

# SOUTHLAKE MOB I

1545 E. Southlake Blvd  
Southlake, TX 76092



Owned and managed by:

**welltower**

Leasing Information:  
214.461.2388

# Lincoln

**Banks Newton**  
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**Peter Shaw**  
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1545 E. Southlake Blvd | Southlake, TX 76092

Office Medical For Lease

2,040 - 2,369 SF



## Property Overview

Class A Medical Building in Southlake located on the campus of Texas Health Harris Methodist Hospital Southlake. Directly connected to Texas Health Harris Methodist Hospital Southlake. Generous tenant improvement allowances available for customizable space layouts. Monument signage available with great exposure to Southlake Blvd.

## Property Highlights

- Competitive lease rates and tenant improvement allowances
- Prominent location off of Northwest Parkway near Southlake Town Square
- Connected to the Texas Health Harris Methodist Southlake Hospital

## Availabilities

Suite 140	2,326 SF
Suite 220	2,347 SF
Suite 250	2,369 SF
Suite 280	2,040 SF

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Suite 140

2,326 SF



**Suite**

Suite 140

**Size**

2,326 SF

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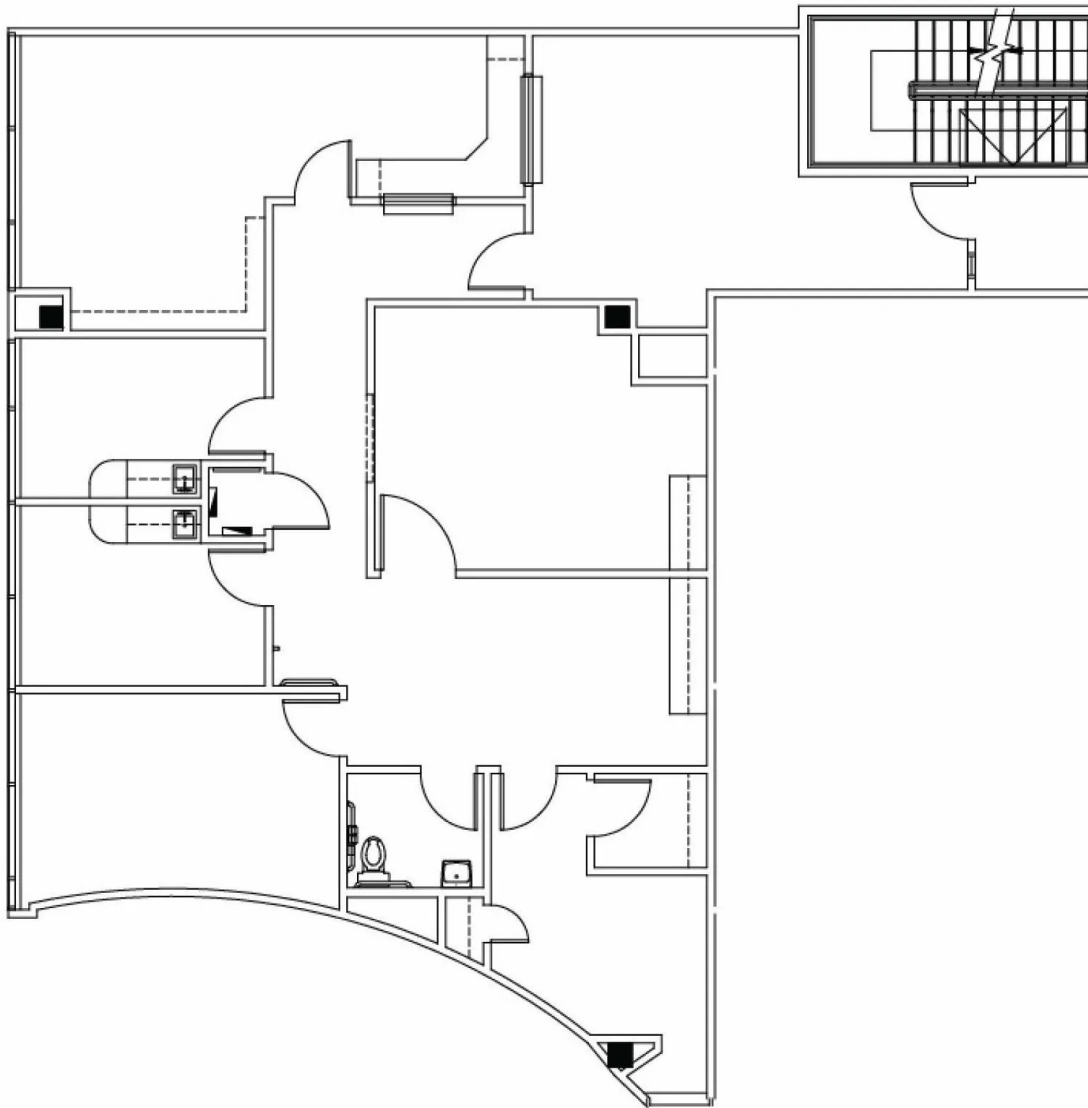
**Lincoln**

# SOUTHLAKE MOB I

1545 E. Southlake Blvd | Southlake, TX 76092

Suite 220

2,347 SF



**Suite**

**Size**

Suite 220

2,347 SF

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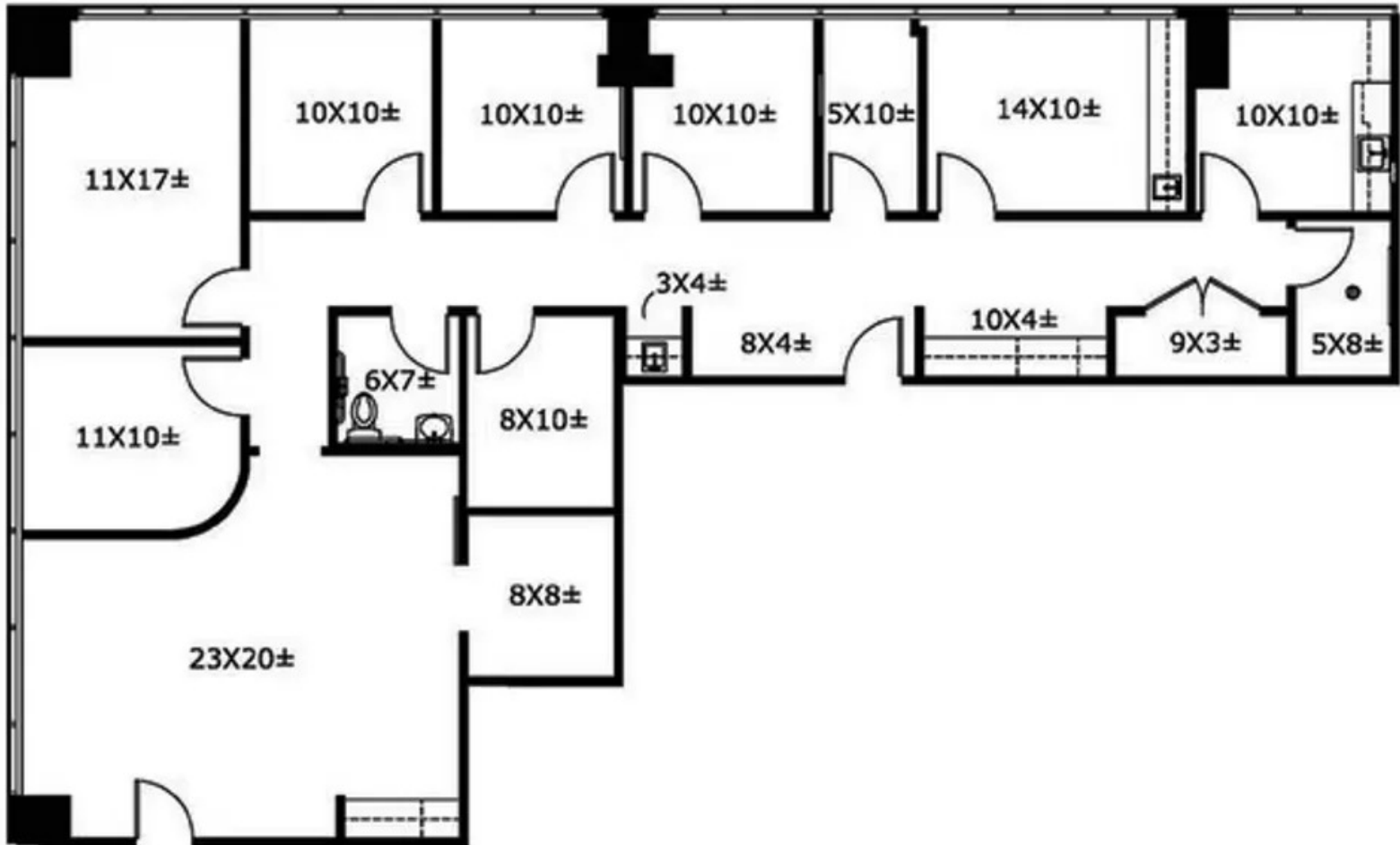
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# SOUTHLAKE MOB I

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Suite 250

2,369 SF



**Suite**

Suite 250

**Size**

2,369 SF

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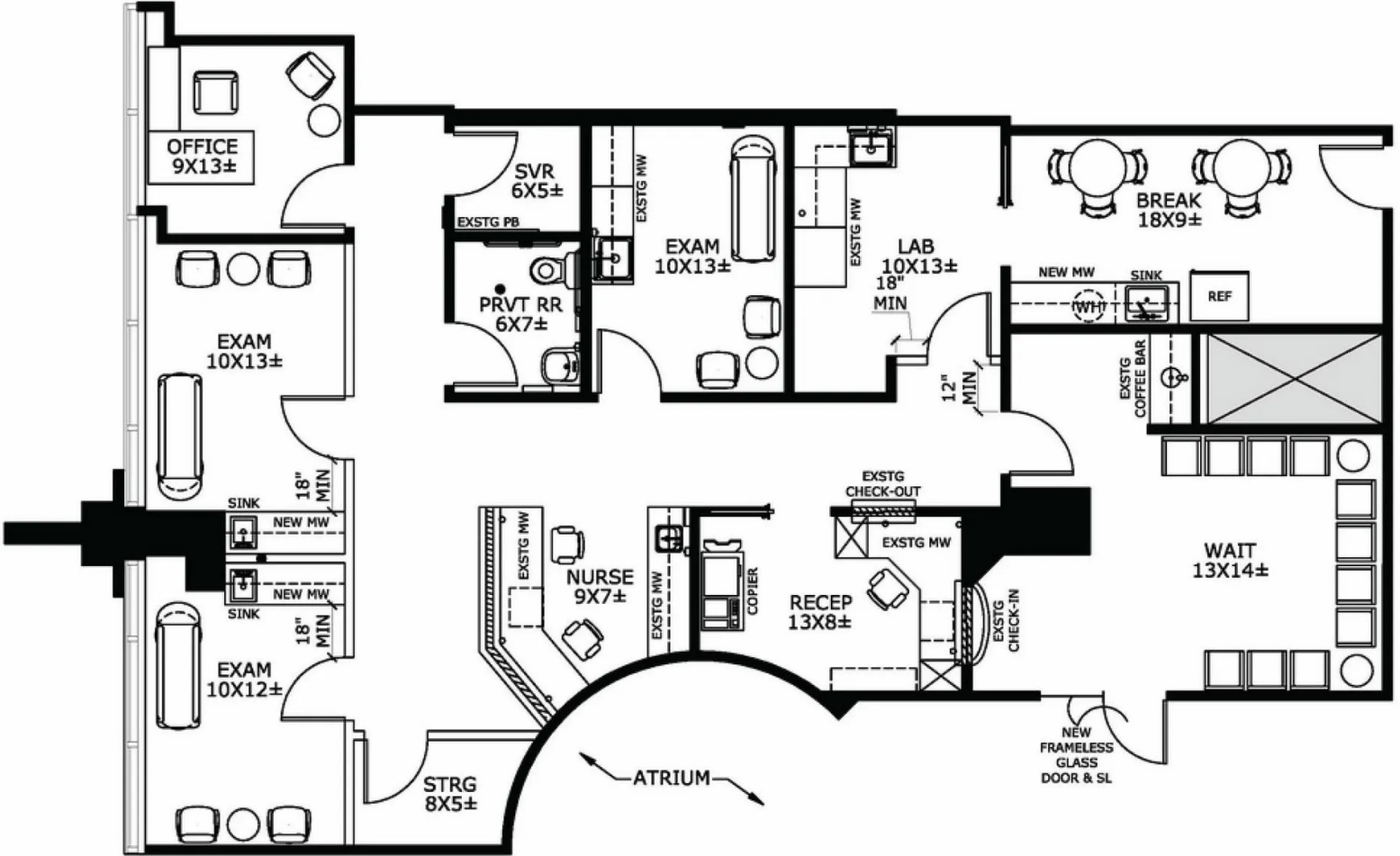
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# SOUTHLAKE MOB I

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Suite 280

2,040 SF



**Suite**

Suite 280

**Size**

2,040 SF

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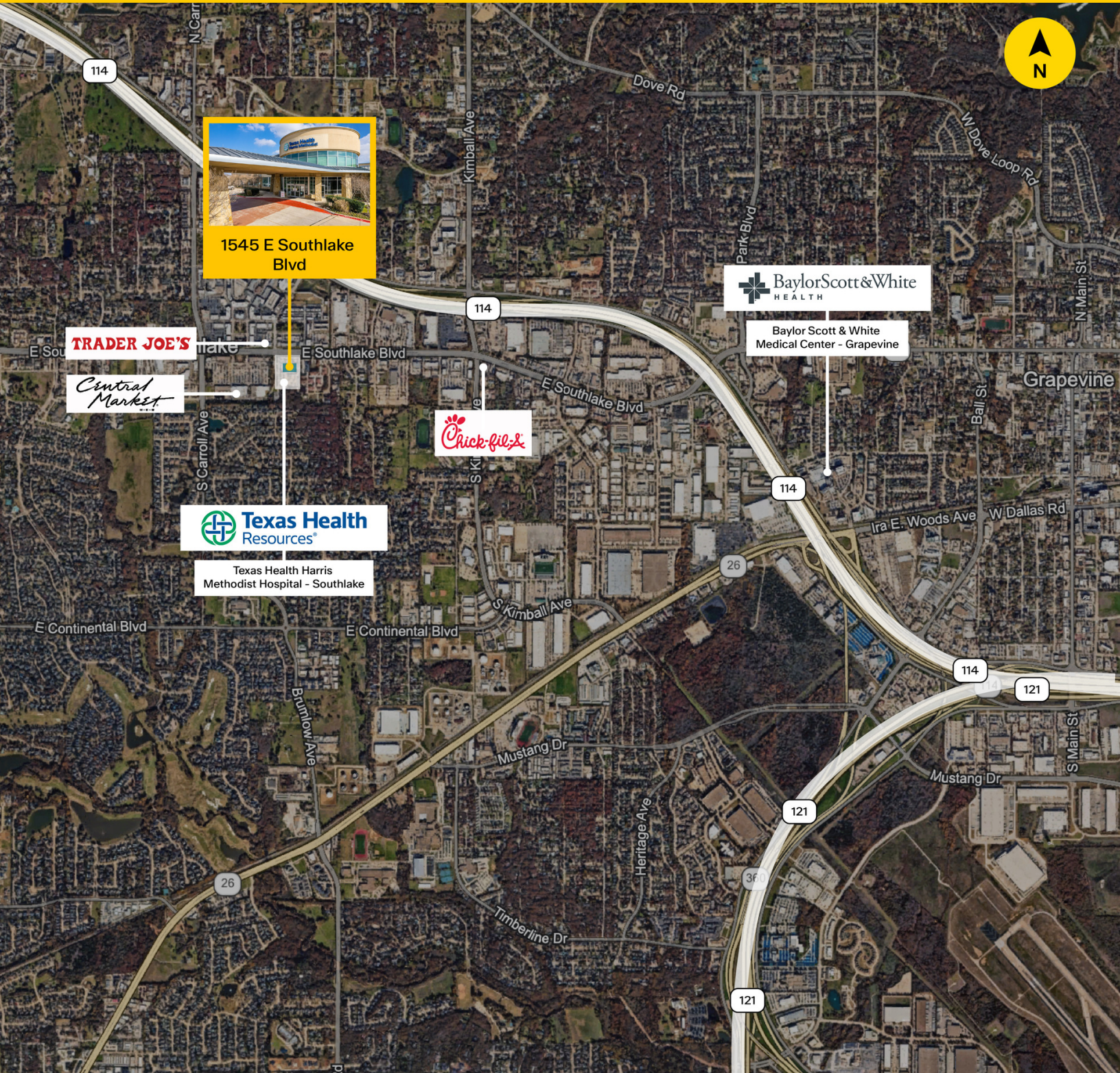
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## Nearby Amenities

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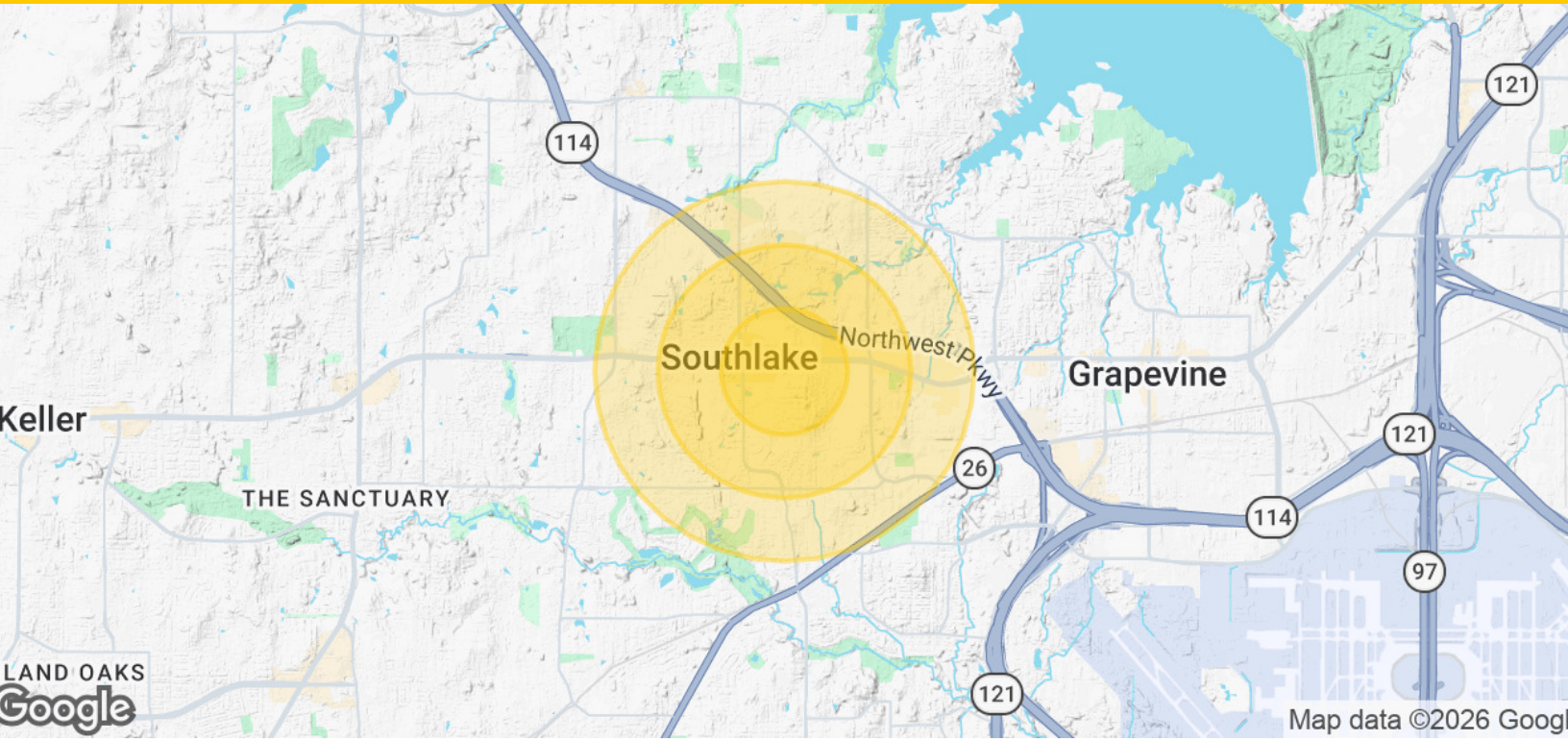
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## Demographics Map & Report



<b>Population</b>	<b>0.5 Miles</b>	<b>1 Mile</b>	<b>1.5 Miles</b>
Total Population	1,317	4,970	10,905
Average Age	39.5	40.0	40.0
Average Age (Male)	41.2	40.6	39.4
Average Age (Female)	34.6	36.8	38.2
<b>Households &amp; Income</b>	<b>0.5 Miles</b>	<b>1 Mile</b>	<b>1.5 Miles</b>
Total Households	387	1,473	3,386
# of Persons per HH	3.4	3.4	3.2
Average HH Income	\$292,321	\$274,551	\$240,405
Average House Value	\$711,186	\$700,556	\$657,825

2020 American Community Survey (ACS)

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