

Greenville
MEDICAL
TOWER

FOR LEASE

Medical Office



79,310 SF


7150 GREENVILLE AVENUE DALLAS, TX 75231




Catalyst
healthcare real estate

PROPERTY

Highlights

 **Parking Ratio** 6.0/1,000 SF Covered, reserved parking available for tenants

 Adjacent to the **Texas Health Presbyterian Hospital Campus**

 **Existing tenant includes** Pediatric Ophthalmology, General ASC, Plastic Surgery, Hair Restoration

 **Small & large suites available** 500 SF up to 26,000 SF

 **Shell & 2nd Generation Space**

 **5th floor** is contiguous



FLOOR PLANS

1st Floor

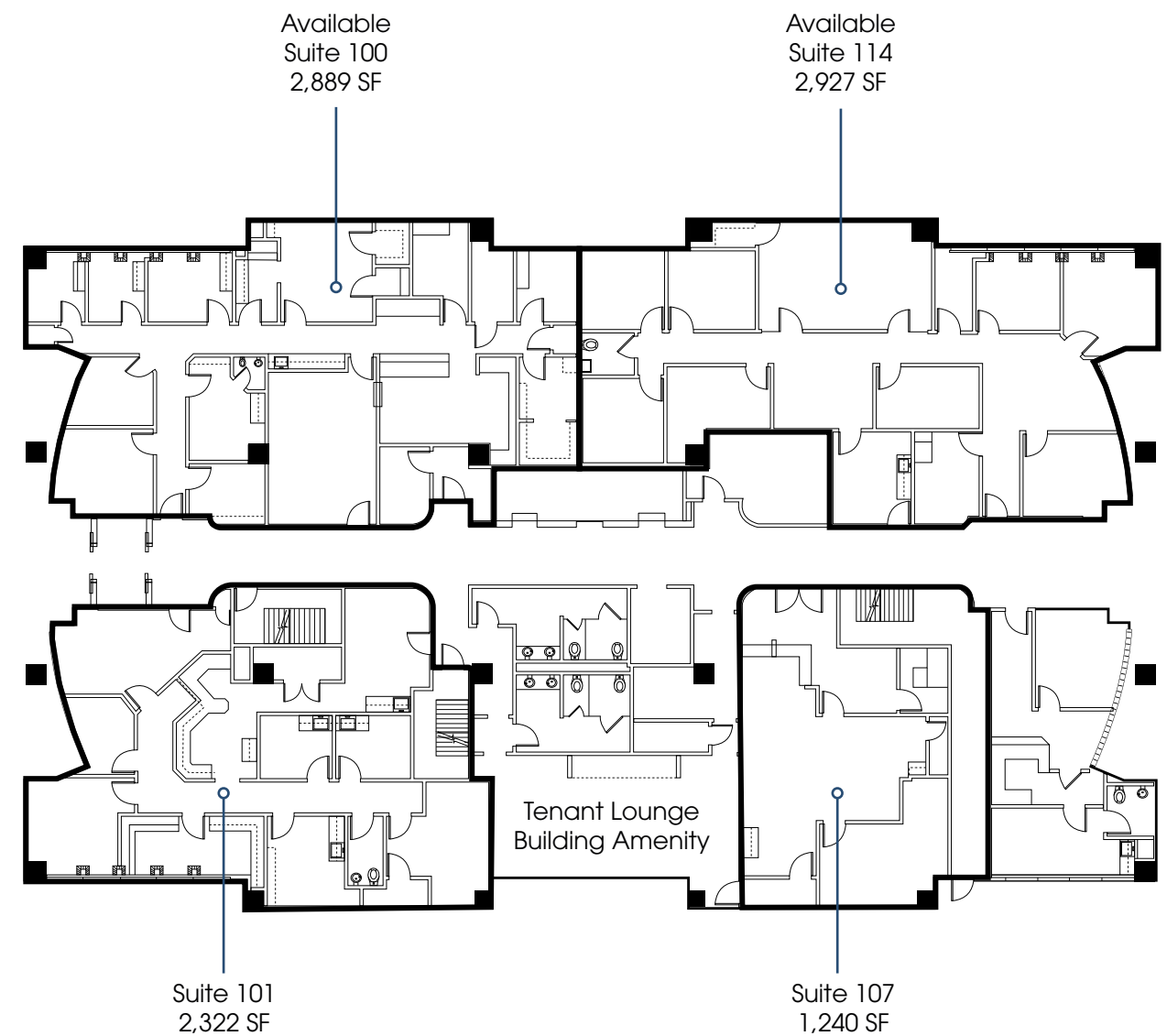
1st Floor Availability

Suite 100 - 2,889 SF

Suite 101 - 2,322 SF

Suite 107 - 1,240 SF

Suite 114 - 2,927 SF



FLOOR PLANS

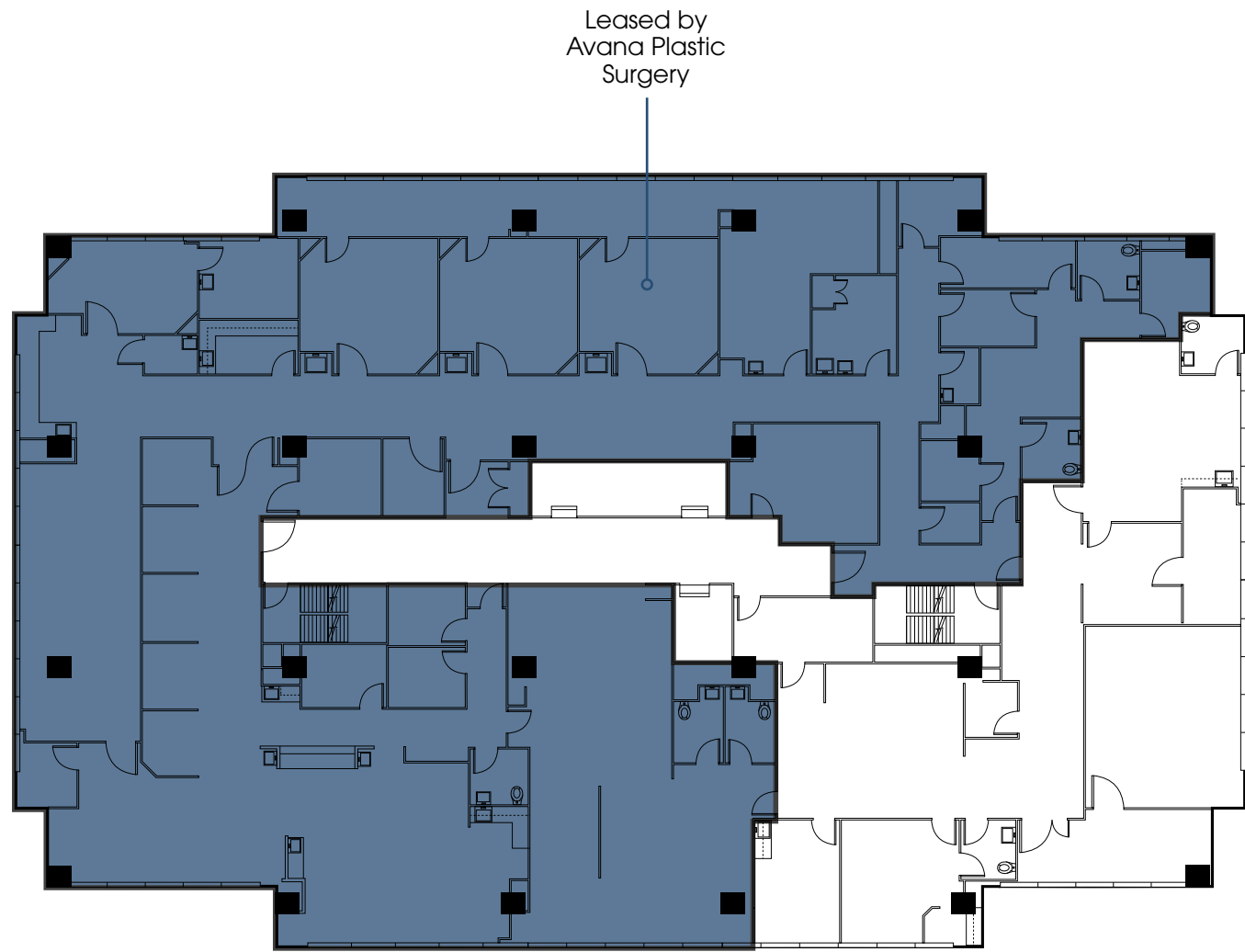
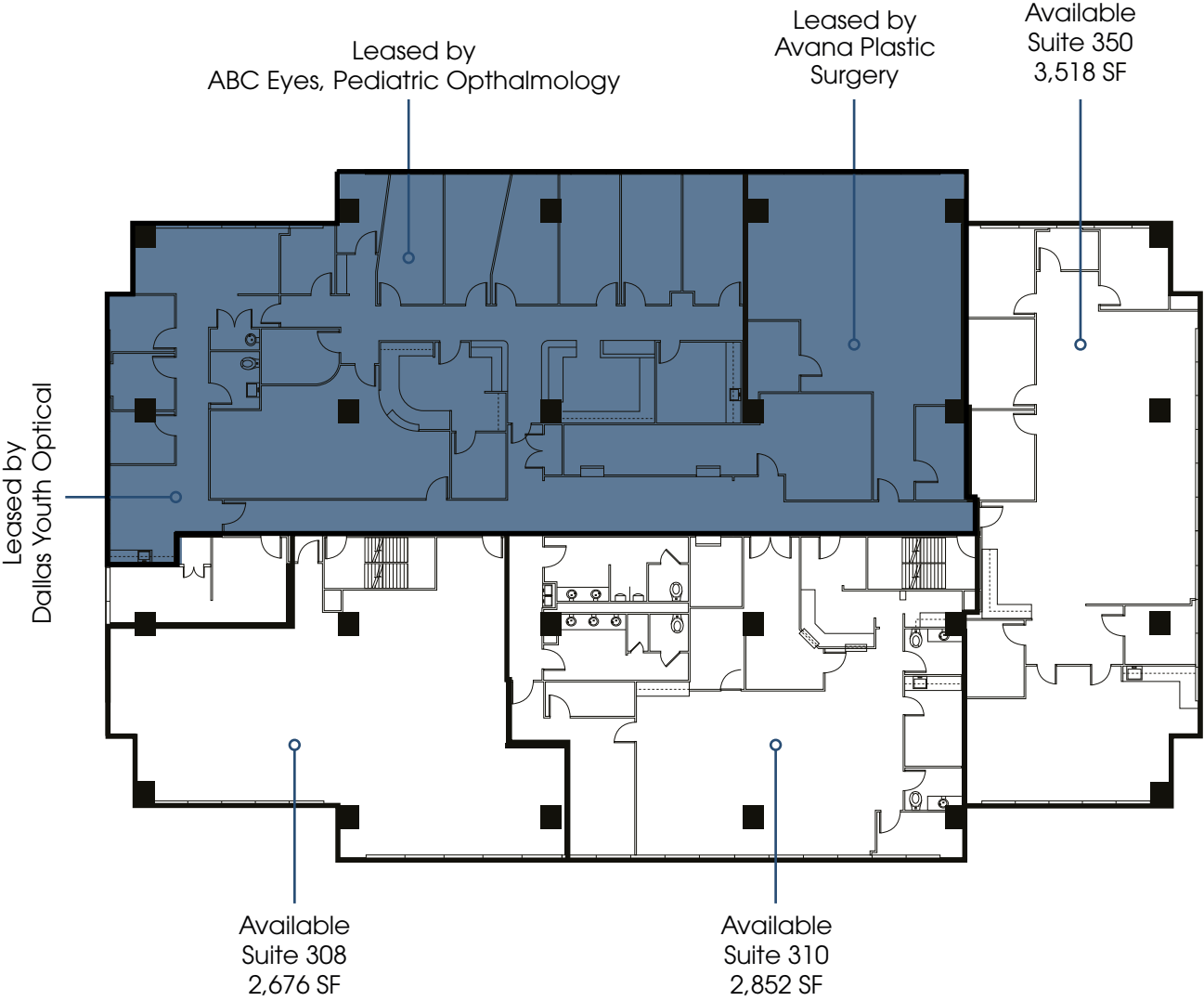
3rd Floor

3rd Floor Availability

- Suite 308 - 2,676 SF
- Suite 310 - 2,852 SF
- Suite 350 - 3,518 SF

FLOOR PLANS

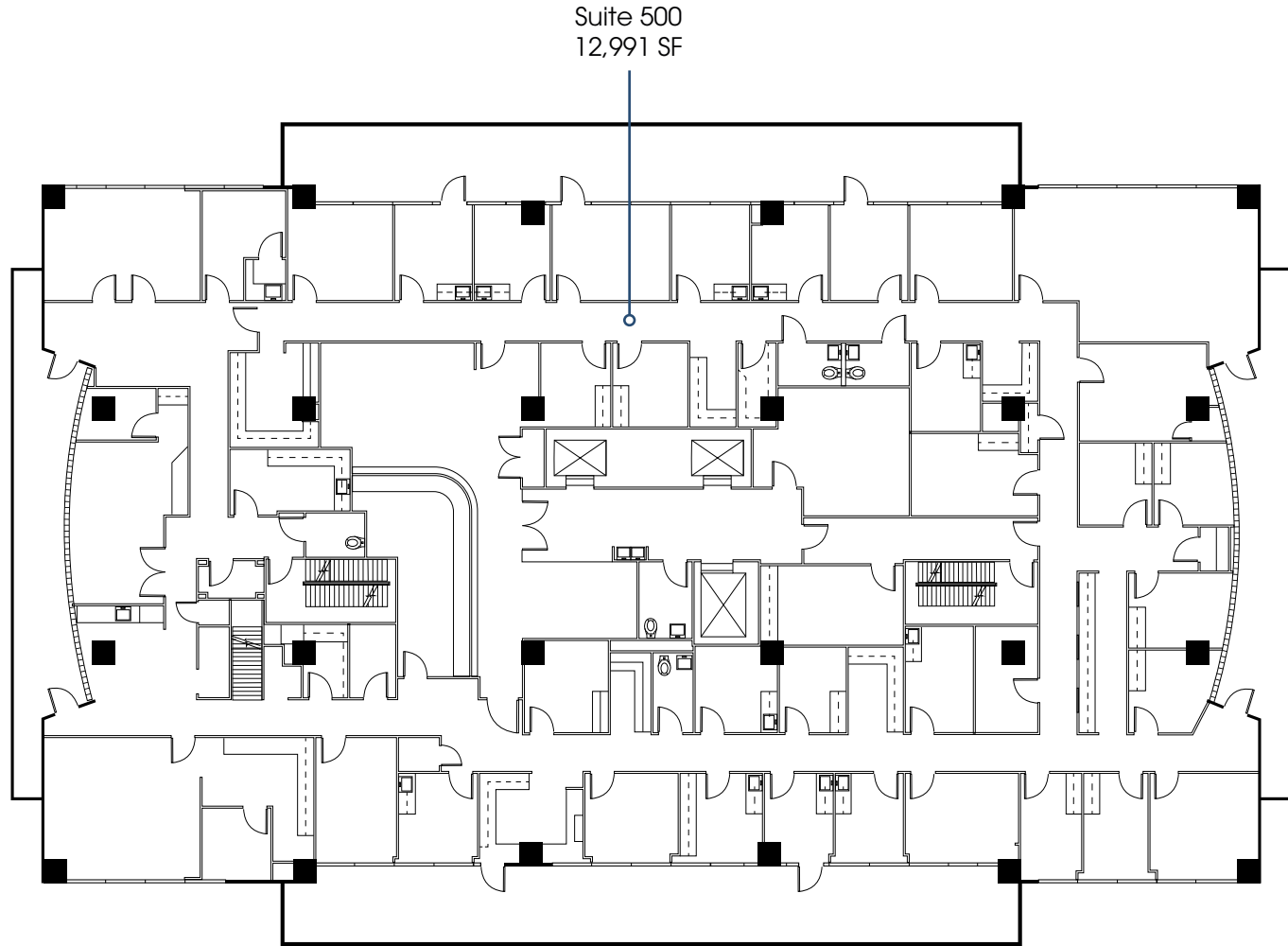
4th Floor



FLOOR PLANS

5th Floor

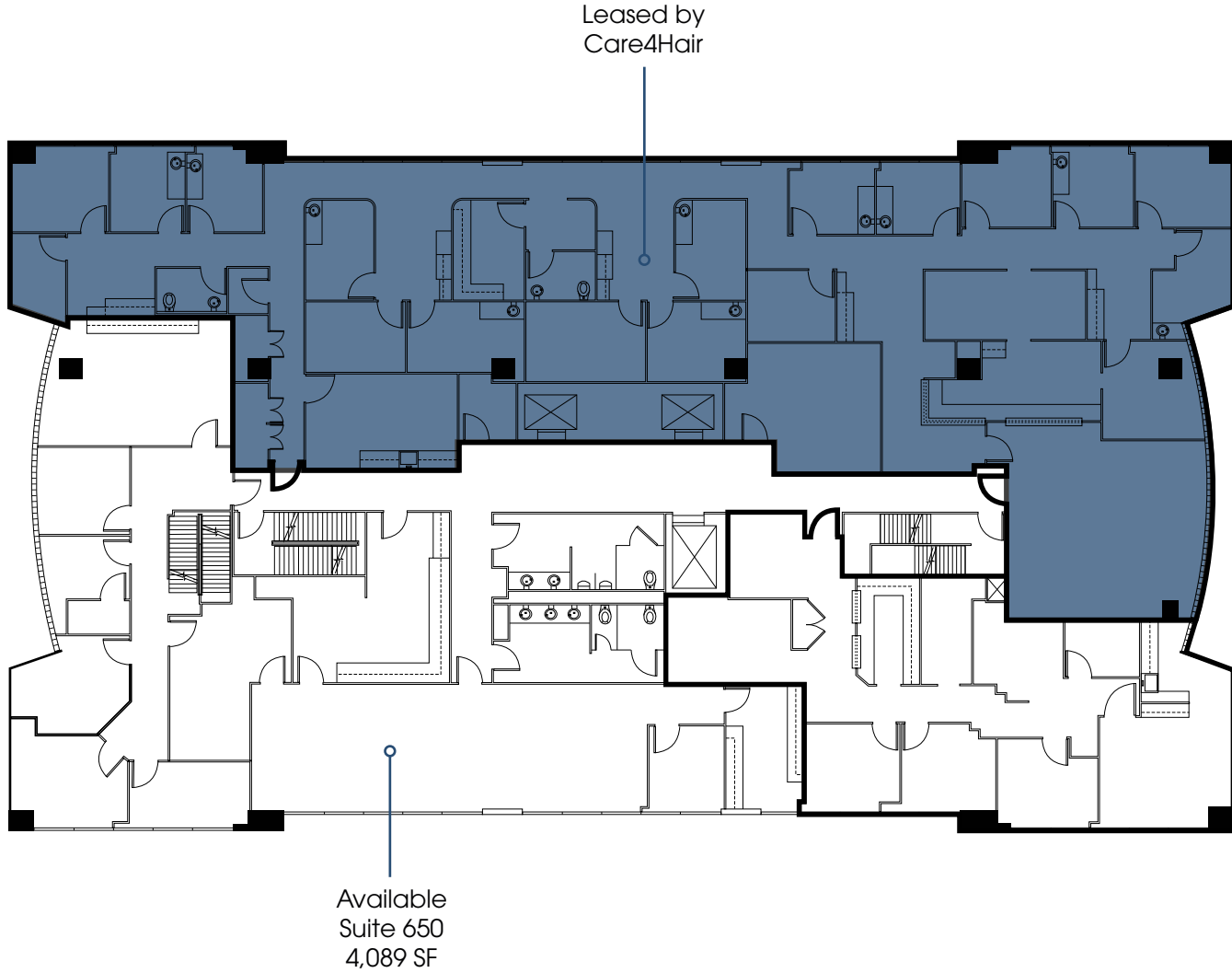
5th Floor Availability
Suite 500 - 12,991 SF



FLOOR PLANS

6th Floor

6th Floor Availability
Suite 650 - 4,089 SF



SITE PLAN



DEMOGRAPHICS

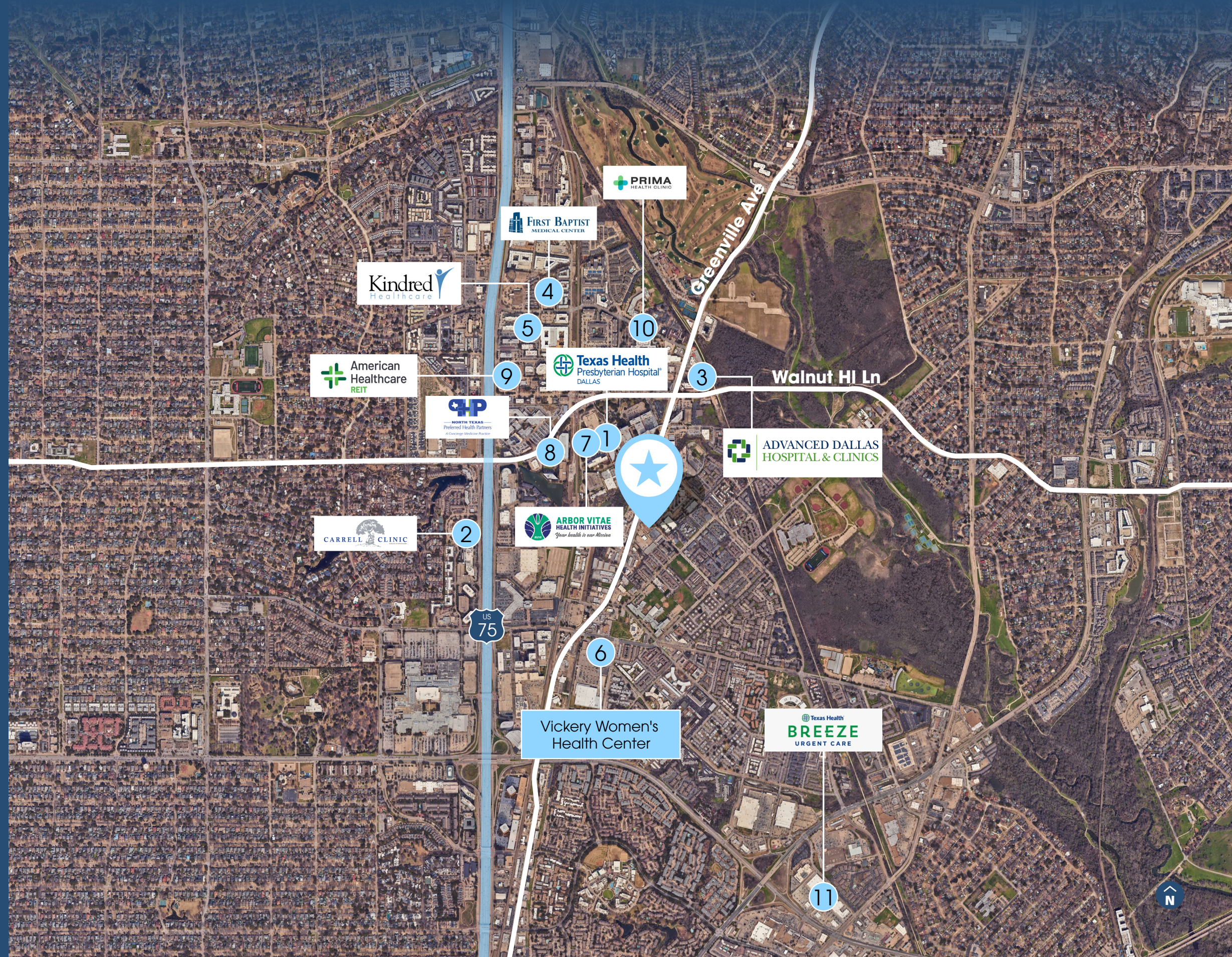
	Drive Time (5 minutes)	Drive Time (10 minutes)	Drive Time (15 minutes)
2022			
Total Population	52,429	257,038	656,828
2027			
Total Population	53,242	259,085	668,455
2022-2027 Population Growth (#)	813	2,047	11,627
Population Growth (%)	1.55%	0.80%	1.77%
2022 Median Household Income	\$55,330	\$72,440	\$78,249
2022 Households with Income Over \$100K	6,869	44,617	120,462
2022 Have Commercial Insurance (%)	50.99%	54.77%	54.29%
2022 Have Medicaid Medical Policy (%)	8.67%	7.53%	7.24%
2022 Have Medicare Medical Policy (%)	20.29%	21.02%	20.20%
2022 Population <19	13,383	65,123	157,157
2022 Age 20-60	30,502	142,382	373,968
2022 Population >60	8,545	49,534	125,707

AMENITIES

Map

Healthcare

1. Presbyterian Hospital-Dallas
2. Carrell Clinic
3. Advanced Dallas Hospital & Clinics
4. First Baptist Medical Center
5. Kindred Hospital Dallas Central
6. Vickery Women's Health Center
7. Arbor Vitae Health Initiatives
8. North Texas Preferred Health Partners
9. American Healthcare REIT
10. Prima Health Clinic
11. Texas Health Breeze Urgent Care



7150

7150 GREENVILLE AVENUE DALLAS, TX 75231



Brokers Contact

Austin Barrett

214 438 6420

austin.barrett@jll.com

Chris Higbie

214 396 5422

chris.higbie@jll.com



Catalyst
healthcare real estate

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.