



# AVAILABLE FOR LEASE

12700 Hillcrest Road Dallas, Texas

Under New Ownership



# PROPERTY HIGHLIGHTS



Total building size: 112,041 SF



Strategically located near Dallas North Tollway, I-635, and US-75



Adjacent to first HEB in Dallas



High-visibility location



Easy highway access



Abundant retail and dining nearby



Renovated in 2021



Free surface and underground parking available



Conveniently located 4 minutes/1.5 miles from Medical City.



# TENANT AMENITIES



Conference room



Tenant lounge



Management office on-site



Professional medical/  
office environment



Ample parking



## NOTABLE TENANT SPECIALTIES

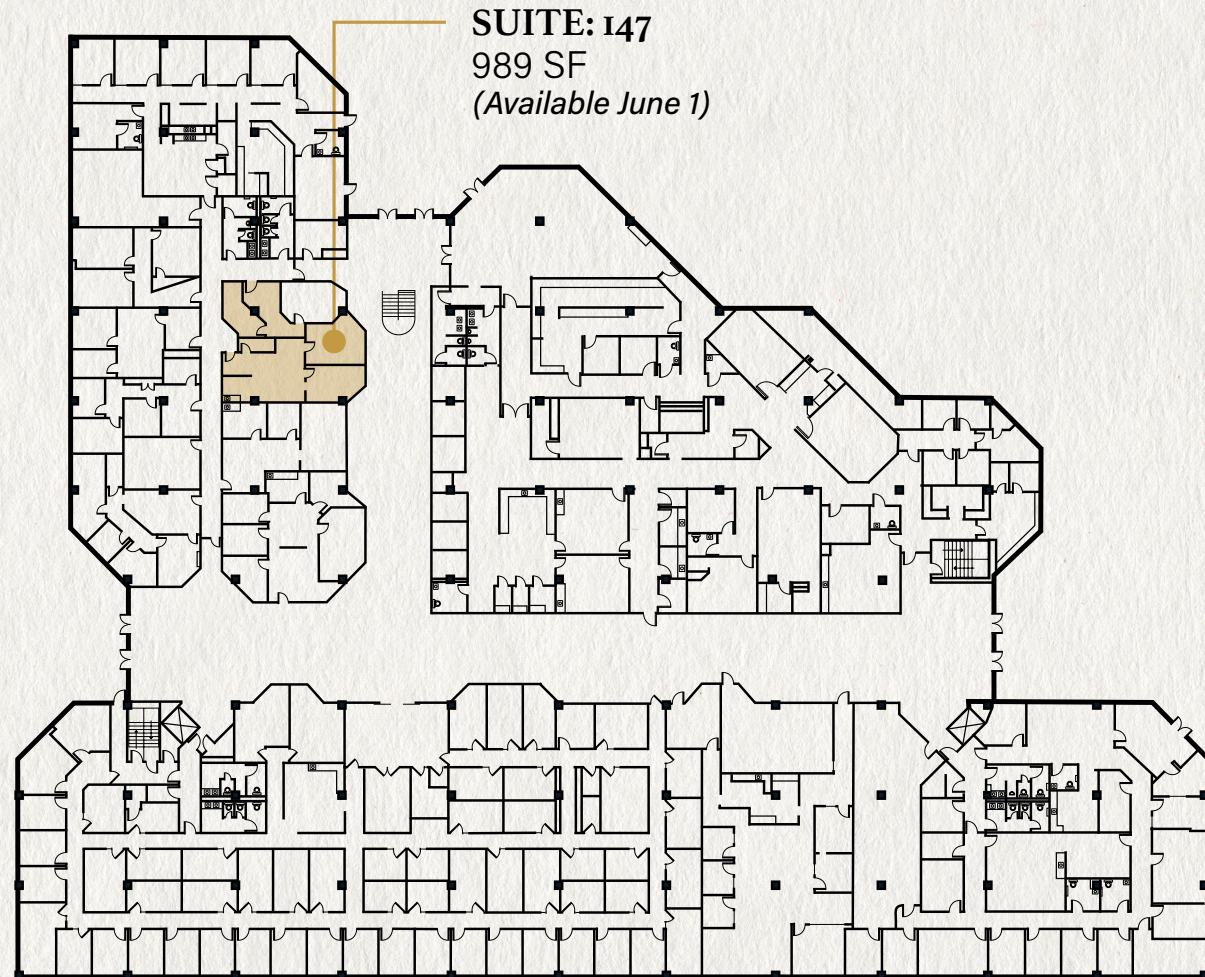
- Allergy and Asthma
- Autism Therapy
- Diagnostic Imaging
- Fibroid Care
- Pain Management
- Speech Pathology and Hearing

## SPECIALTIES NEEDED

- Cardiovascular
- Cosmetic Dentistry
- Dermatology
- Endocrinology
- Internal Medicine
- Lab
- OBGYN
- Oral Surgery
- Orthodontics
- Orthopedic
- Pediatrics
- Physical therapy
- Plastic Surgery
- Primary Care
- Urgent Care
- Vascular Clinic/OBL

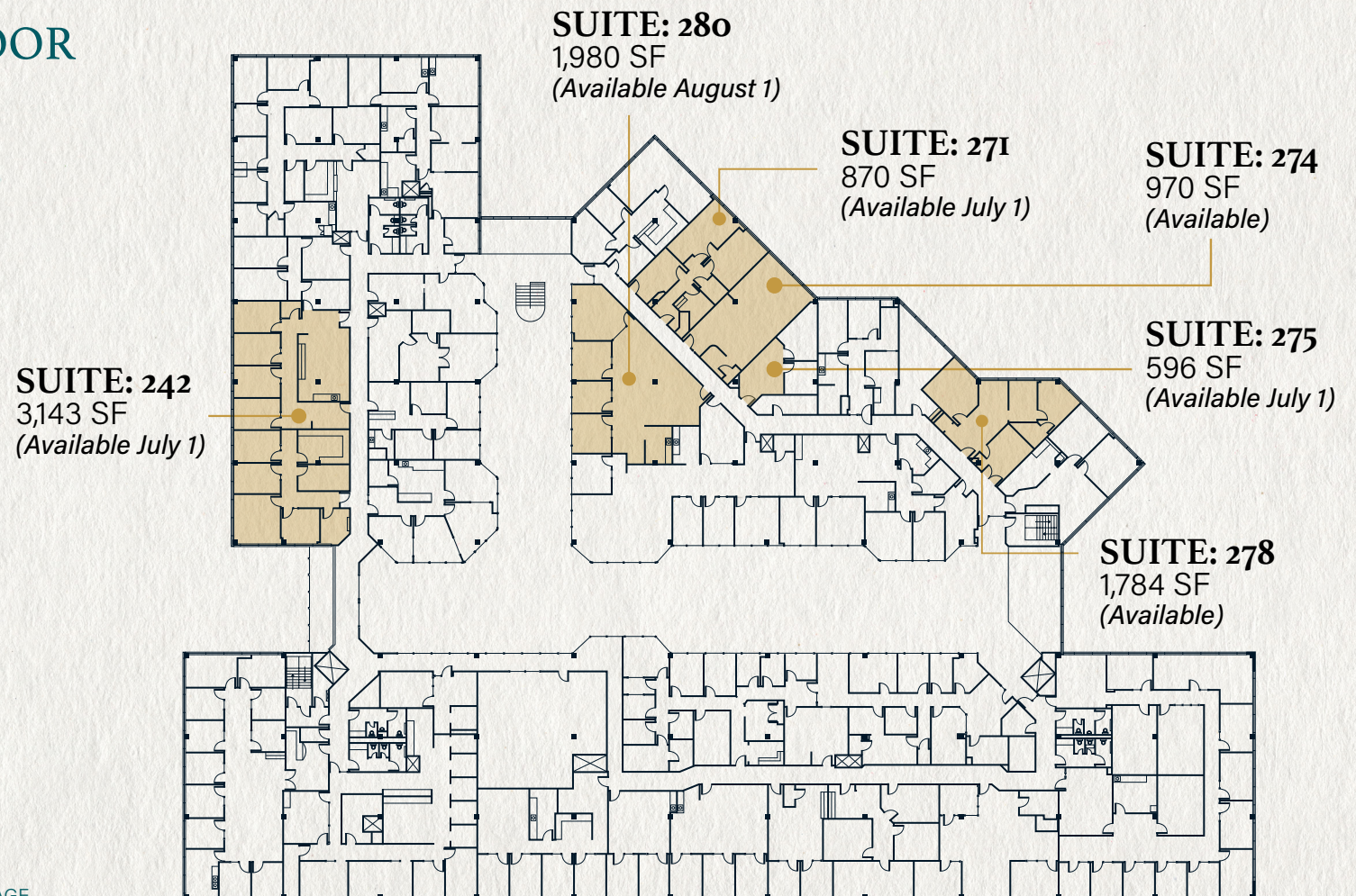
# FLOOR AVAILABILITY

## FIRST FLOOR



# FLOOR AVAILABILITY

## SECOND FLOOR




# NEARBY AMENITIES

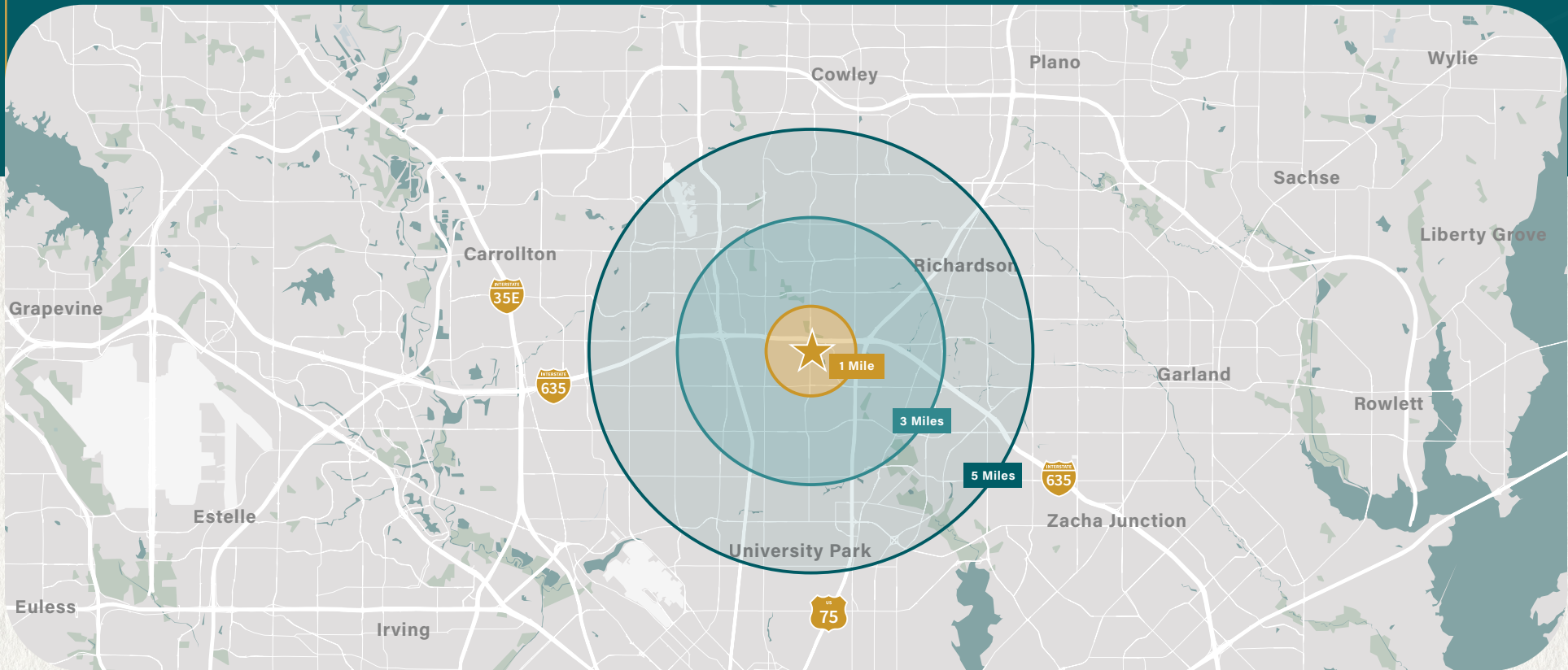


# NEARBY HOSPITALS



# DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
 Total Population	9,722	143,396	406,248
 Avg. Household Income	\$195,985	\$143,526	\$146,284



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