

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

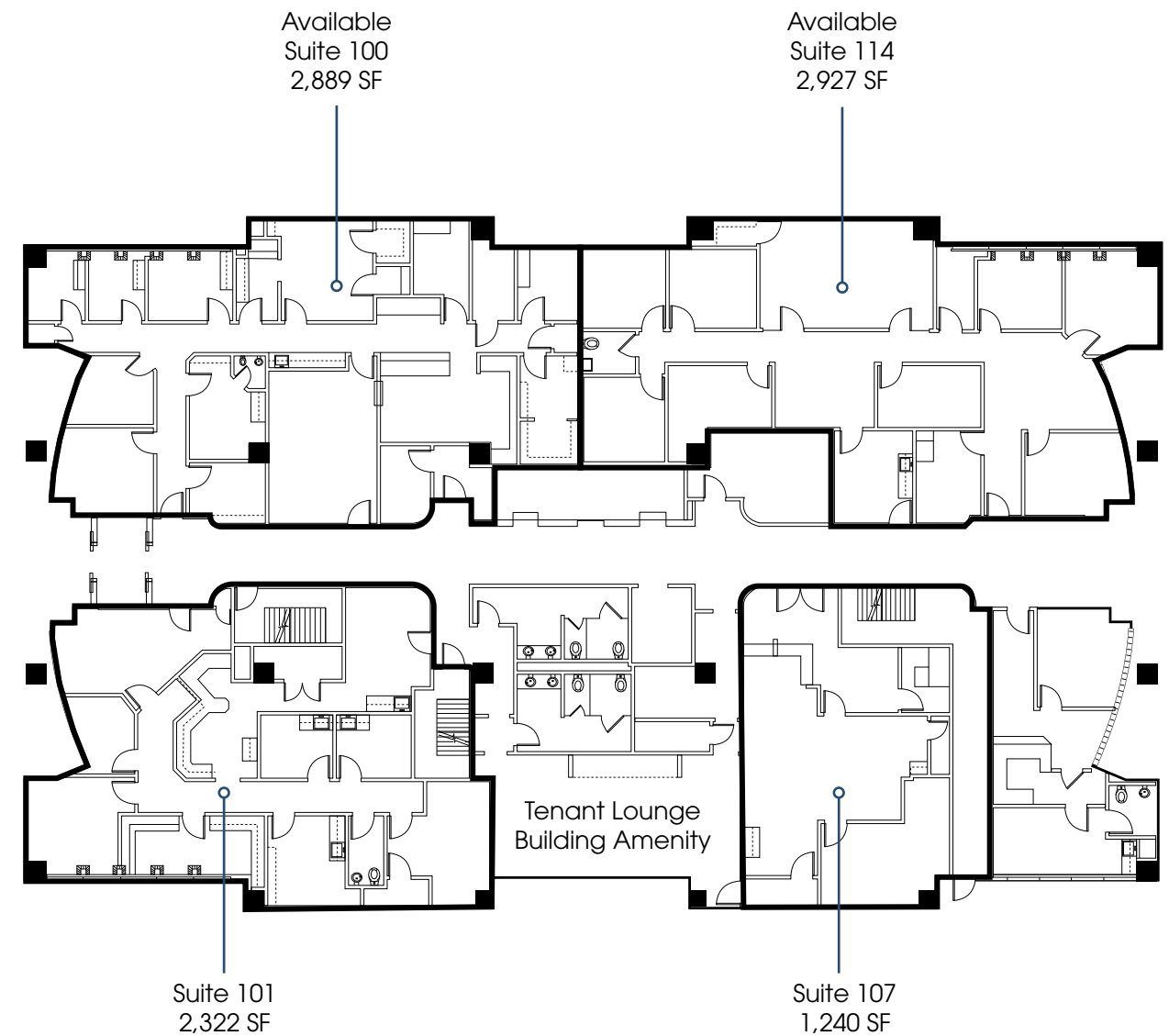
1st Floor Availability

Suite 100 - 2,889 SF

Suite 101 - 2,322 SF

Suite 107 - 1,240 SF

Suite 114 - 2,927 SF



FLOOR PLANS

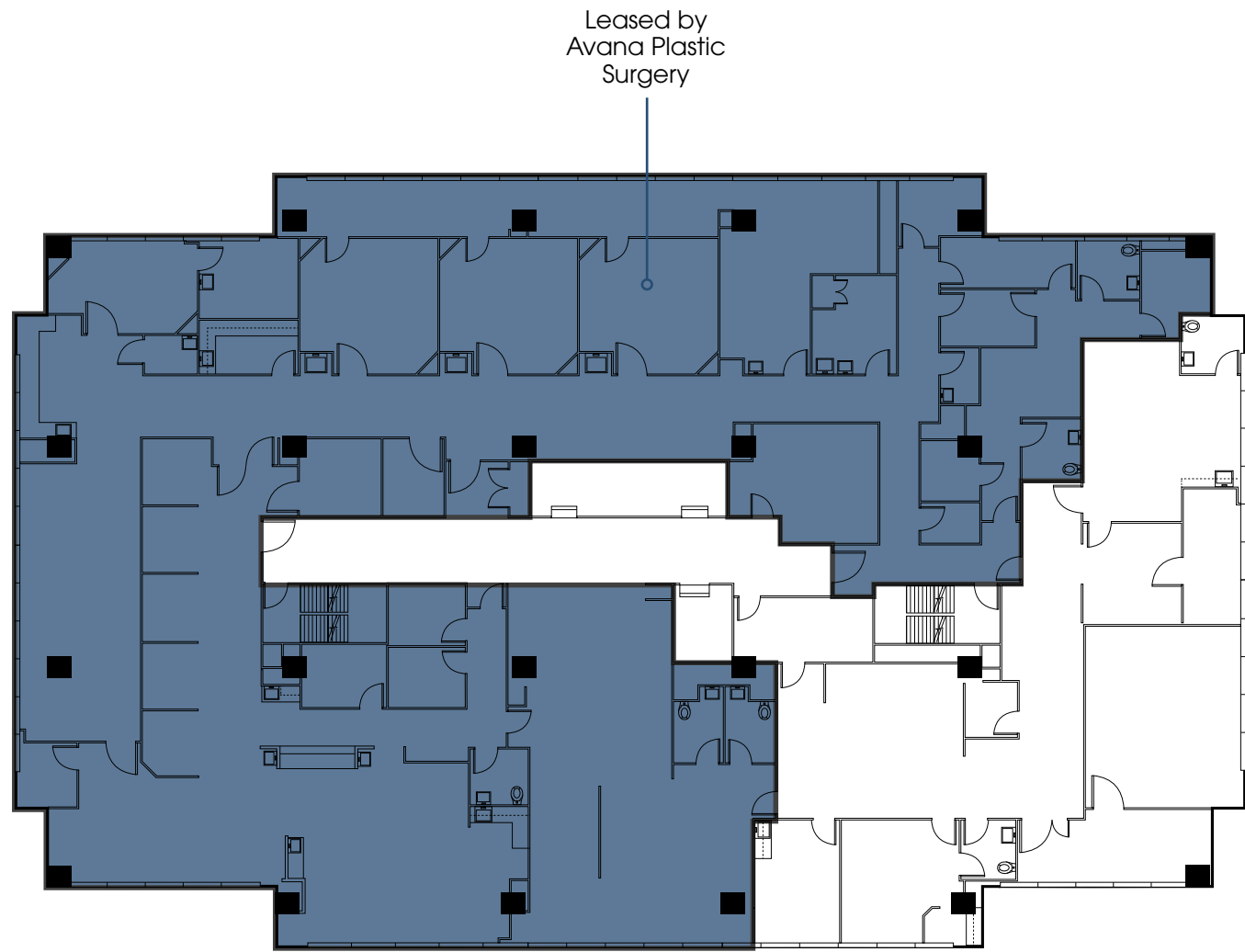
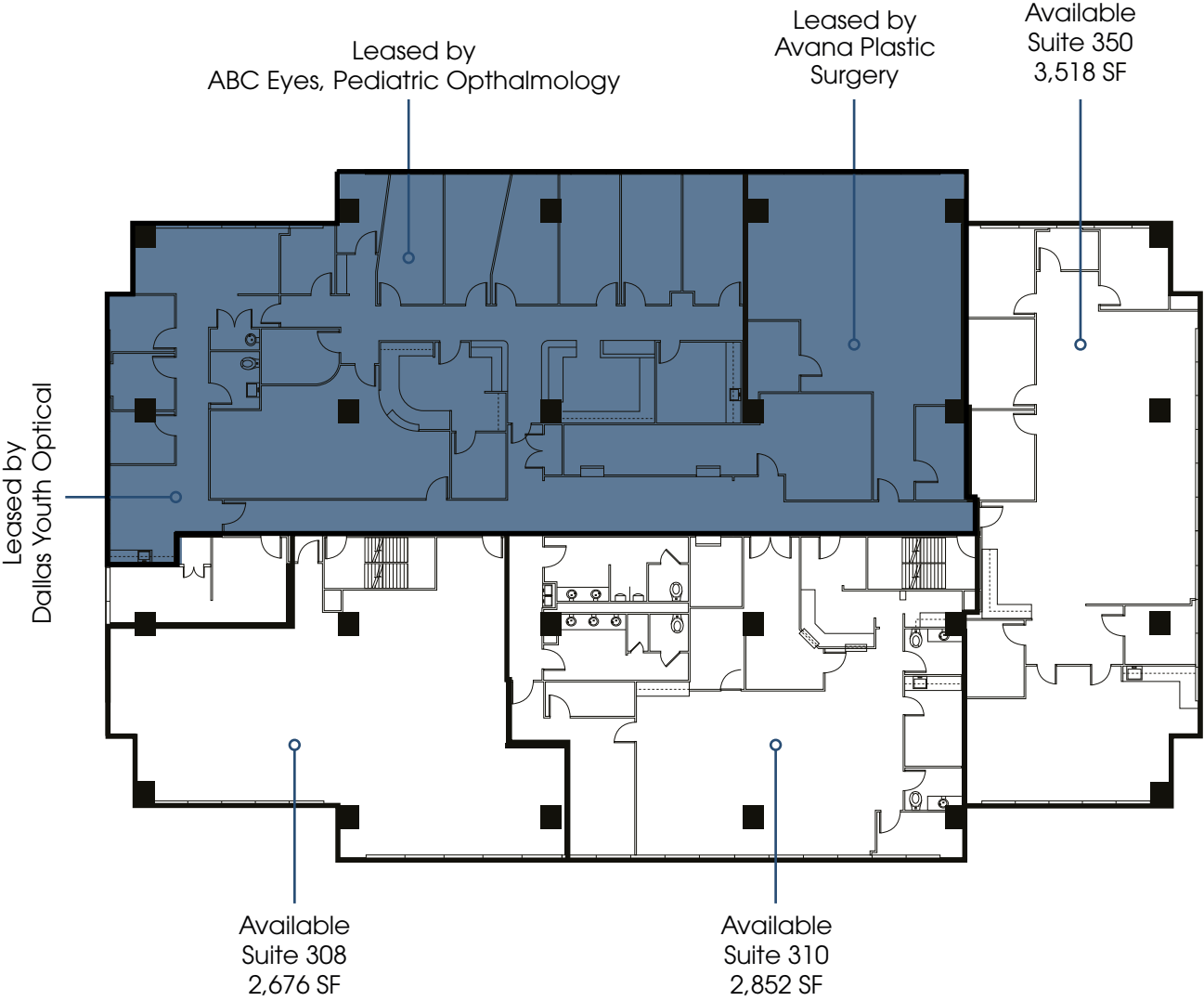
3rd Floor

3rd Floor Availability

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

FLOOR PLANS

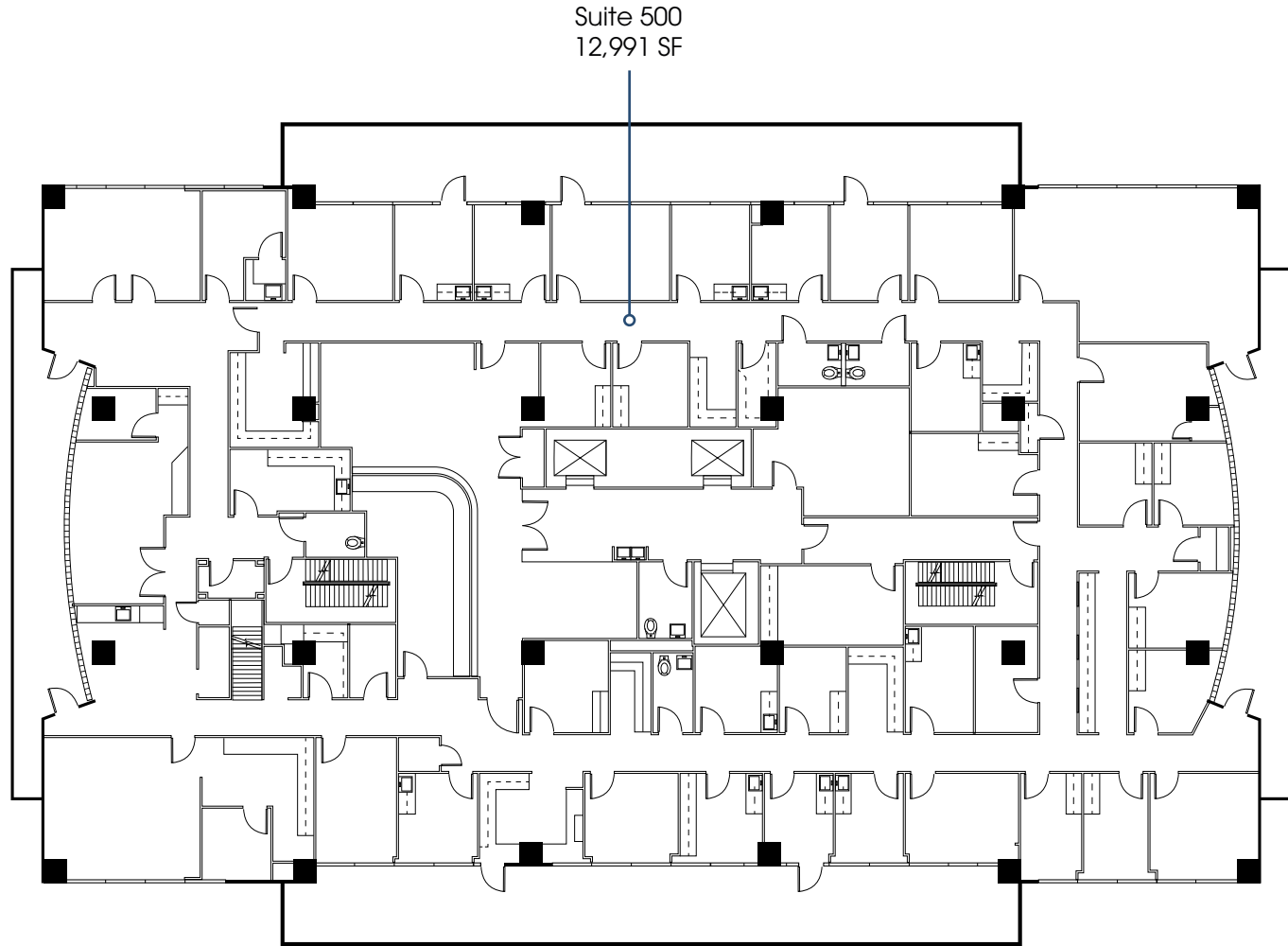
4th Floor



FLOOR PLANS

5th Floor

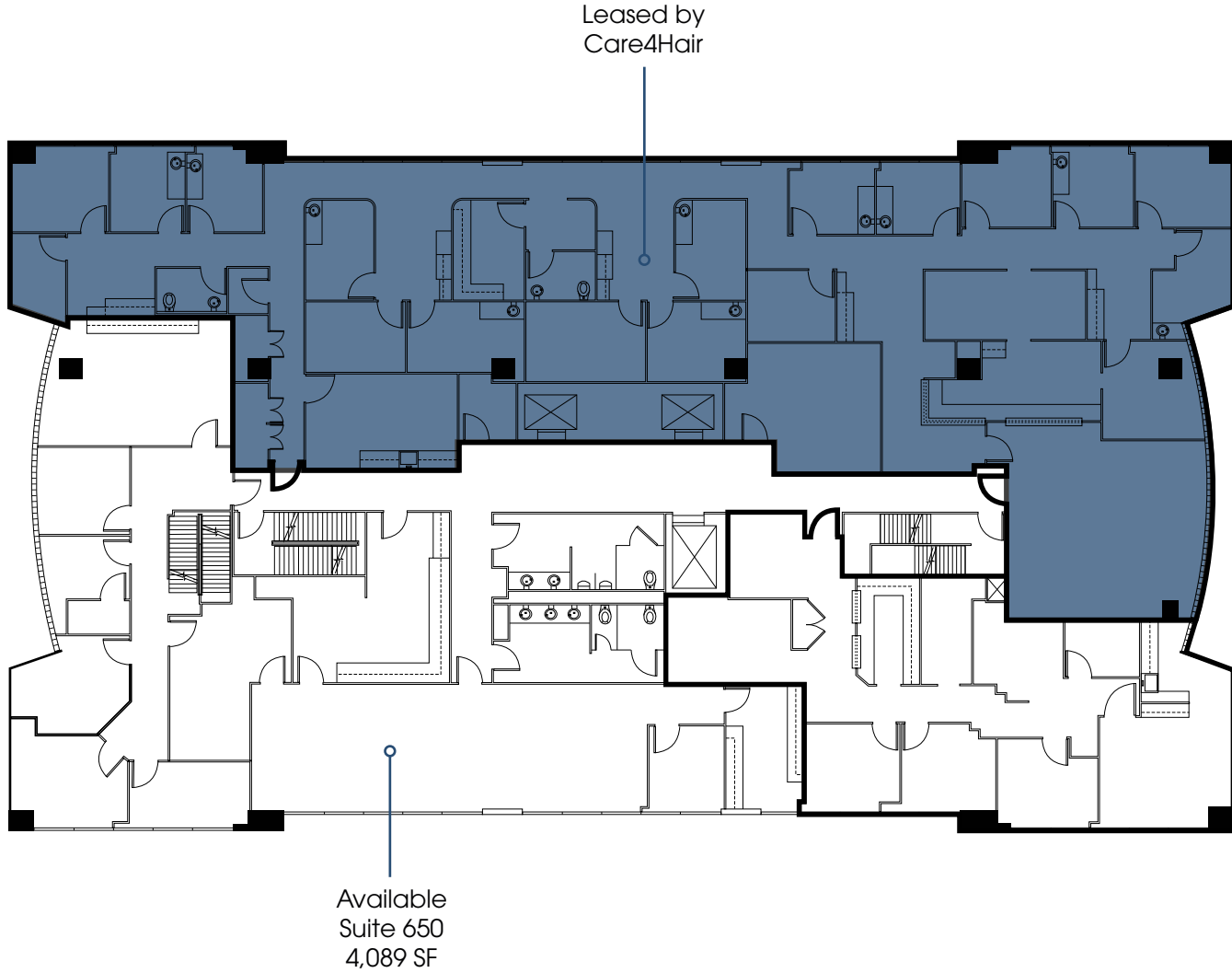
5th Floor Availability
Suite 500 - 12,991 SF



FLOOR PLANS

6th Floor

6th Floor Availability
Suite 650 - 4,089 SF



SITE PLAN



DEMOGRAPHICS

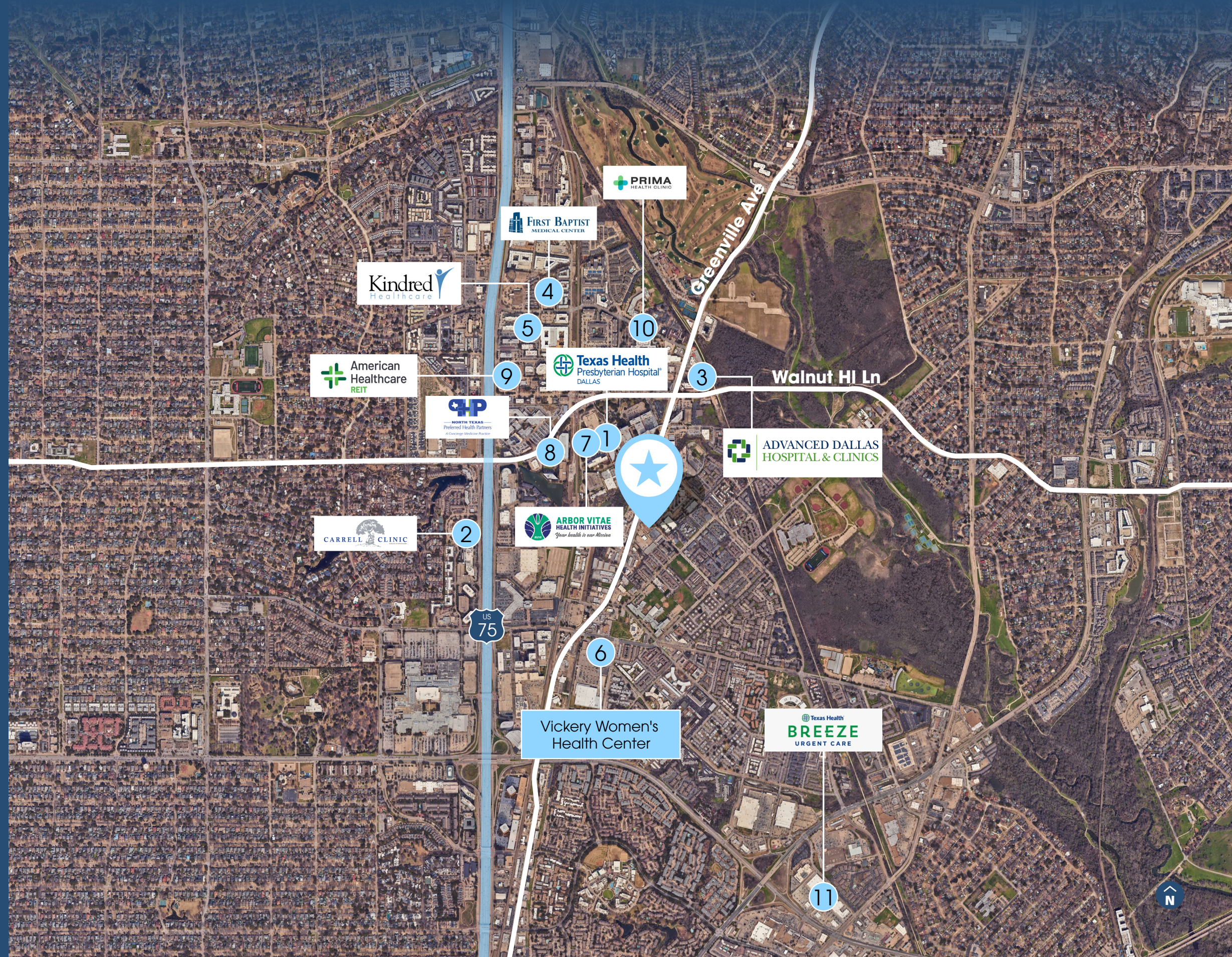
	Drive Time (5 minutes)	Drive Time (10 minutes)	Drive Time (15 minutes)
2022			
Total Population	52,429	257,038	656,828
2027			
Total Population	53,242	259,085	668,455
2022-2027 Population Growth (#)	813	2,047	11,627
Population Growth (%)	1.55%	0.80%	1.77%
2022 Median Household Income	\$55,330	\$72,440	\$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



Kindred
Healthcare

American
Healthcare
REIT

CARRELL
CLINIC

FIRST BAPTIST
MEDICAL CENTER

Texas Health
Presbyterian Hospital
DALLAS

ARBOR VITAE
HEALTH INITIATIVES
Your health is our Mission

PRIMA
HEALTH CLINIC

ADVANCED DALLAS
HOSPITAL & CLINICS

Vickery Women's
Health Center

Texas Health
BREEZE
URGENT CARE

US
75

Greenville Ave

Walnut Hill Ln

N

7150

7150 GREENVILLE AVENUE DALLAS, TX 75231



Brokers Contact

Austin Barrett

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Chris Higbie

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-19-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	+1 214 438 6100
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Daniel Glyn Bellow	183794	dan.bellow@jll.com	+1 713 888 4000
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Austin Barrett	562361	Austin.barrett@jll.com	+1 214 438 6420
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date