



# 1600 & 1650

REPUBLIC PARKWAY

MESQUITE, TX 75150

Two addresses,  
one great location

Jones Lang LaSalle Americas, Inc.  
License #: CO508577000



## ABOUT THE PROPERTIES

Republic Parkway is strategically located with access to major hospitals, immediate major freeway interchanges (635 and Interstate 30), and proximity to downtown Dallas and Rockwall, this medical office campus is home to multiple primary care practices and specialties including HCA, Baylor Scott & White, Forest Hills Pediatrics, and Urology Clinics of North Texas.



### SPECIALTIES NEEDED

- Psychiatry
- Radiology
- Orthopedics
- Urology
- Neurology
- ENT

### SPECIALTIES ON-SITE

- Obstetrics and Gynecology
- Pediatrics
- Cardiovascular
- Rheumatology
- Dialysis
- Physical Therapy



## FEATURES



15 minutes to Baylor Scott and White Dallas and Lake Pointe (Rowlett) Campus



Well capitalized institutional ownership focused on tenant and patient experience



Situated along a main artery for DFW commutes (127,000 vehicles per day)



Established medical tenants with robust ecosystem of care (potential referral sources)



2nd generation space available. Significant Tenant Improvement Allowance given for term and credit

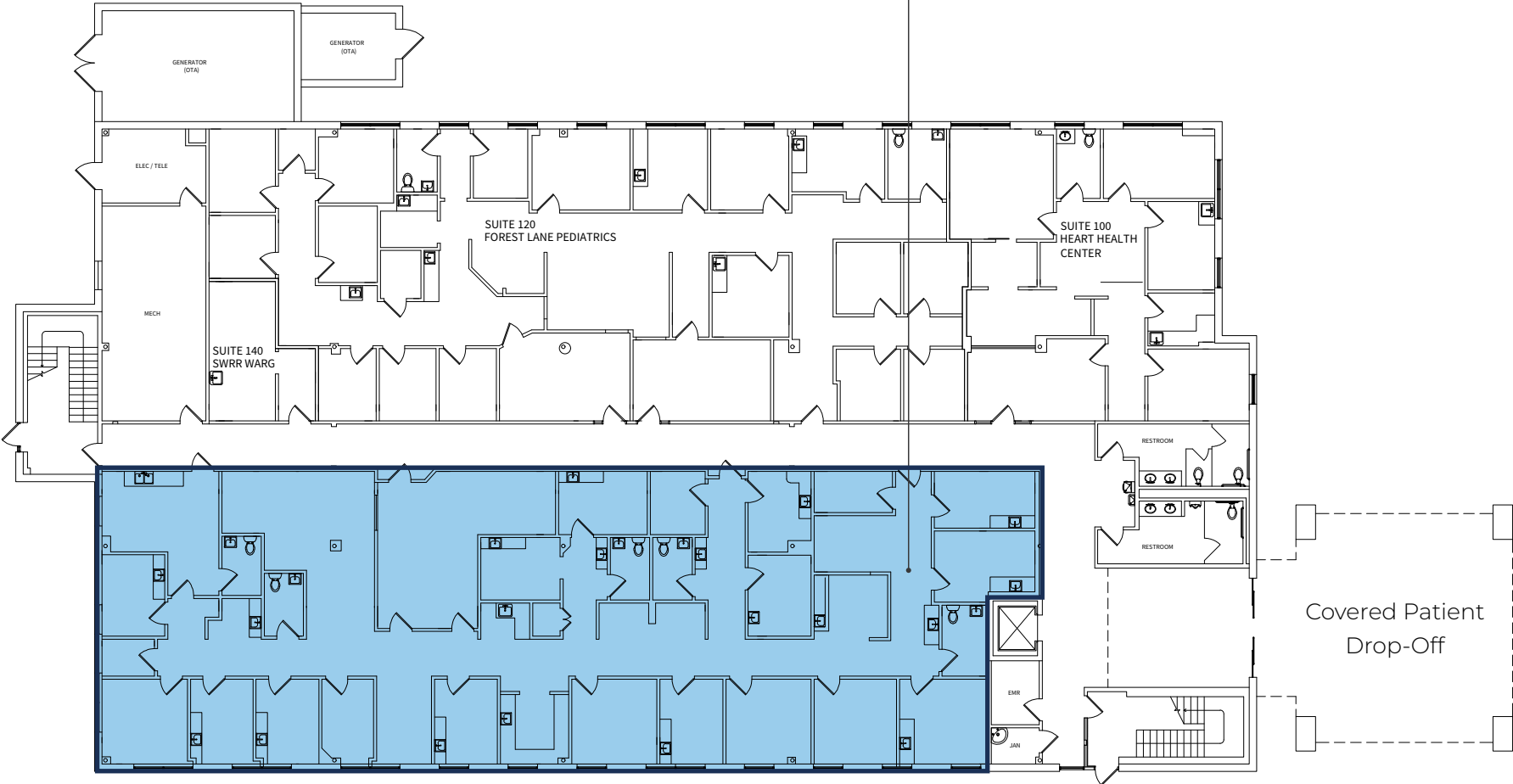


# 1600 REPUBLIC PKWY BUILDING FLOORPLAN

## 1ST FLOOR

Suite 160  
**6,084 RSF** Available

Divisible down to 1,700 RSF

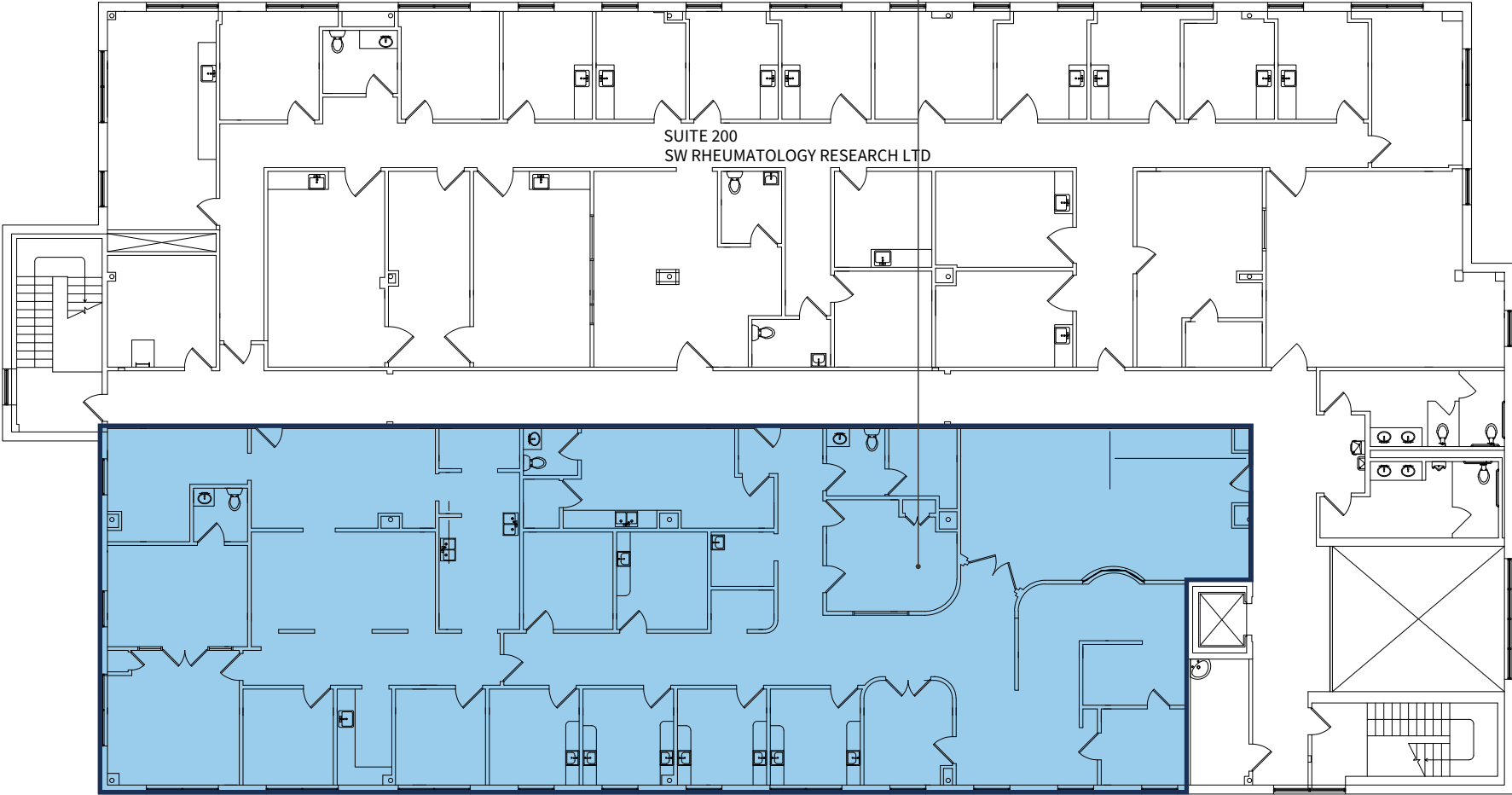


**1600 REPUBLIC PKWY**  
BUILDING FLOORPLAN

**2ND FLOOR**

Suite 210  
**6,084 RSF** Available

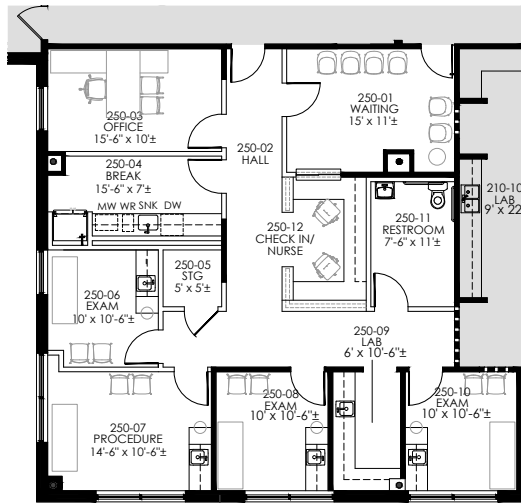
Divisible down to 1,700 RSF



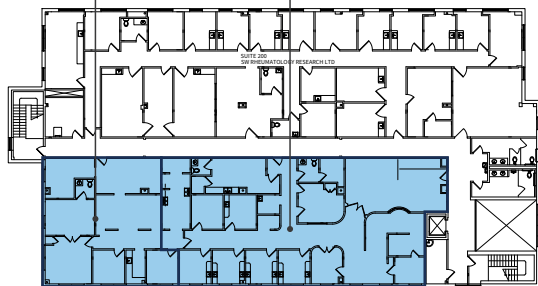
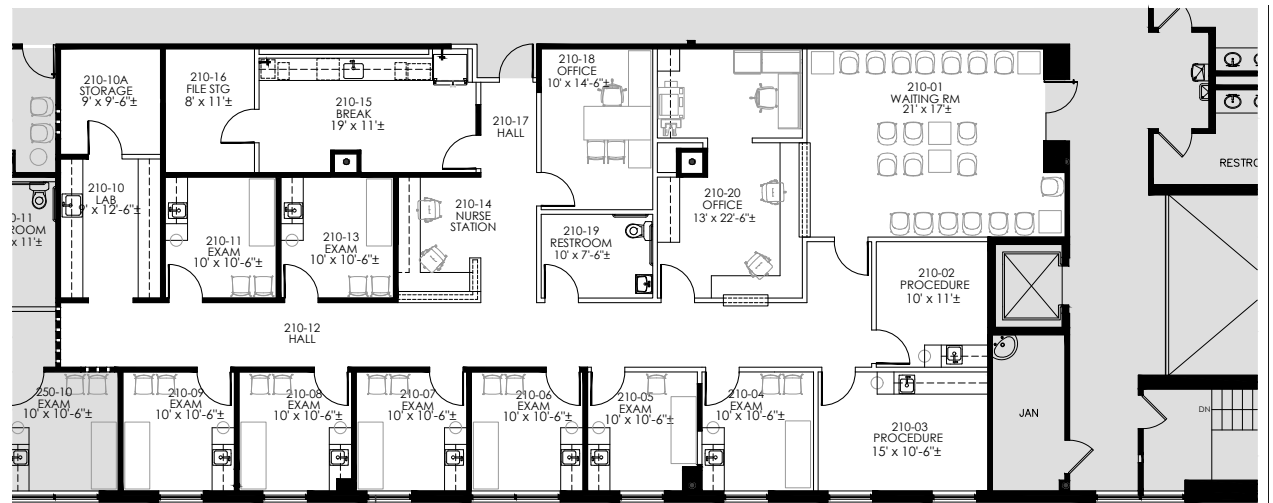
# 1600 REPUBLIC PKWY

## 2ND FLOOR SPEC SUITES

Spec Suite 250  
**1,876 RSF** Available

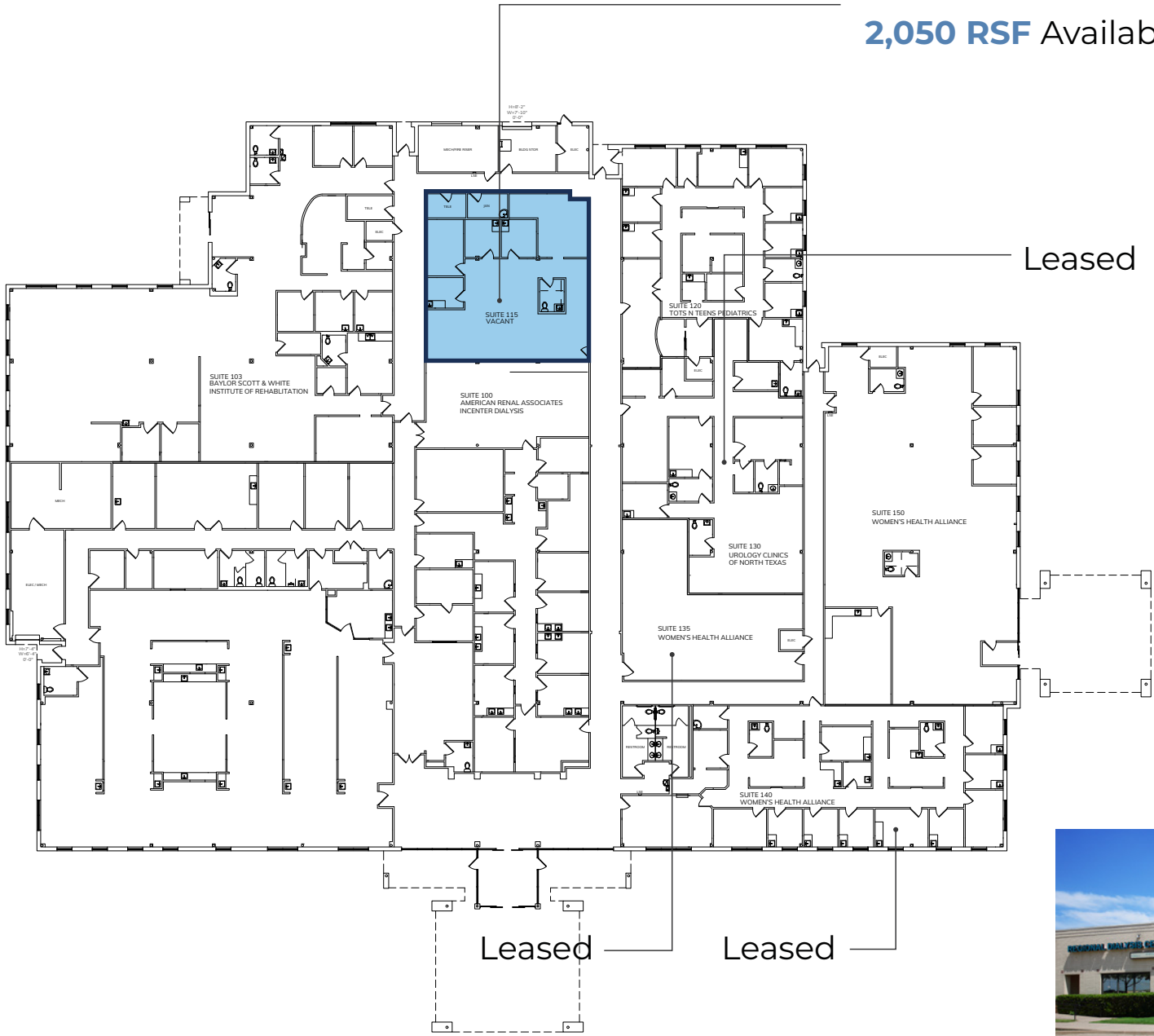


Spec Suite 210  
**4,097 RSF** Available

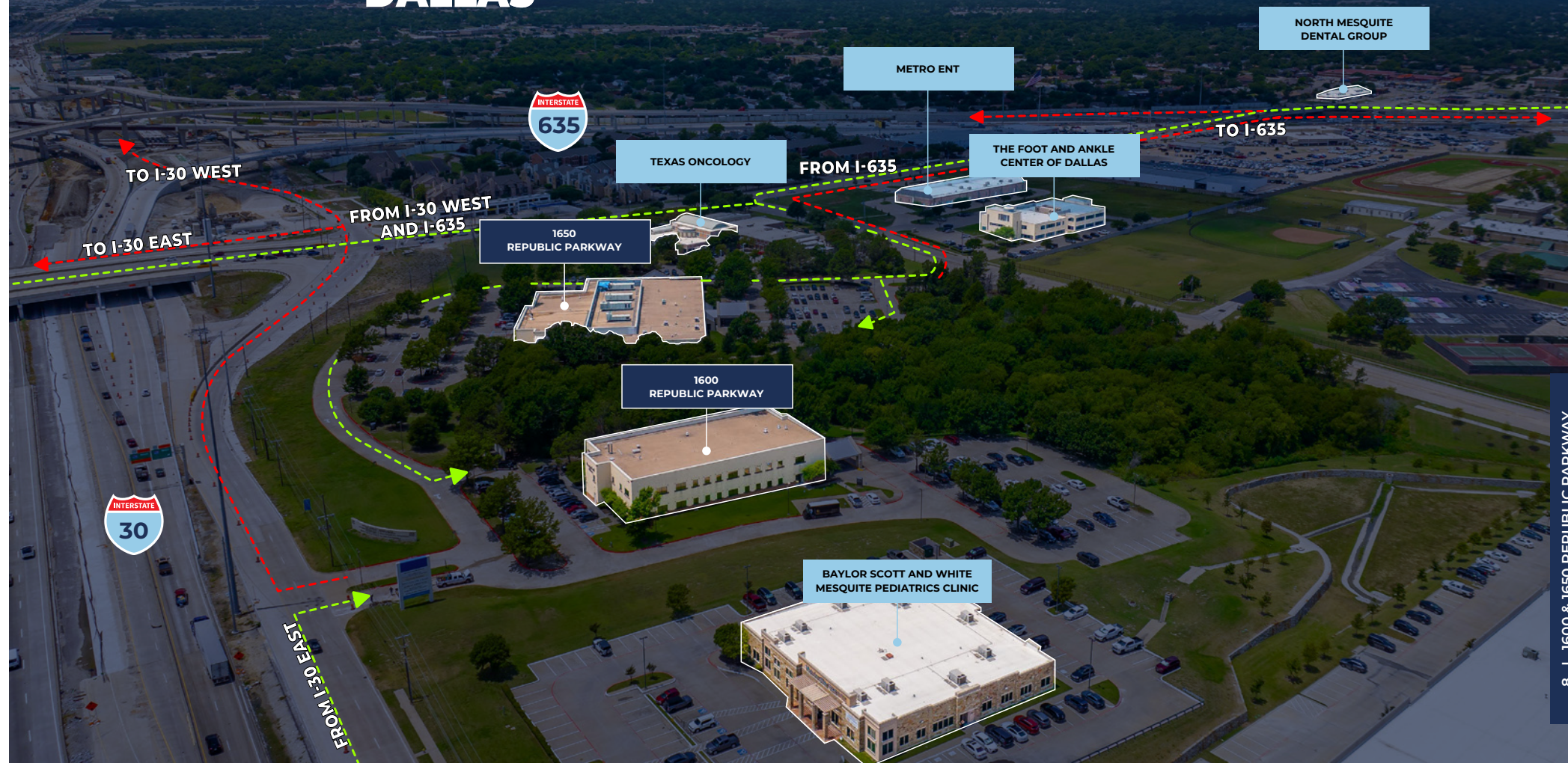


**1650 REPUBLIC PKWY**  
**BUILDING FLOORPLAN**

**1ST FLOOR**  
Suite 115  
**2,050 RSF Available**



# DOWNTOWN DALLAS



TO I-30 WEST

TO I-30 EAST

FROM I-30 WEST AND I-635

1650 REPUBLIC PARKWAY

TEXAS ONCOLOGY

FROM I-635

METRO ENT

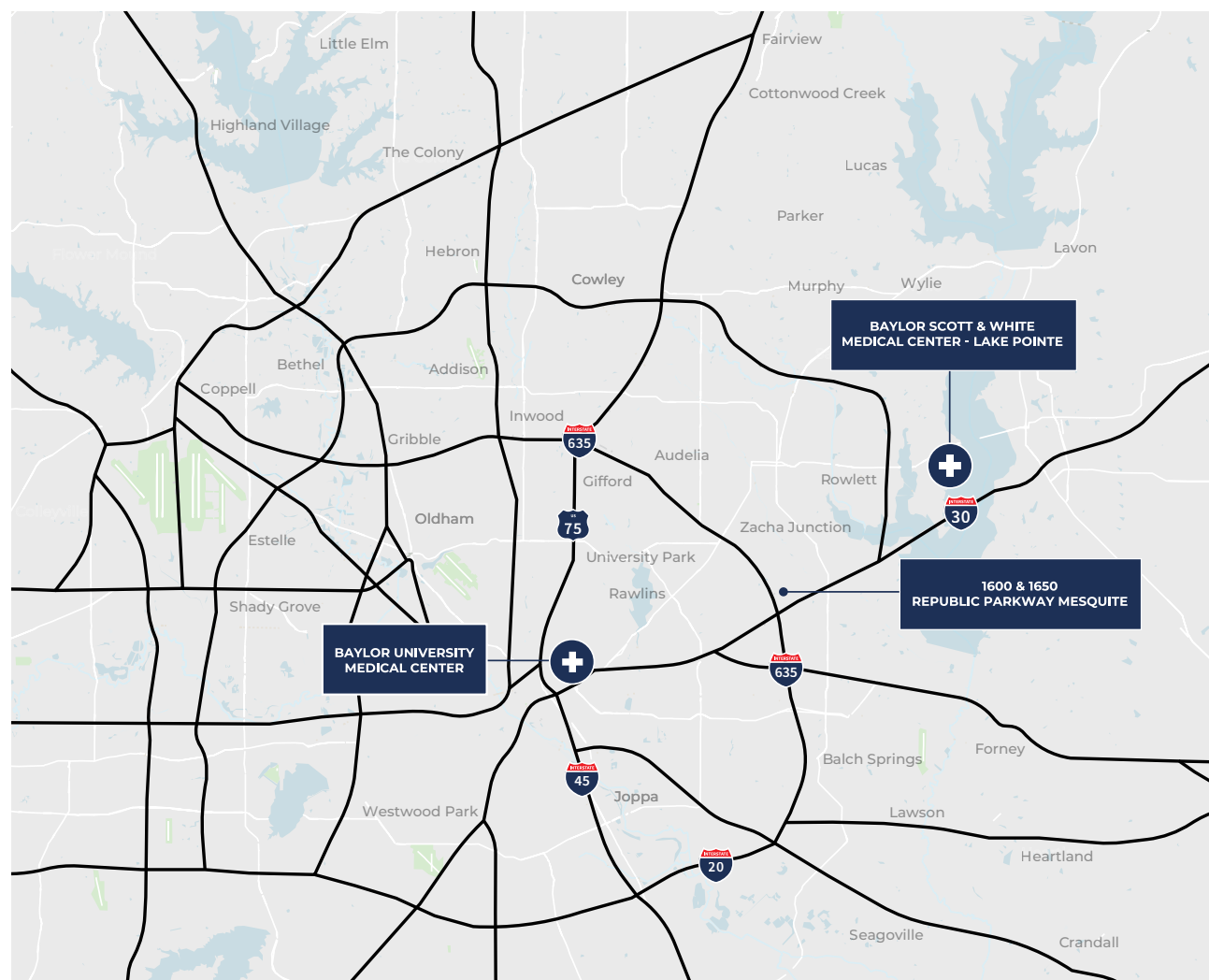
THE FOOT AND ANKLE CENTER OF DALLAS

TO I-635

NORTH MESQUITE DENTAL GROUP

1600 REPUBLIC PARKWAY

BAYLOR SCOTT AND WHITE MESQUITE PEDIATRICS CLINIC



## DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
<b>POPULATION</b>	13,102	136,506	312,130
<b>HOUSEHOLDS</b>	5,146	46,897	108,499
<b>AVERAGE HH INCOME</b>	\$77,325	\$83,725	\$89,202

**15-26 MINUTES**

Baylor University Medical Center

**15-24 MINUTES**

Baylor Scott & White Medical Center - Lake Pointe



**CHRIS HIGBIE**

Vice President, Brokerage

+1 214 396 5422

[chris.higbie@jll.com](mailto:chris.higbie@jll.com)

**AUSTIN BARRETT**

Executive Vice President, Brokerage

+1 214 438 6420

[austin.barrett@jll.com](mailto:austin.barrett@jll.com)

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.