

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

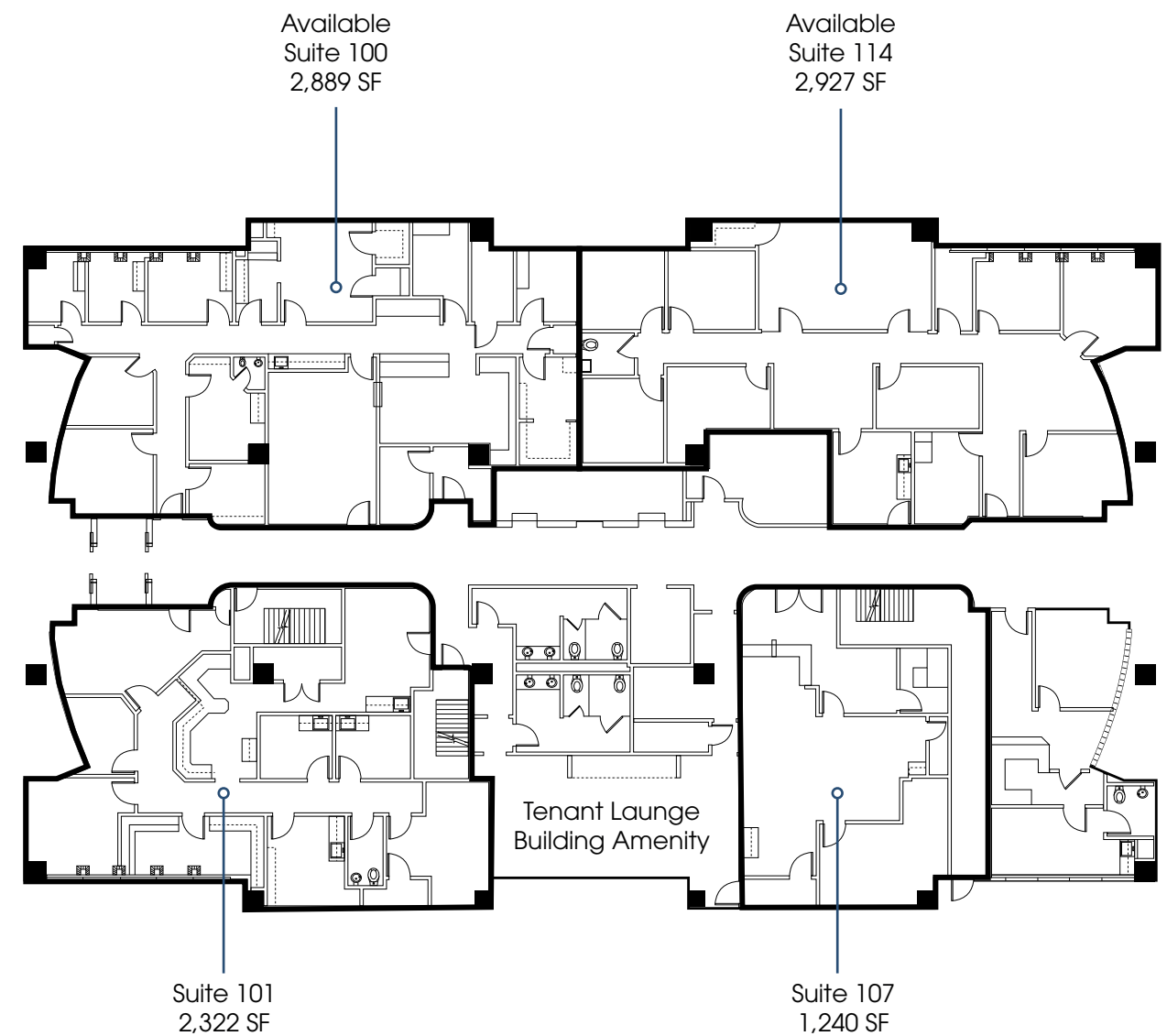
1st Floor Availability

Suite 100 - 2,889 SF

Suite 101 - 2,322 SF

Suite 107 - 1,240 SF

Suite 114 - 2,927 SF

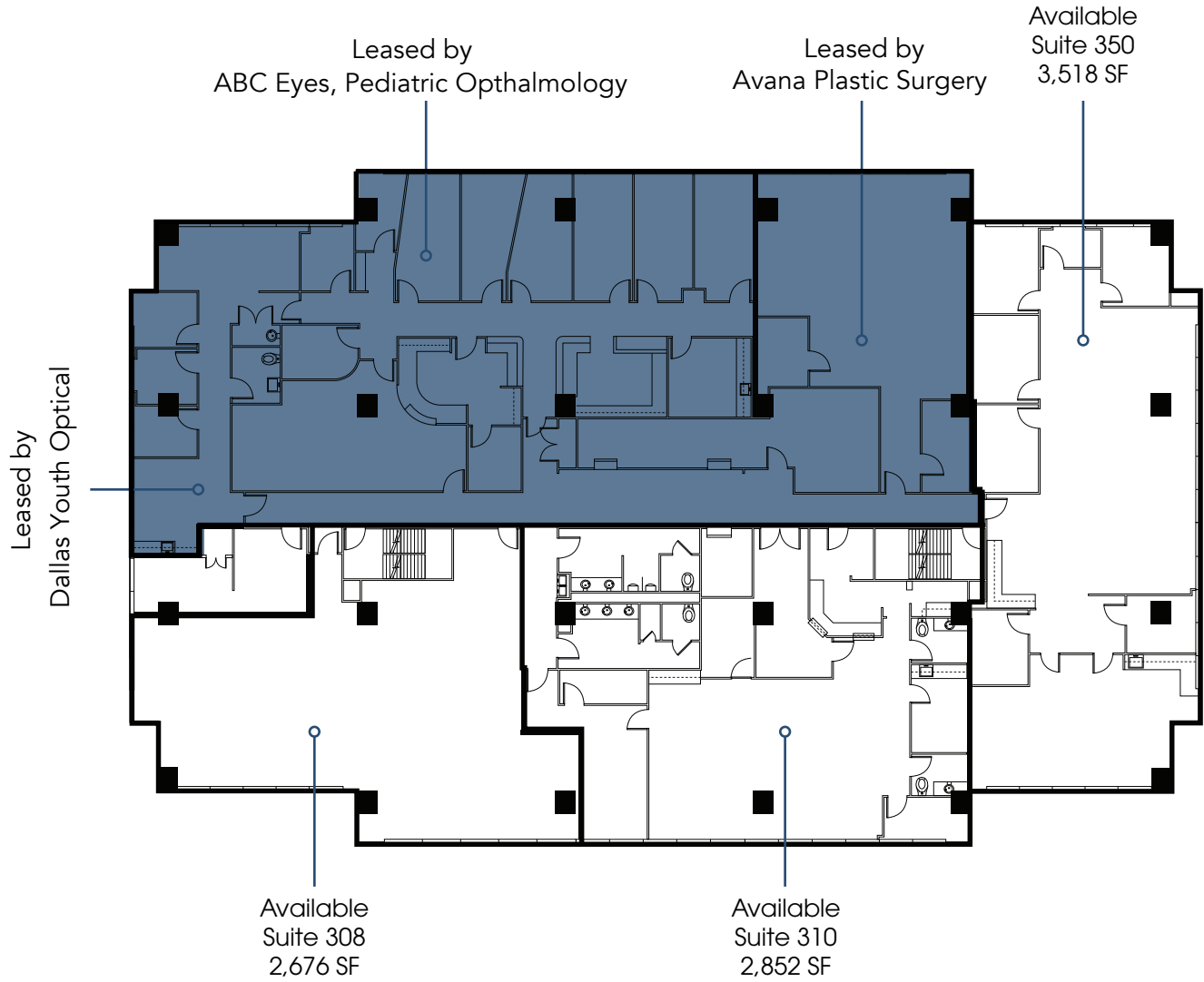


FLOOR PLANS

3rd Floor

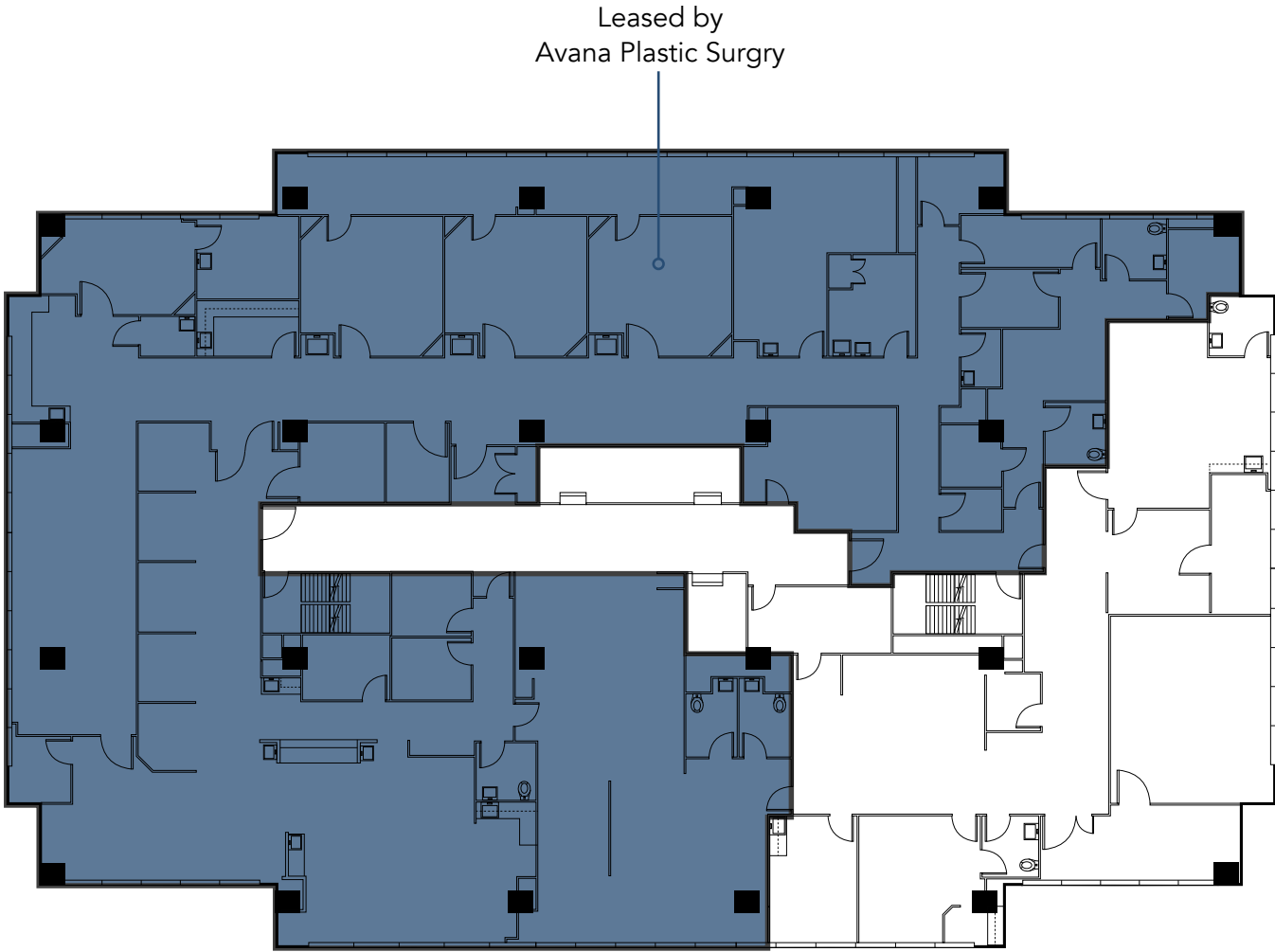
3rd Floor Availability

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



FLOOR PLANS

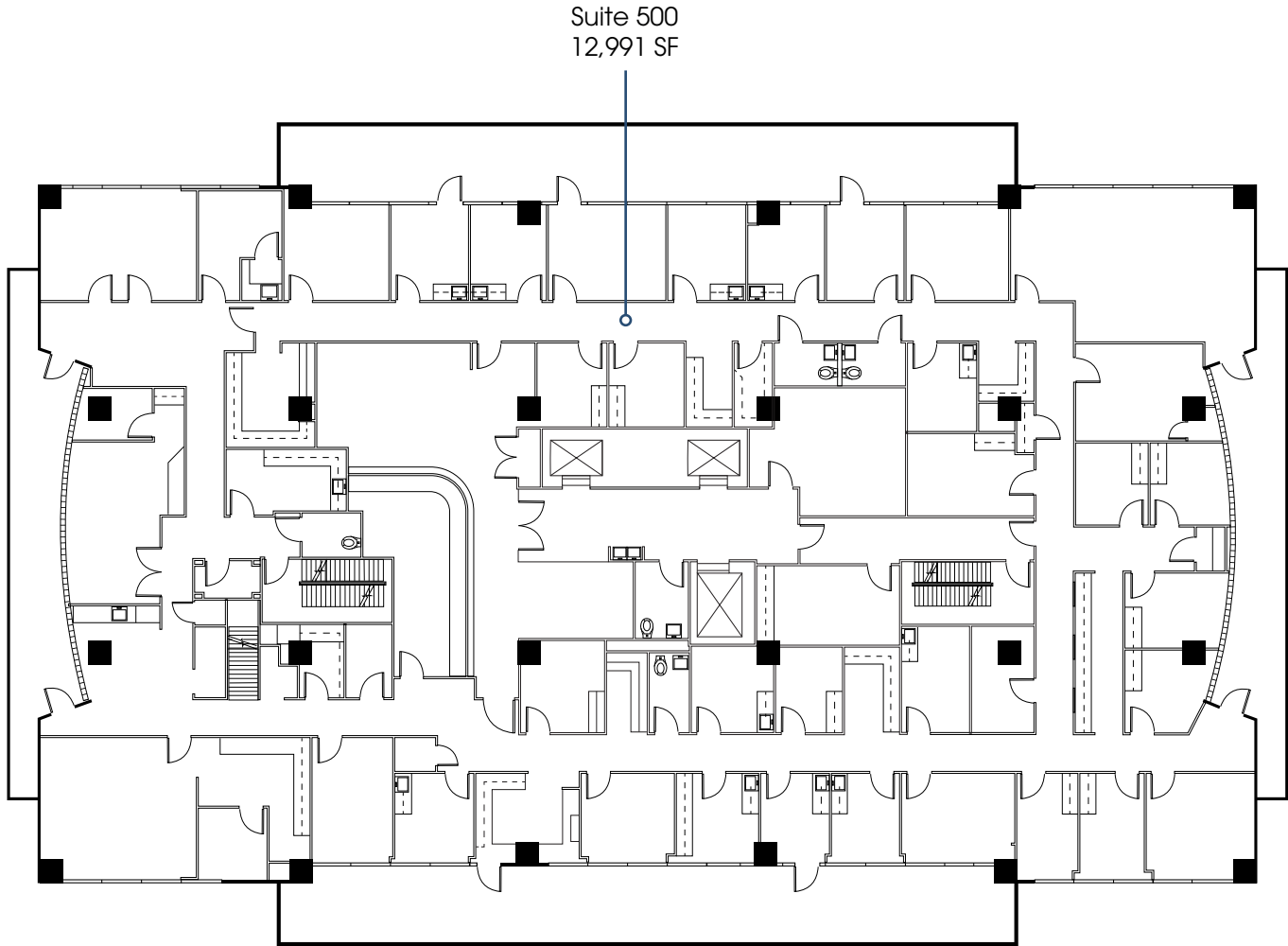
4th Floor



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



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