

FOR LEASE *2,000 -
17,408 SF*

2005 W PARK DRIVE
IRVING, TX 75061



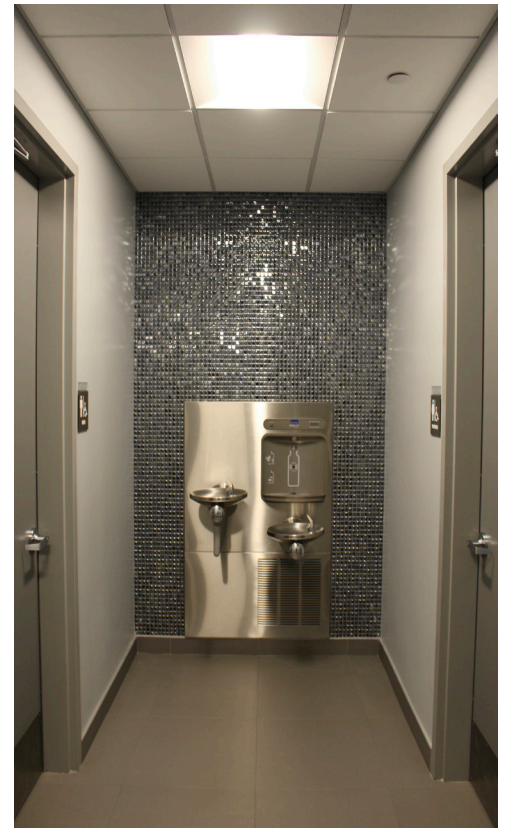
PROPERTY SUMMARY

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.



FOR LEASE

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

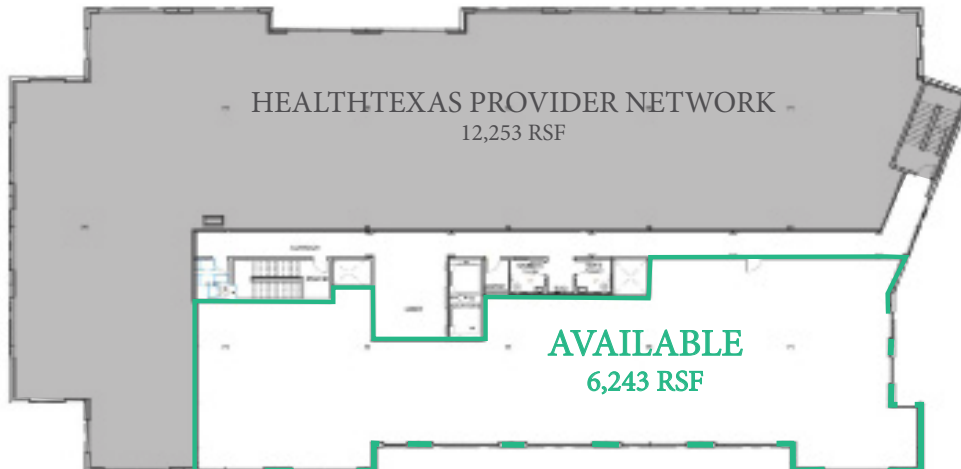


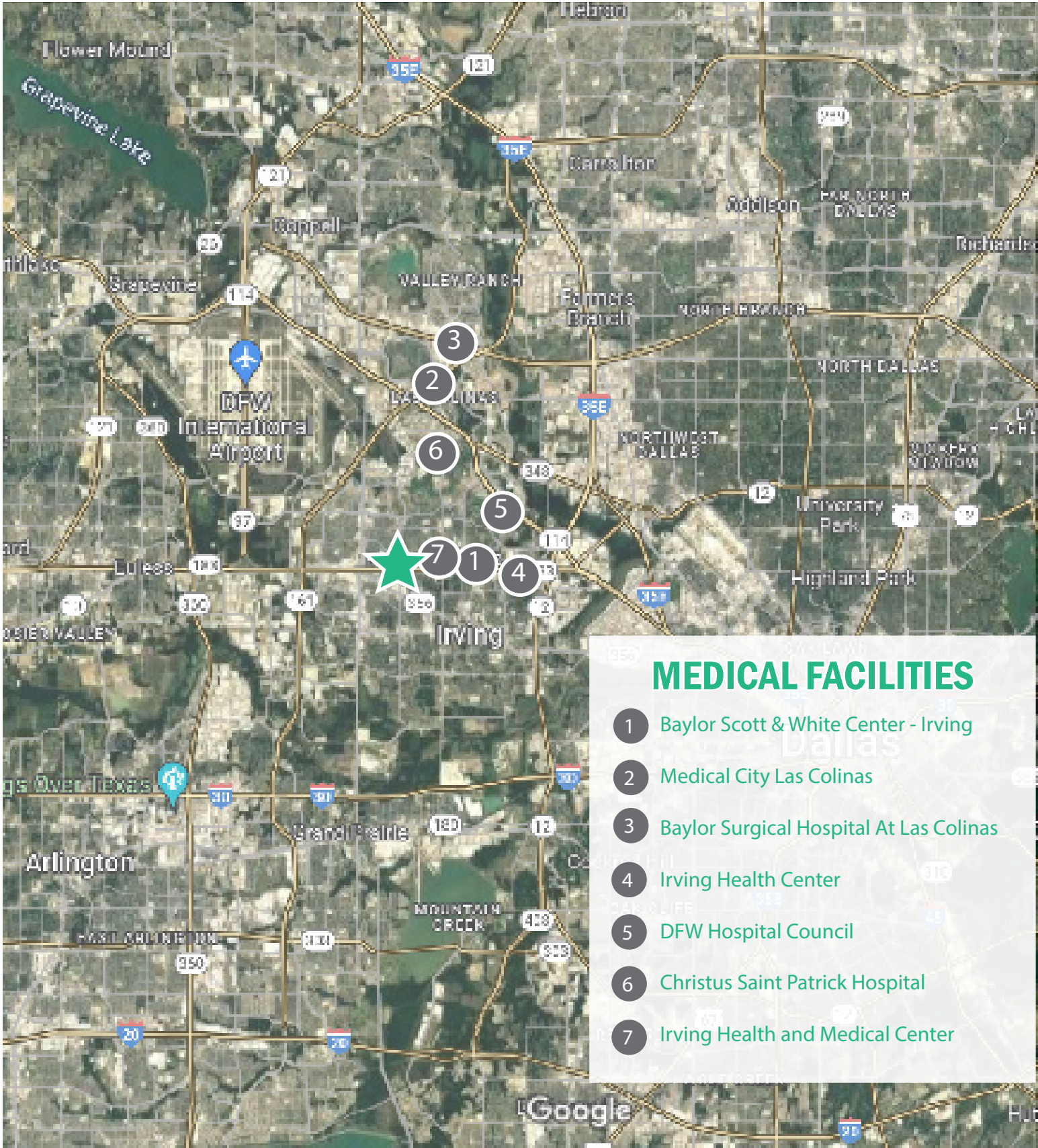
Ground Floor: **FULLY LEASED**
Arlington Orthopedic Associates, Touchstone
Imaging and Pure Dermatology

Second Floor: **AVAILABLE (2,000 - 11,165 RSF)**



Third Floor: **AVAILABLE (2,000 - 6,243 RSF)**





FOR LEASE

EXCLUSIVELY LISTED BY

SANOBER SYED

Lion's Gate Medical
12900 Preston Road, Suite 808
Dallas, Texas 75230
Direct: (972) 707-1171
Main: (972) 737-2503
Email: Sanober@lionsgatemedical.com

RACHEL BOELTER

Lion's Gate Medical
12900 Preston Road, Suite 808
Dallas, Texas 75230
Direct: (972) 737-2514
Main: (972) 737-2503
Email: Rachel@lionsgatemedical.com



