

# FOR LEASE MEDICAL OFFICE BUILDING



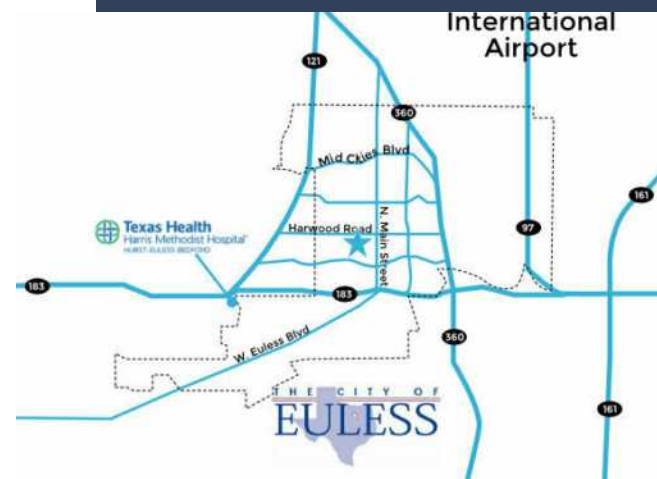
2101 WESTPARK CT, EULESS, TX 76040



## PROPERTY HIGHLIGHTS

- ±2,000 - 12,000 SF
- Class A Medical/Office Space- Built in 2023
- Shell Condition Delivery
- Tenant Improvement Allowance
- Turn-Key Options
- Blocks from Texas Health Resources HEB Hospital
- Amenities include a pharmacy and Imaging Center
- Second Floor Patio
- Located near SH 183 / SH 121 and Westpark Way

LEASE RATE \$30.00 - 32.00 SF/YR | NNN



## CONTACT INFORMATION

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**Champions DFW Commercial Realty**

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

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## INTERIOR PHOTOS



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## EXTERIOR PHOTOS



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## LEASE SPACES

### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 to 60 months
Total Space:	3,315 - 5,256 SF	Lease Rate:	\$30.00 - \$32.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	
Suite 320	Available	3,738 SF	NNN	\$30.00 - 32.00 SF/yr	-
Suite 330	Available	3,315 SF	NNN	\$30.00 - 32.00 SF/yr	-
Suite 350	Available	5,256 SF	NNN	\$30.00 - 32.00 SF/yr	-

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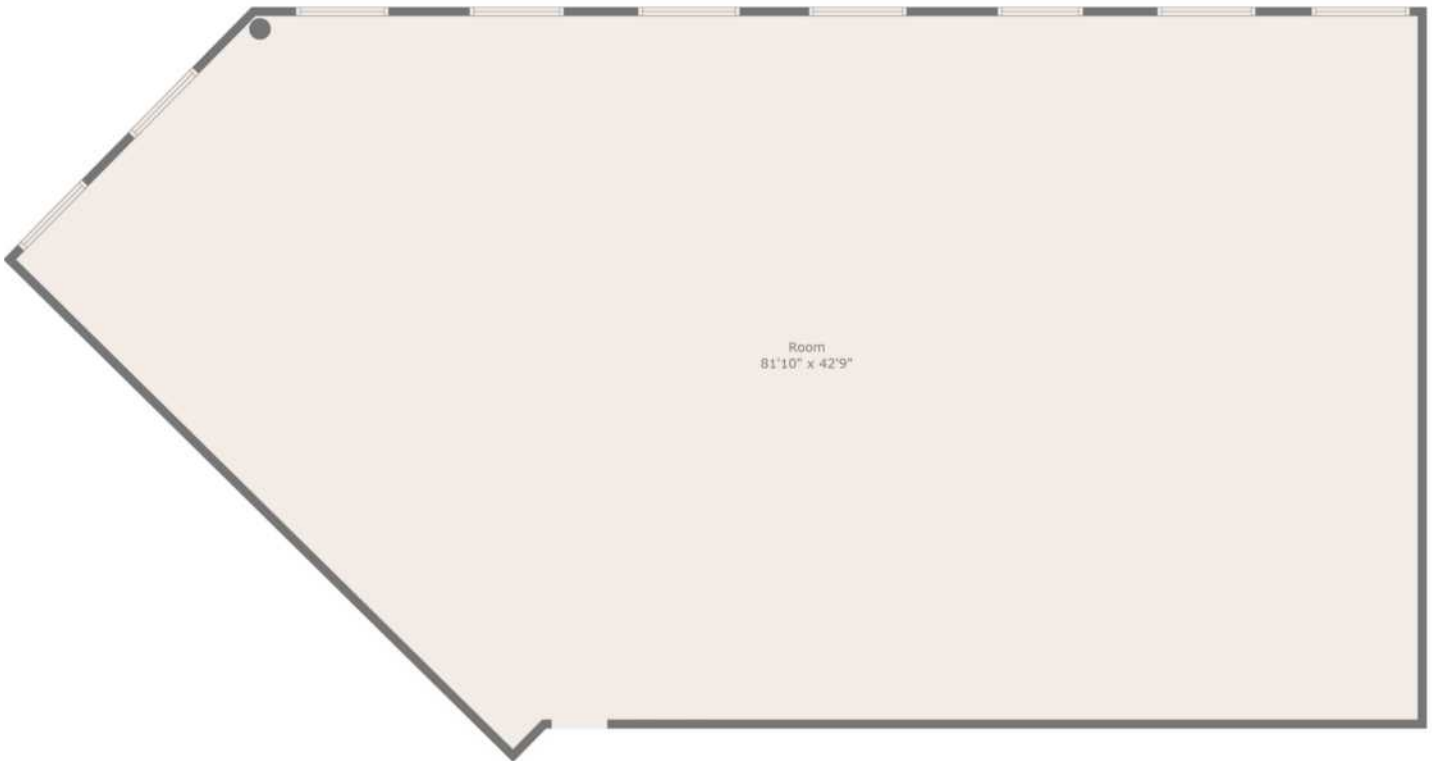
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2101 WESTPARK CT, EULESS, TX 76040

**SUITE 330 FLOOR PLAN**



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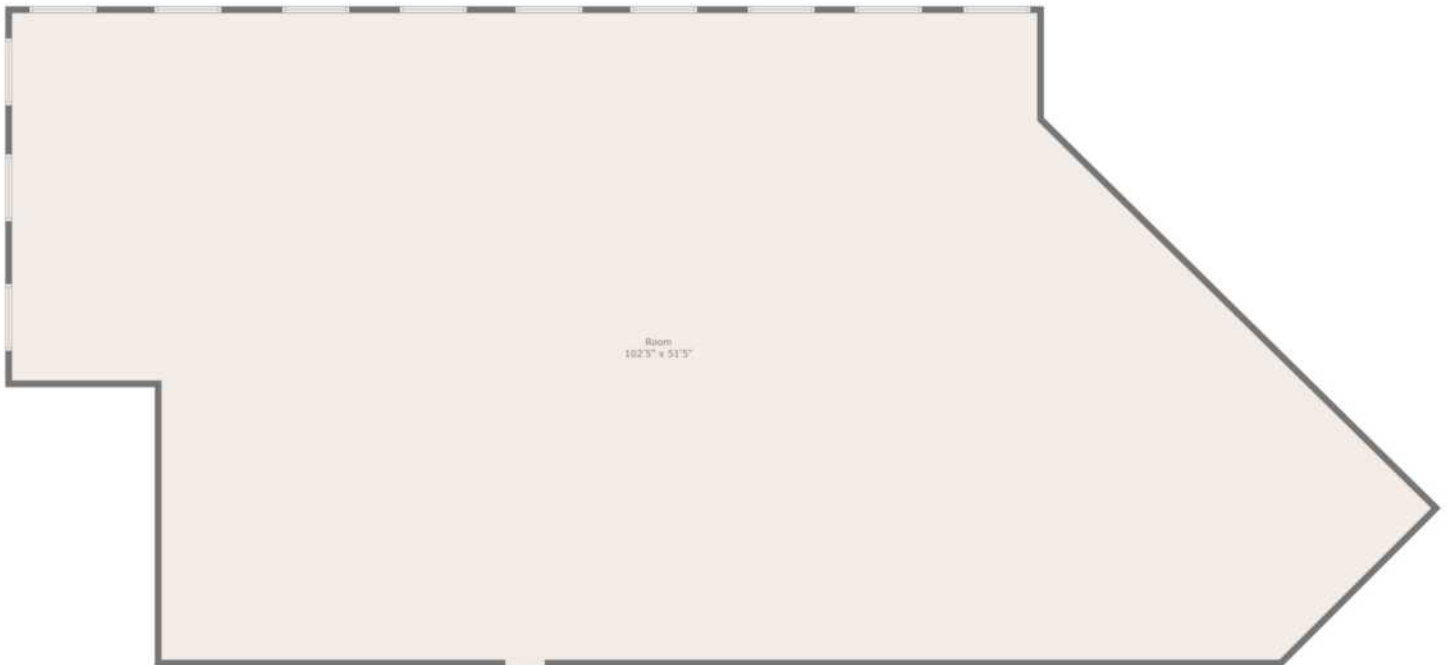
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**SUITE 350 FLOOR PLAN**



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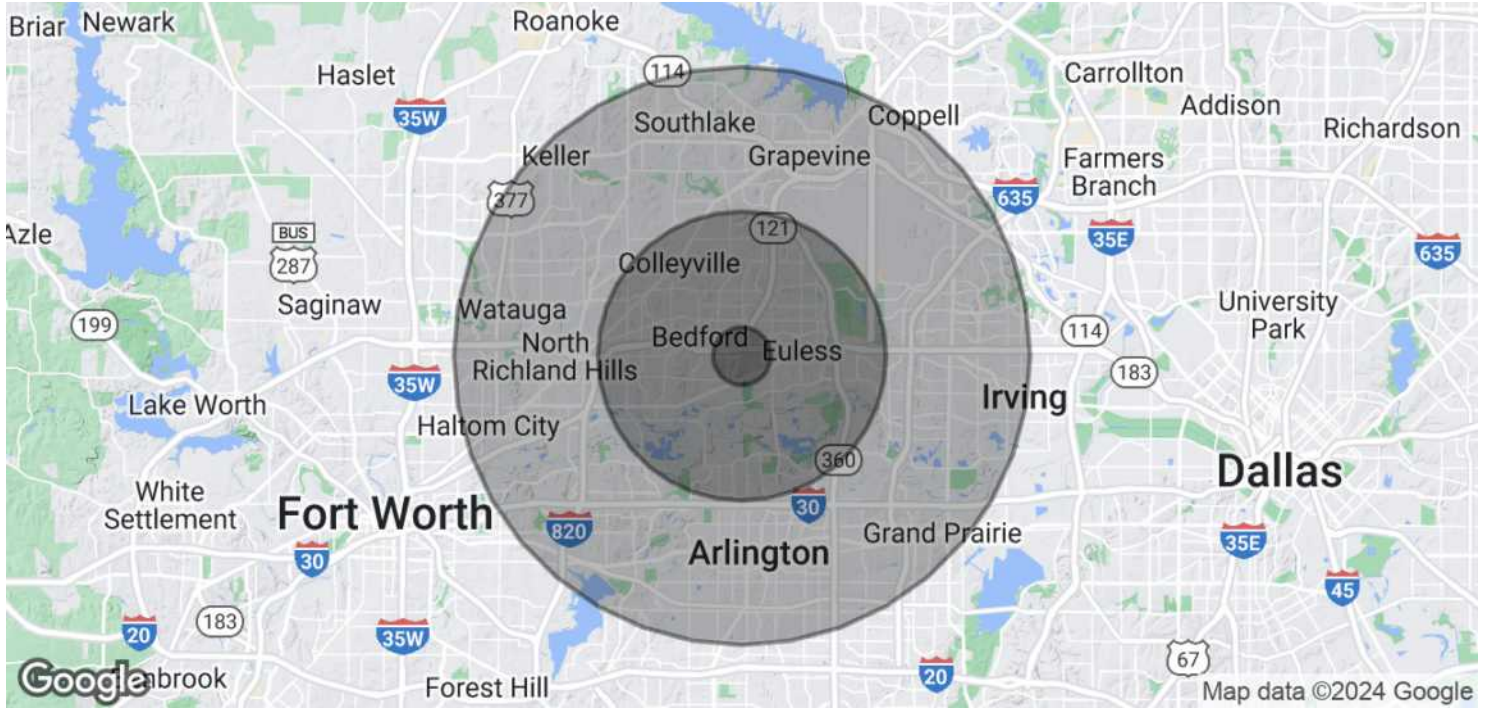
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	14,704	244,303	958,108
Average Age	36.0	38.5	36.0
Average Age (Male)	31.9	36.7	34.8
Average Age (Female)	37.6	39.7	36.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6,259	105,473	374,831
# of Persons per HH	2.3	2.3	2.6
Average HH Income	\$69,504	\$90,341	\$85,352
Average House Value	\$196,866	\$228,647	\$212,615

\*Demographic data derived from 2020 ACS - US Census

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## BROKER CONTACTS



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**AMY PHAM-WOODWARD**

Senior Associate

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