



# 1600 & 1650

REPUBLIC PARKWAY

MESQUITE, TX 75150

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Two addresses,  
one great location

Jones Lang LaSalle Americas, Inc.  
License #: CO508577000



# ABOUT THE PROPERTIES

Republic Parkway is strategically located with access to major hospitals, immediate major freeway interchanges (635 and Interstate 30), and proximity to downtown Dallas and Rockwall, this medical office campus is home to multiple primary care practices and specialties including HCA, Baylor Scott & White, Forest Lane Pediatrics, and Urology Clinics of North Texas.

## FEATURES



15 minutes to Baylor Scott and White Dallas and Lake Pointe (Rowlett) Campus



Well capitalized institutional ownership focused on tenant and patient experience



Situated along a main artery for DFW commutes (127,000 vehicles per day)



Established medical tenants with robust ecosystem of care (potential referral sources)



2nd generation space available. Significant Tenant Improvement Allowance given for term and credit

### SPECIALTIES NEEDED

- Psychiatry
- Radiology
- Orthopedics
- Urology
- Neurology
- ENT

### SPECIALTIES ON-SITE

- Obstetrics and Gynecology
- Pediatrics
- Cardiovascular
- Rheumatology
- Dialysis
- Physical Therapy



**1600 REPUBLIC COMMON AREA**  
RENOVATION RENDERINGS



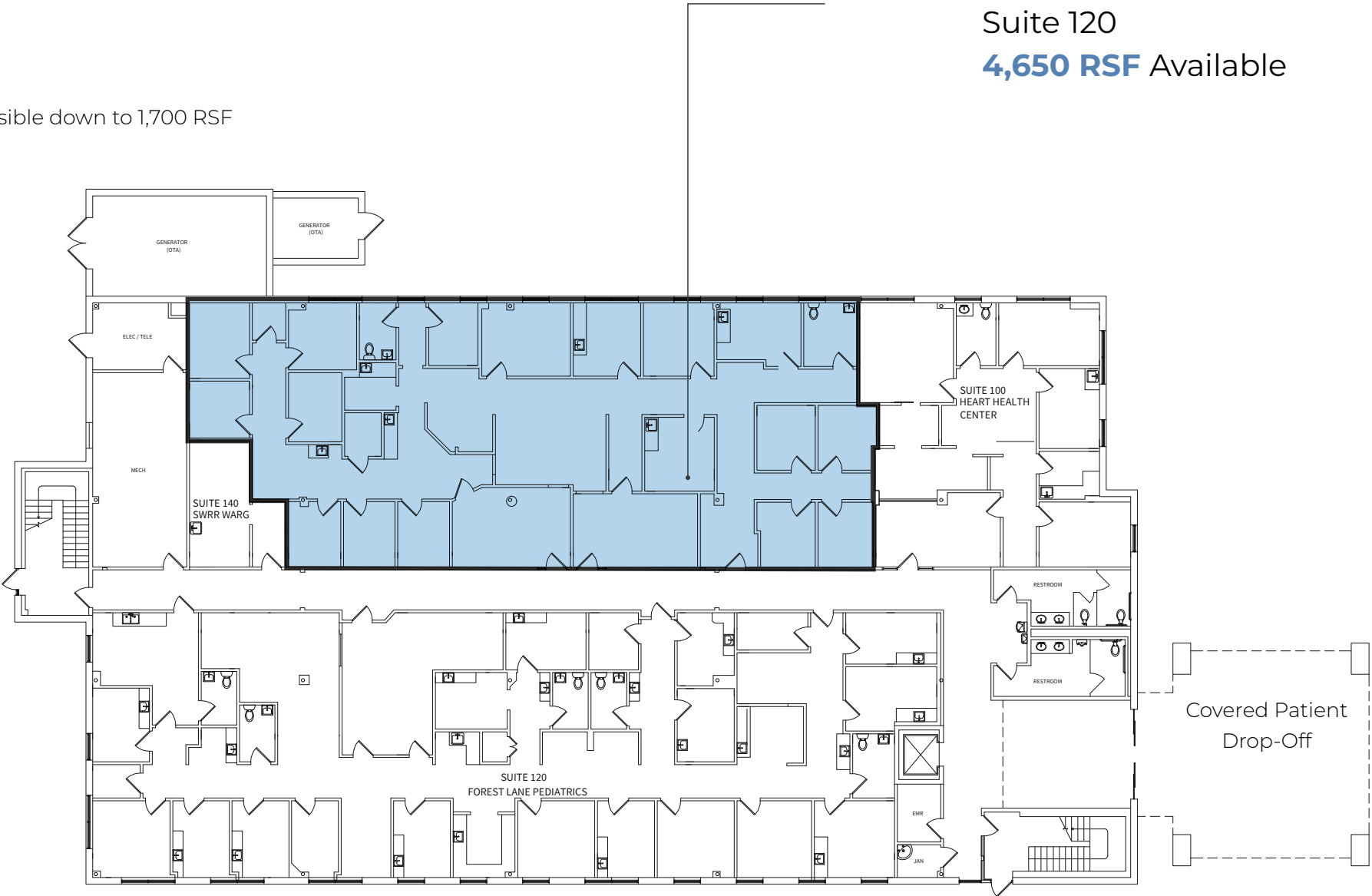
# 1600 REPUBLIC PKWY BUILDING FLOORPLAN

## 1ST FLOOR

Suite 120

**4,650 RSF Available**

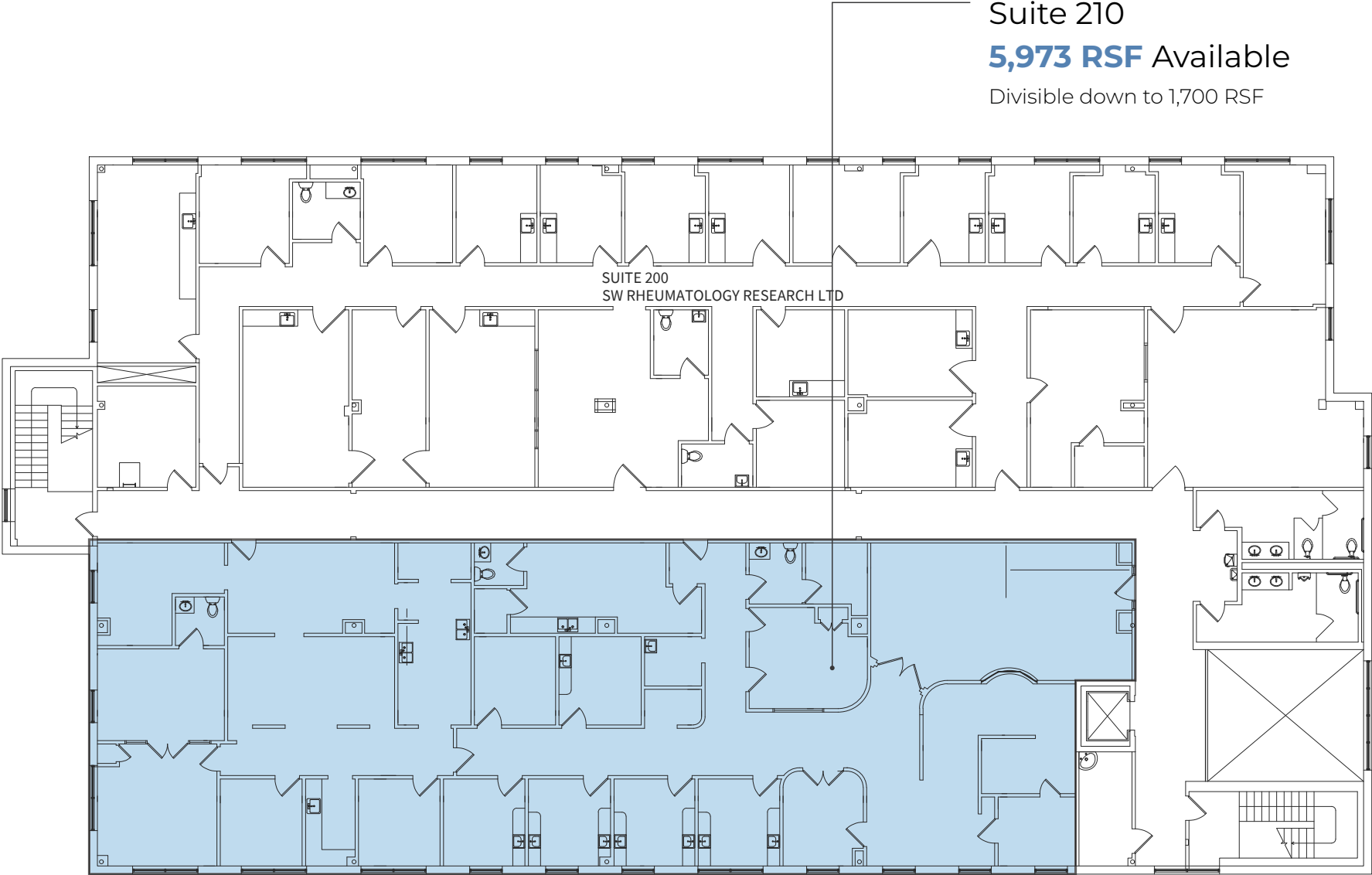
Divisible down to 1,700 RSF



**1600 REPUBLIC PKWY**  
BUILDING FLOORPLAN

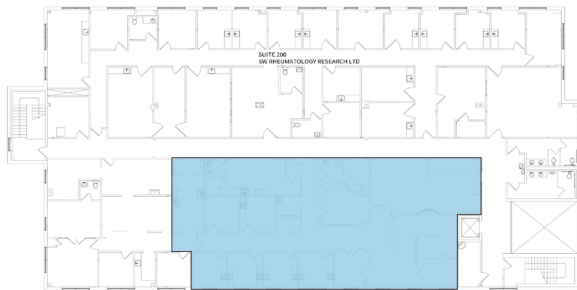
**2ND FLOOR**

Suite 210  
**5,973 RSF Available**  
Divisible down to 1,700 RSF



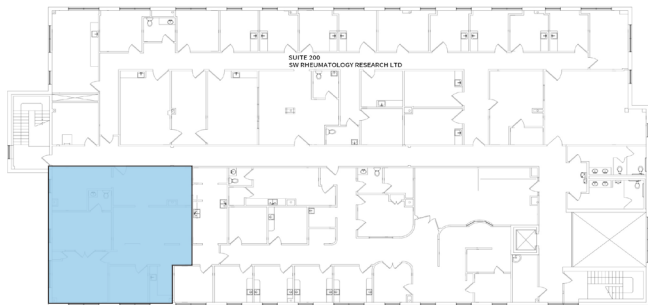
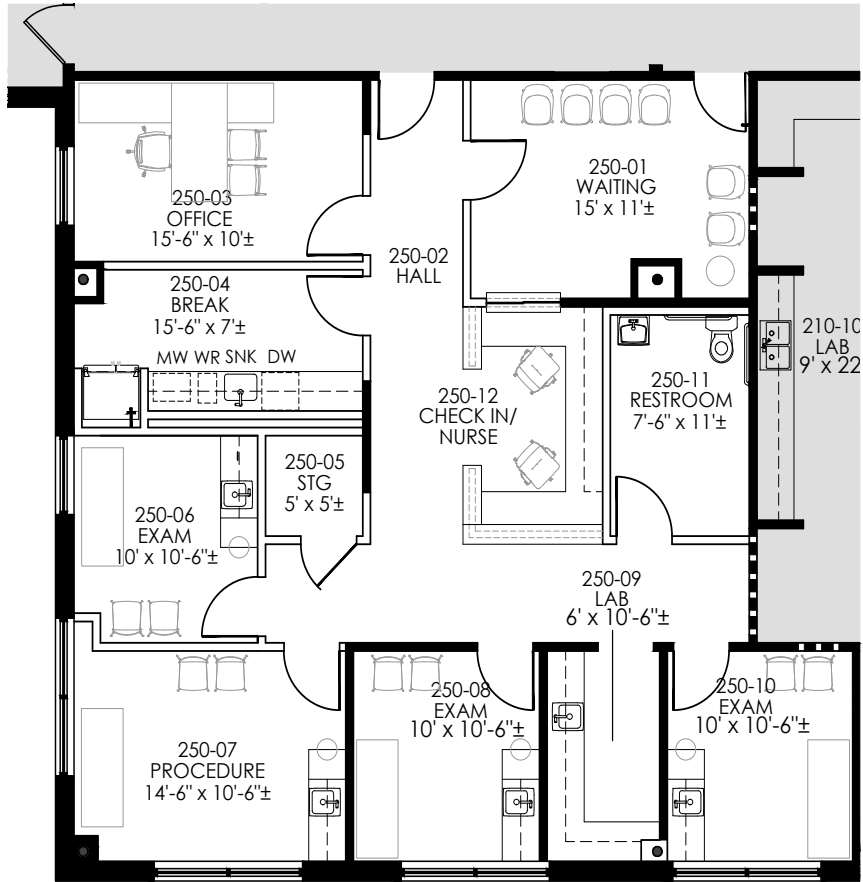
# 1600 REPUBLIC PKWY

## 2ND FLOOR SPEC SUITE 210 - 4,097 RSF



# 1600 REPUBLIC PKWY

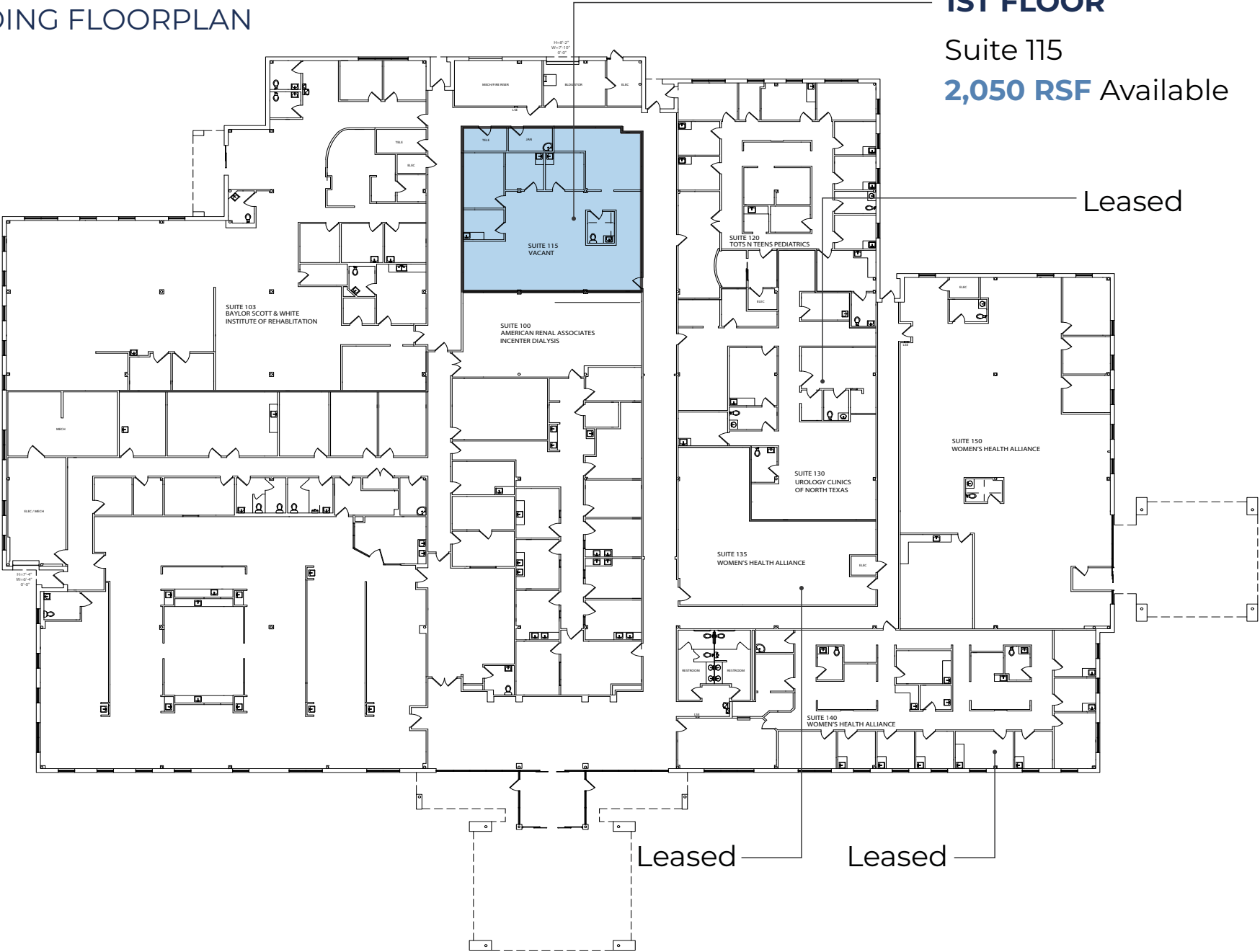
## 2ND FLOOR SPEC SUITE 250 - 1,876 RSF



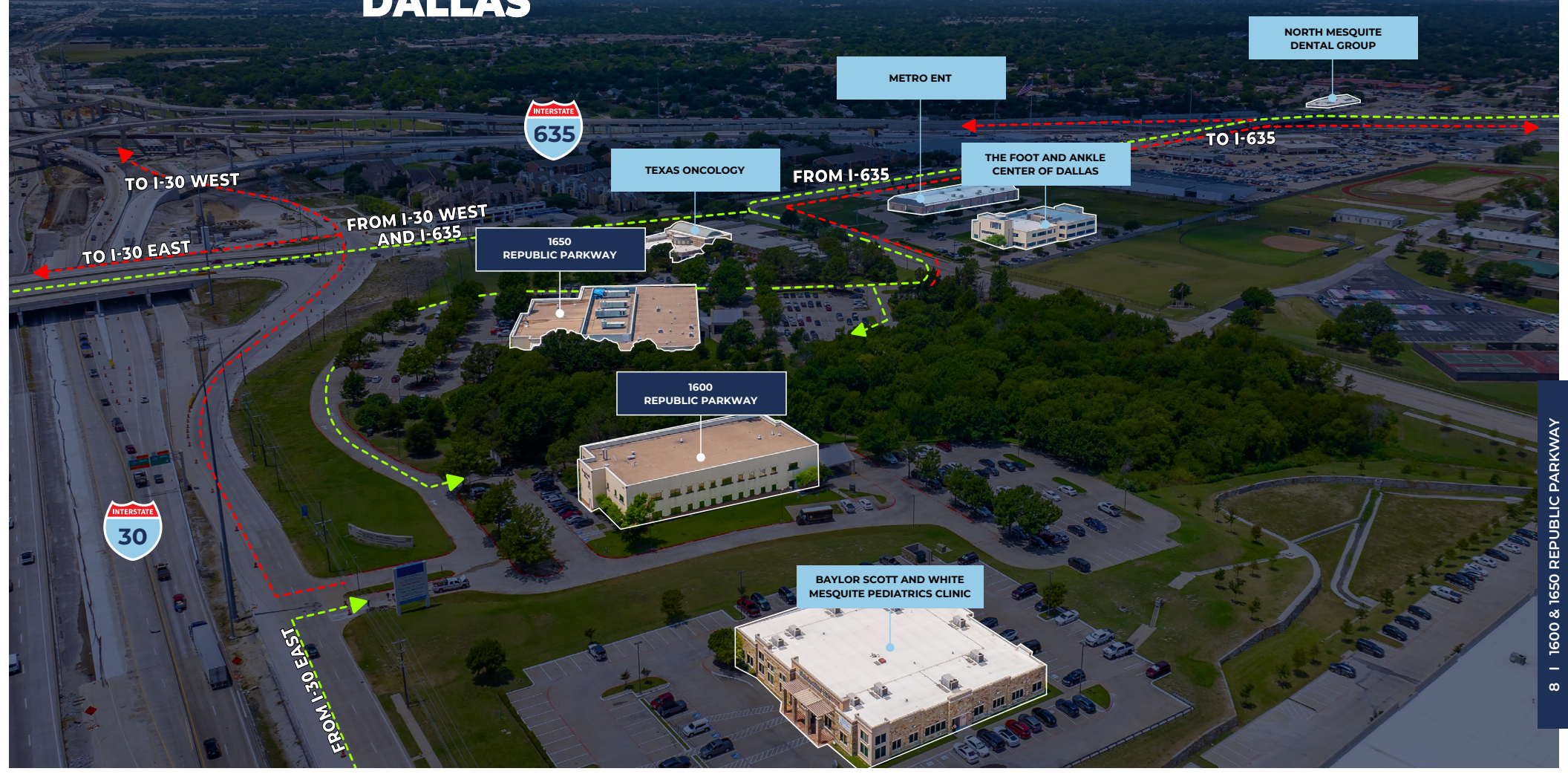
**1650 REPUBLIC PKWY**  
BUILDING FLOORPLAN

**1ST FLOOR**

Suite 115  
**2,050 RSF Available**



# DOWNTOWN DALLAS



TO I-30 WEST

TO I-30 EAST

FROM I-30 WEST AND I-635

FROM I-30 EAST

FROM I-635

TO I-635

1650  
REPUBLIC PARKWAY

1600  
REPUBLIC PARKWAY

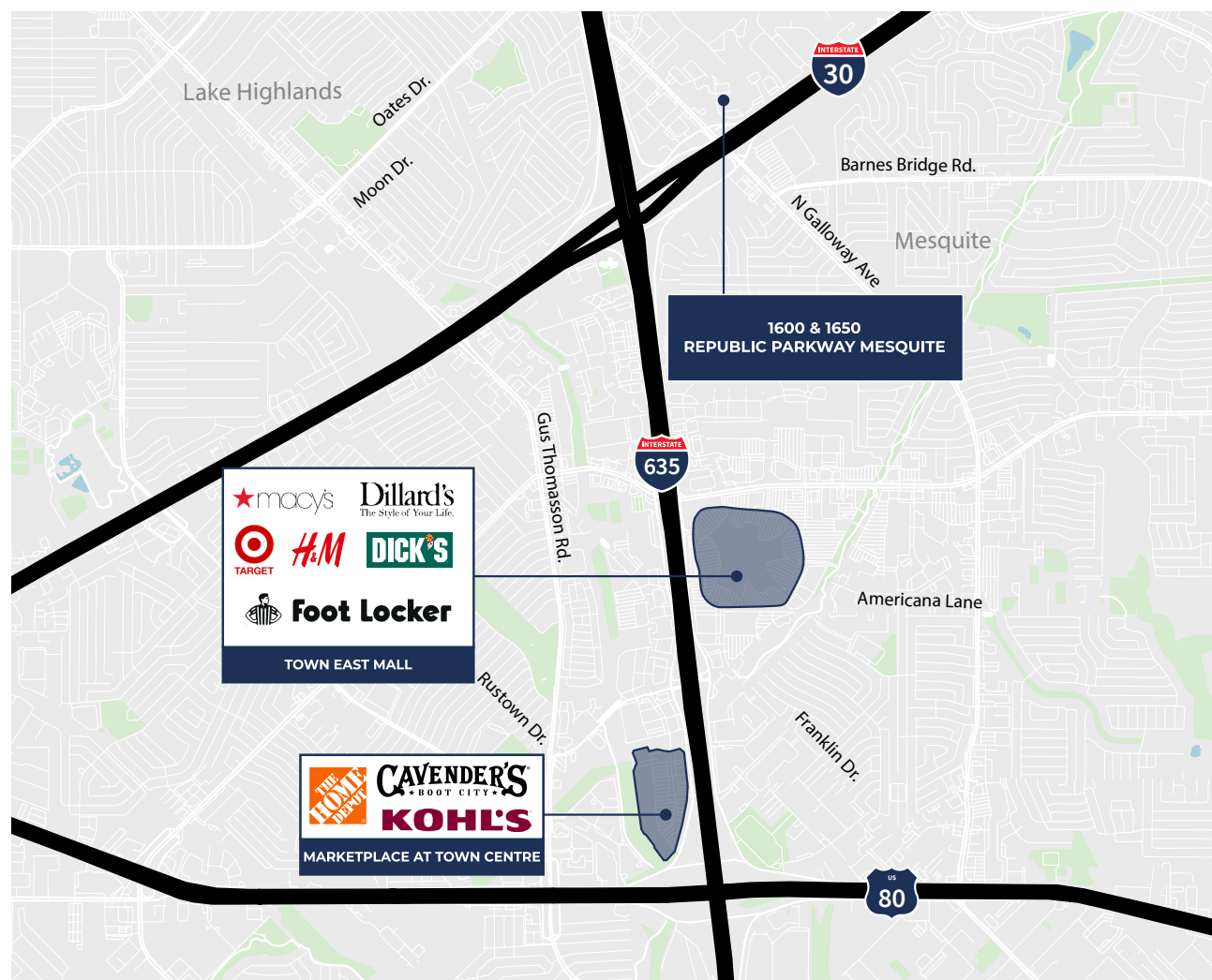
BAYLOR SCOTT AND WHITE  
MESQUITE PEDIATRICS CLINIC

TEXAS ONCOLOGY

METRO ENT

THE FOOT AND ANKLE  
CENTER OF DALLAS

NORTH MESQUITE  
DENTAL GROUP



## DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
<b>POPULATION</b>	13,102	136,506	312,130
<b>HOUSEHOLDS</b>	5,146	46,897	108,499
<b>AVERAGE HH INCOME</b>	\$77,325	\$83,725	\$89,202

**15-26 MINUTES**

Baylor University Medical Center

**15-24 MINUTES**

Baylor Scott & White Medical Center  
- Lake Pointe



**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
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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
Chris Higbie	730363	Chris.higbie@jll.com	+1 214 396 5422
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



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