

FOR LEASE

2,000 - 17,408 SF

AVAILABLE

2005 W PARK DRIVE
IRVING, TX 75061



PROPERTY SUMMARY

**2005 W PARK DRIVE
IRVING, TEXAS 75061**

Irving Medical Office Building III (MOB III) is a 58,400 gross square foot, three-story, Class-A medical office building in Irving, Texas, a suburb of Dallas, Texas. MOB III is located on 2.7 acres of land, on the campus of Baylor Scott & White Medical Center - Irving ("Hospital"). Baylor Scott and White is one of the premier hospital systems in the metroplex. The 296 bed hospital serves Irving, Las Colinas, Grand Prairie, Coppell and surrounding communities.

In addition to being on the Hospital campus, MOB III offers the finest institutional-quality, first class medical office experience for both tenants and their patients in the Irving community and surrounding areas. Patients have easy access with a designated surface parking area and multiple building entrances. Physician tenants benefit from networking opportunities alongside many of the top physicians. This high-quality, on-campus building with superior interior finish and commercial-grade construction is well maintained by full service building management.

In addition, physicians have the opportunity to invest in this class A, on-campus, medical office building along with other physicians. Ask the leasing broker for additional details.



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PROPERTY HIGHLIGHTS

Building Size	58,400 Gross SF
Class/Type	Class A, Medical/Office
Signage	Monument Signage Available
Land Area	2.7 AC
Parking	5:1000 Surface Parking



LOCATION ADVANTAGES

On Campus Baylor Scott & White - Irving

Central location in Irving, TX near Las Colinas

Within 15 min of DFW International Airport

Frontage off of Hwy 183 allowing easy access to the major Hwys of DFW Metroplex

DEMOGRAPHICS

Population	1 Mile	5 Miles	10 Miles
2010	19,575	195,022	872,120
2022	20,296	217,929	973,193
2027	20,325	220,894	996,264

Households	1 Mile	5 Miles	10 Miles
2010	6,291	71,647	324,706
2022	6,337	80,564	366,389
2027	6,316	81,741	376,128

Income	1 Mile	5 Miles	10 Miles
Average	\$69,658	\$80,705	\$93,633
Median	\$55,531	\$63,344	\$67,015

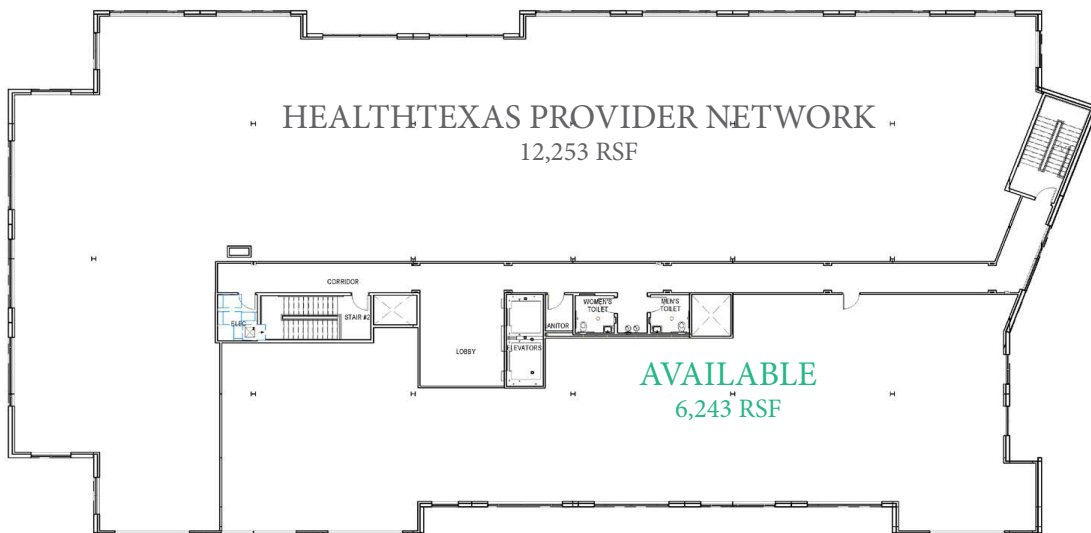
Ground Floor: FULLY LEASED

Arlington Orthopedic Associates, Touchstone
Imaging and Pure Dermatology

Second Floor: AVAILABLE



Third Floor: AVAILABLE



FOR LEASE



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EXCLUSIVELY LISTED BY

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Approved by the Texas Real Estate Commission for Voluntary Use

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

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with the Texas Real Estate License Act.

A broker who acts as an intermediary in a transaction:

- (1) Shall treat all parties honestly
- (2) may not disclose that the owner will accept a price less than the theasking price unless authorized in writing to do so by the owner,
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer, and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by the Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under the Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date