



**TURNKEY MEDICAL END-CAP**

**AVAILABLE MAY 1, 2026**



@ CoStar

**CONTACT**

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# For Lease

5,298 SF High-Clinical Build-out in Medical City Arlington Corridor  
3131 S Center St, Arlington, TX 76014 | Lease Rate: \$31 psf + NNN

# PROPERTY OVERVIEW:

**Available May 1, 2026**, 3131 S Center St offers a rare, high-clinical 5,298 SF medical suite in the heart of Arlington's established healthcare corridor. Formerly a Cook Children's specialty clinic, the suite is "plug-and-play," featuring a dense 15-exam room layout that allows a new provider to bypass the high costs and 6–9 month timelines of a new medical build-out. Positioned as a high-visibility end-cap, the property provides the clinical infrastructure of a hospital-grade facility with the accessibility and branding of a private outpatient clinic.

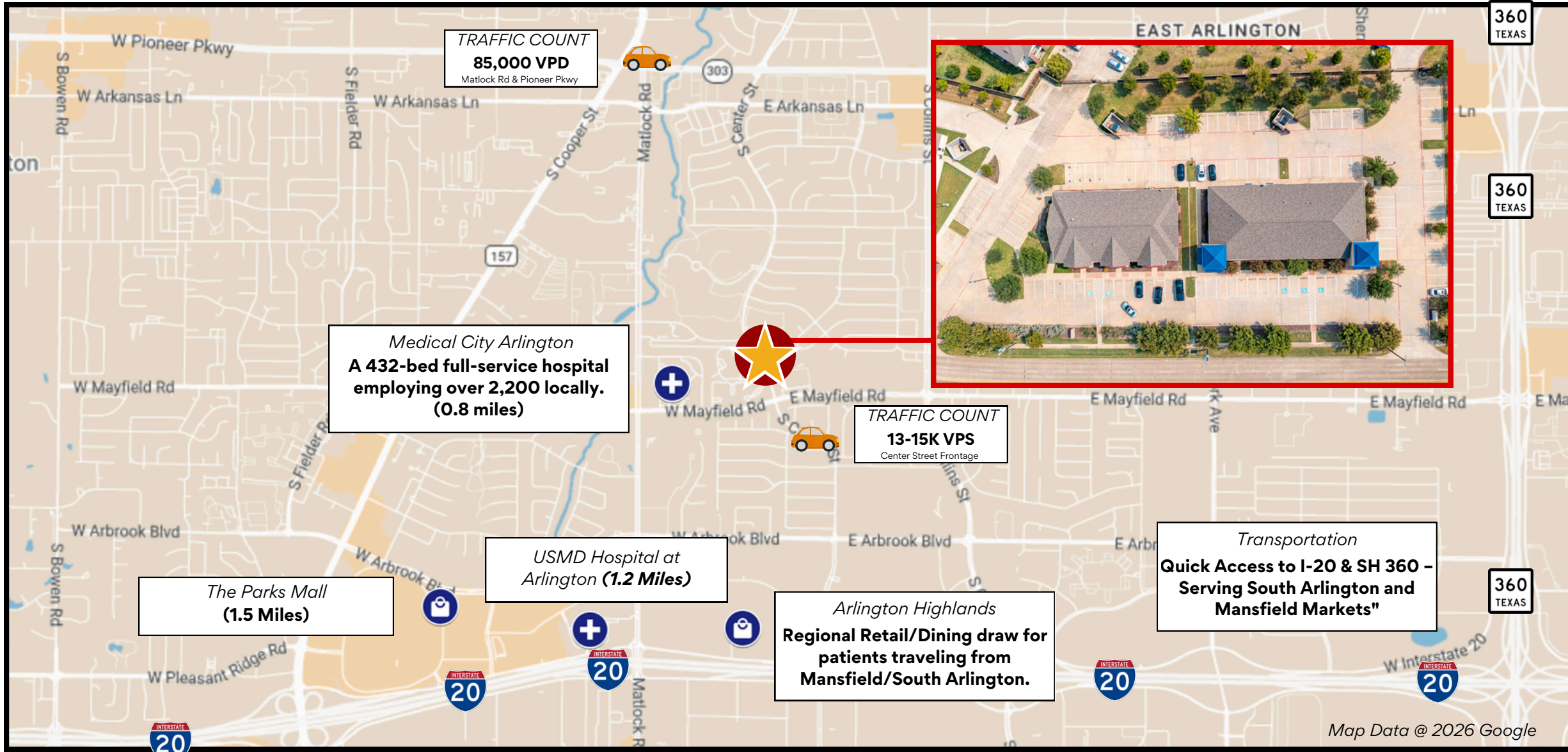
## TENANT ADVANTAGES:

- ▶ **Significant TI Savings:** Turnkey medical build-out featuring 12–15 exam rooms, specialized clinical workstations, and patient-ready finishes.
- ▶ **Strategic Proximity:** Located less than 1 mile from Medical City Arlington, ensuring immediate connectivity to a critical referral network of specialists and hospital services.
- ▶ **High-Exposure End-Cap:** Benefit from direct frontage on S Center St and dedicated monument signage to capture over 13,000 daily passersby.
- ▶ **Dense Patient Demographics:** Tap into a 1-mile daytime population of 10,366, largely driven by the surrounding healthcare employment base.
- ▶ **Patient-Centric Parking:** Surface parking (1.72/1,000) with easy ingress/egress from S Center St and E Mayfield Rd.





Key Takeaway: Strategically positioned within a high-density medical corridor, this site offers unparalleled referral synergy from the adjacent hospital district and a daytime population of over 10,000 healthcare-driven employees.



RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	18,989	140,376	336,929
Daytime Employment	10,312	63,955	139,574+
Avg. Household Income	\$60,000	\$62,000	\$74,000

Demographic Data from CoStar

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