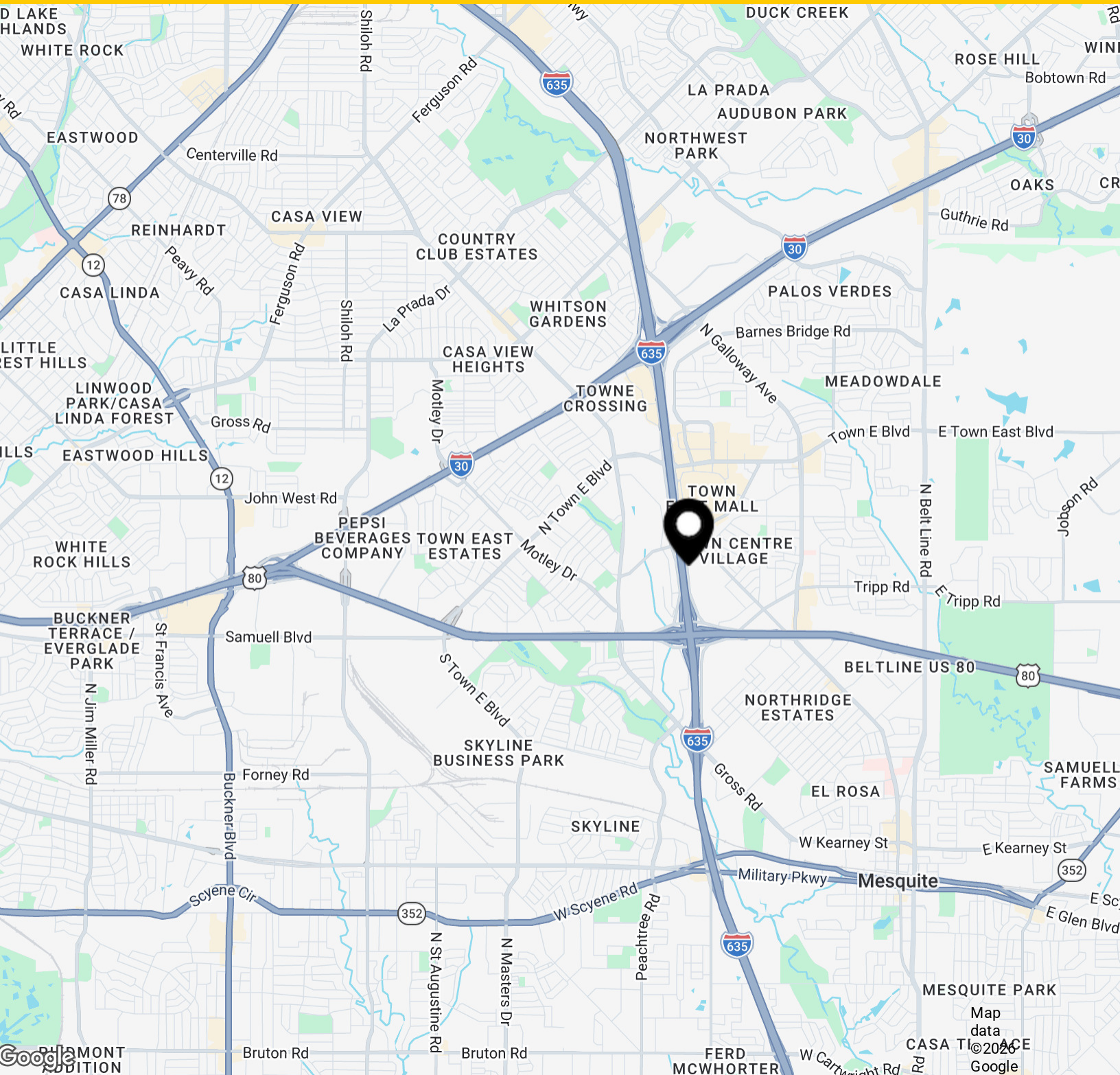
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Location Map

2,017 - 4,200 SF



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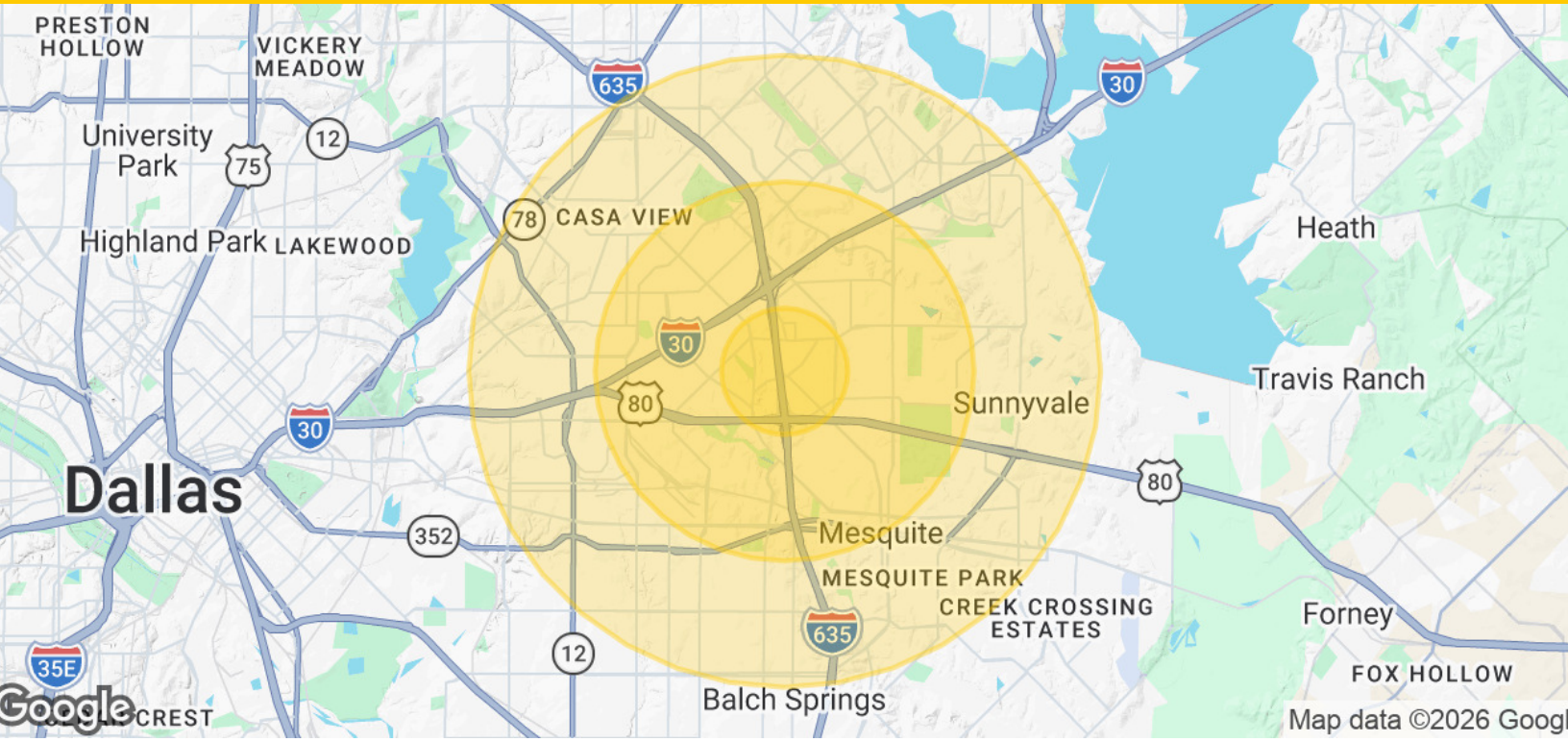
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## Demographics Map & Report

2,017 - 4,200 SF



<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	14,370	109,663	318,860
Average Age	36	36	37
Average Age (Male)	34	35	35
Average Age (Female)	37	38	38
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Households	5,478	37,778	107,921
# of Persons per HH	2.6	2.9	3
Average HH Income	\$74,850	\$77,227	\$79,361
Average House Value	\$300,888	\$255,647	\$273,119

*Demographics data derived from AlphaMap*

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