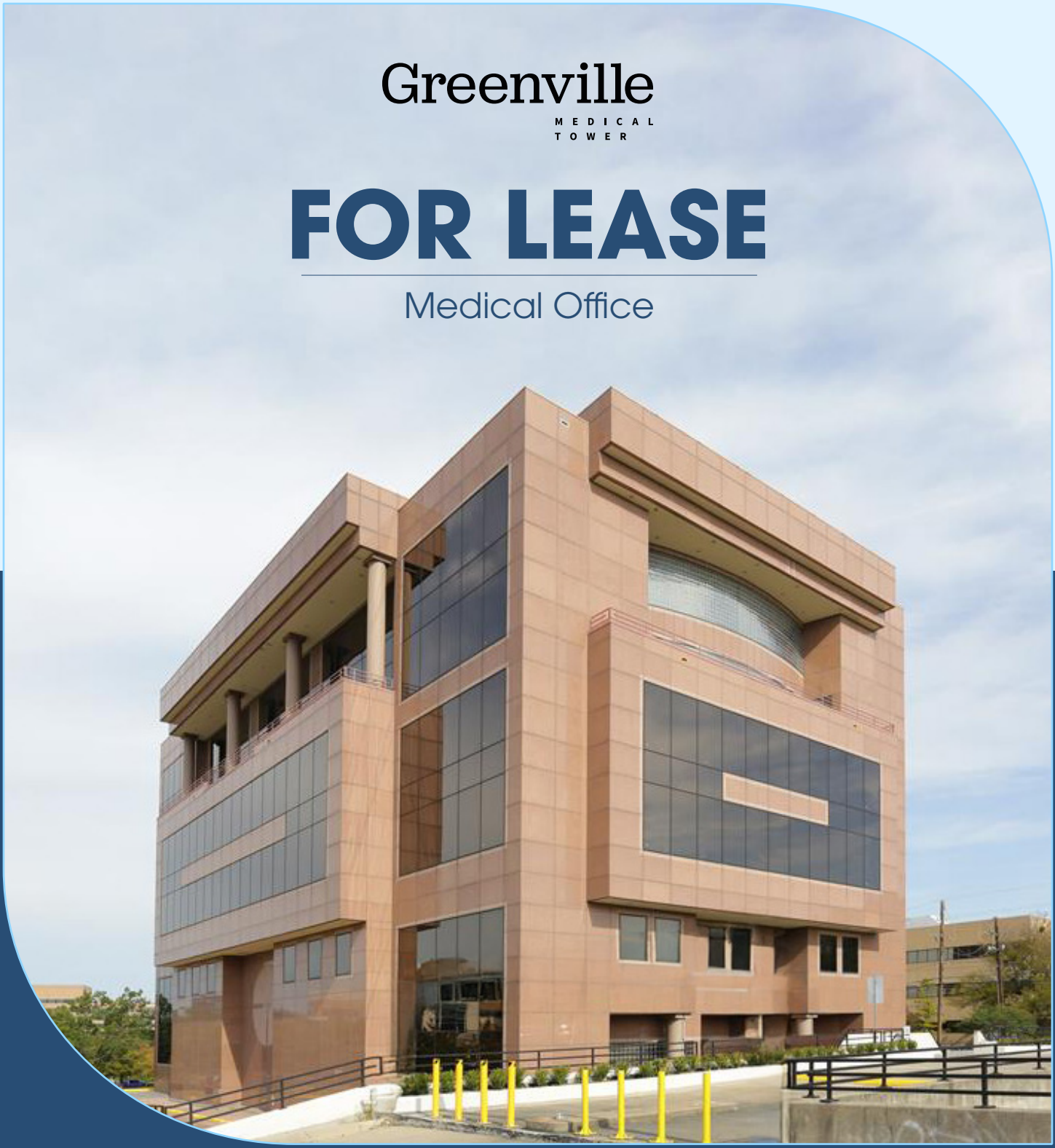
Greenville
MEDICAL TOWER

FOR LEASE

Medical Office



79,310 SF

7150 GREENVILLE AVENUE DALLAS, TX 75231

JLL | Catalyst healthcare real estate

PROPERTY
Highlights

Parking Ratio 6.0/1,000 SF Covered, reserved parking available for tenants

Existing tenant includes Pediatric Ophthalmology, General ASC, Plastic Surgery, Hair Restoration

Small & large suites available
810 SF up to 19,339 SF

Shell & 2nd Generation Space

Full 5th floor is available

Adjacent to the Texas Health Presbyterian Hospital Campus

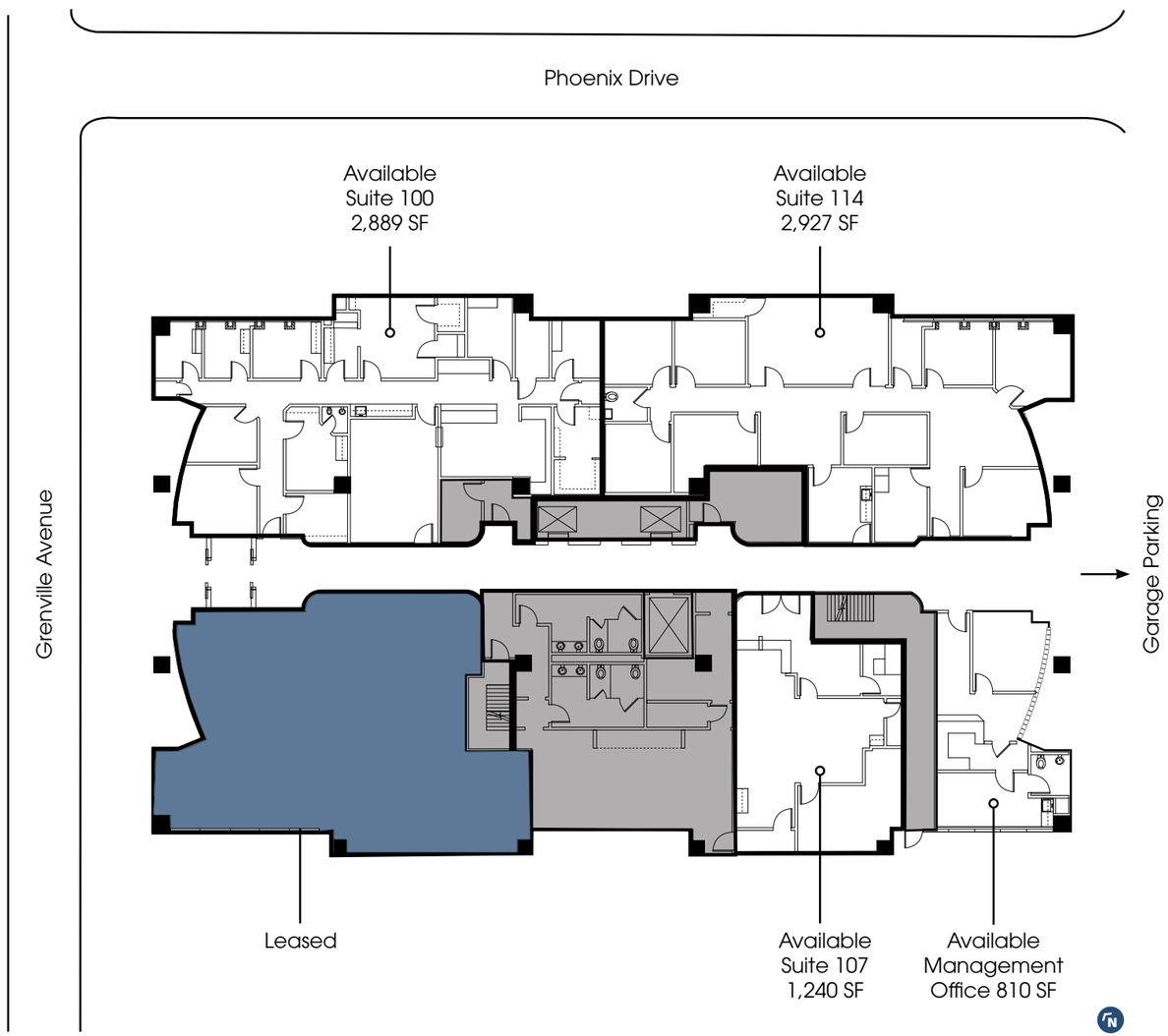
Traffic count 26,815 VPD

LOBBY RENOVATION

FLOOR PLANS
1st Floor

1st Floor Availability

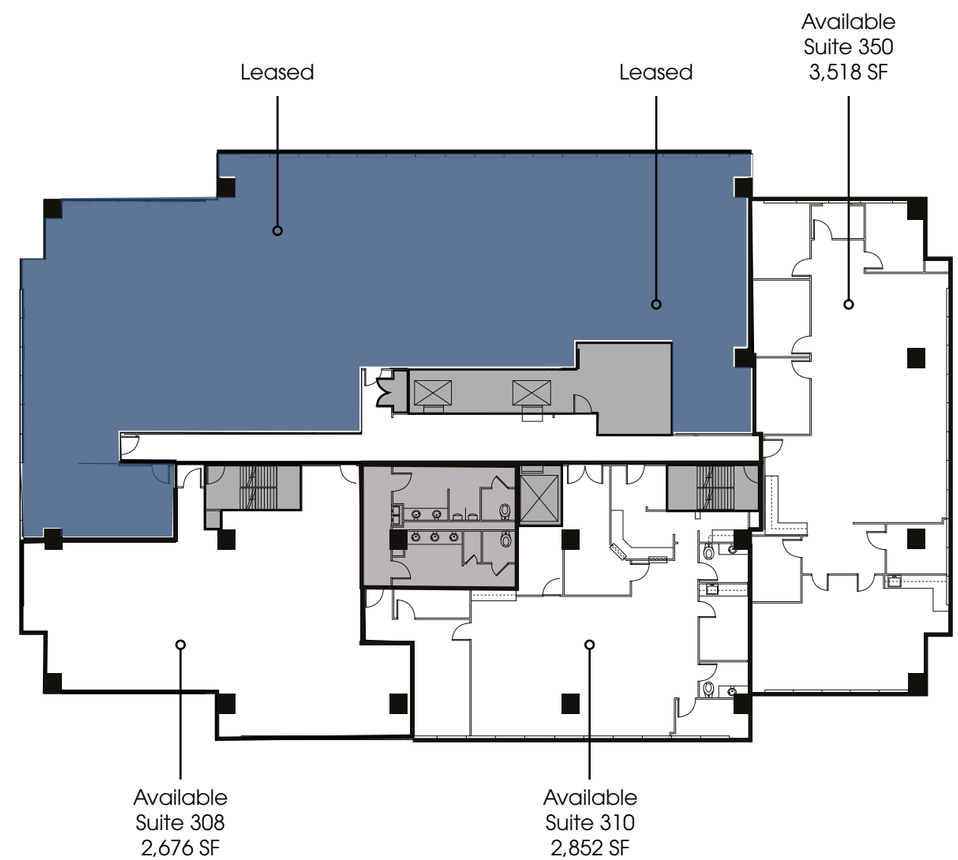
Suite 100 - 2,889 SF
Suite 101 - 2,322 SF
Suite 107 - 1,240 SF
Suite 114 - 2,927 SF



FLOOR PLANS
3rd Floor

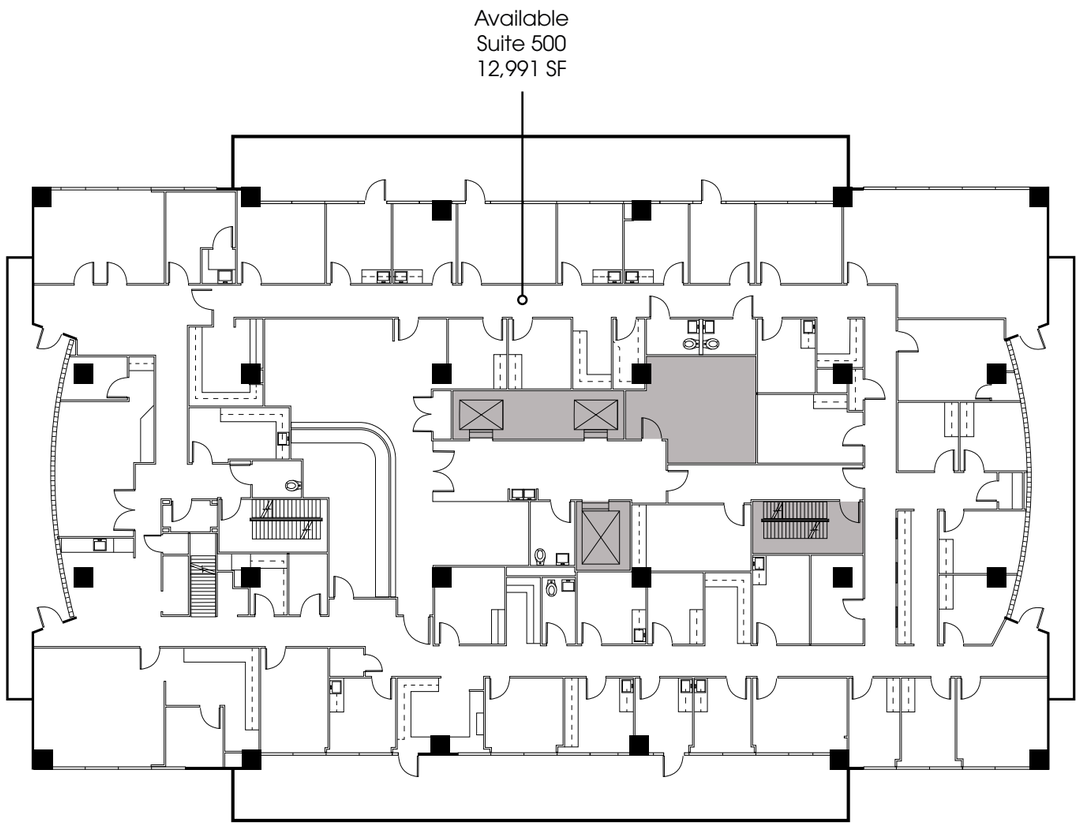
3rd Floor Availability

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



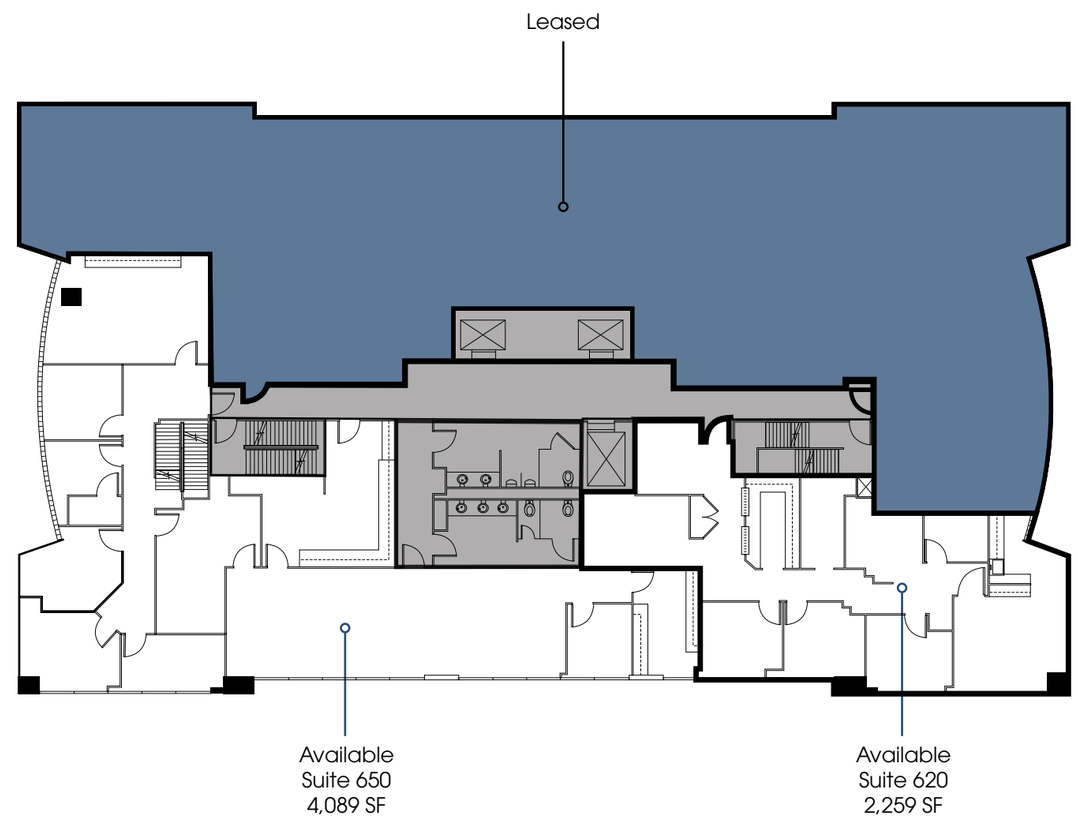
FLOOR PLANS
5th Floor

5th Floor Availability
Suite 500 - 12,991 SF



FLOOR PLANS
6th Floor

6th Floor Availability
Suite 620 - 2,259 SF
Suite 650 - 4,089 SF



SITE PLAN

DEMOGRAPHICS

	Drive Time (5 minutes)	Drive Time (10 minutes)	Drive Time (15 minutes)
2025 Total Population	34,672	180,274	656,828
2030 Total Population	35,040	183,136	668,455
2025-2030 Population Growth (#)	368	2,862	11,627
Population Growth (%)	1.06%	1.59%	1.77%
2025 Median Household Income	$60,558	$79,830	$78,249
2025 Households with Income Over $100K	4,397	35,153	120,462
2025 Have Commercial Insurance (%)	51.00%	58.00%	58.00%
2025 Have Medicaid Medical Policy (%)	11.00%	9.00%	9.00%
2025 Have Medicare Medical Policy (%)	17.00%	21.00%	21.00%
2025 Population <24	11,449	55,867	76,047
2025 Age 25-64	19,976	98,425	331,750
2025 Population >65	3,553	26,875	65,053

NEARBY RETAILERS AND MEDICAL TENANTS

Notable Medical Tenants

1. Presbyterian Hospital-Dallas
2. Carrell Clinic
3. Advanced Dallas Hospital & Clinics
4. Kindred Hospital Dallas Central
5. Nexus Children's Hospital
6. Baylor Scott & White North Central Surgical Hospital
7. Encompass Health Rehabilitation Hospital of Dallas

Notable Retailers

8. Preston Hollow Village
9. North Park Mall
10. The Hill
11. The Shops at Park Lane
12. Best Buy Plaza

7150

7150 GREENVILLE AVENUE DALLAS, TX 75231

Brokers Contact

Austin Barrett
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Chris Higbie
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JLL | Catalyst healthcare real estate

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TREC
TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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
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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
Austin Barrett	562361	Austin.barrett@jll.com	+1 214 438 6420
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

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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 _____