JLL

1600 & 1650

REPUBLIC PARKWAY

MESQUITE, TX 75150

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

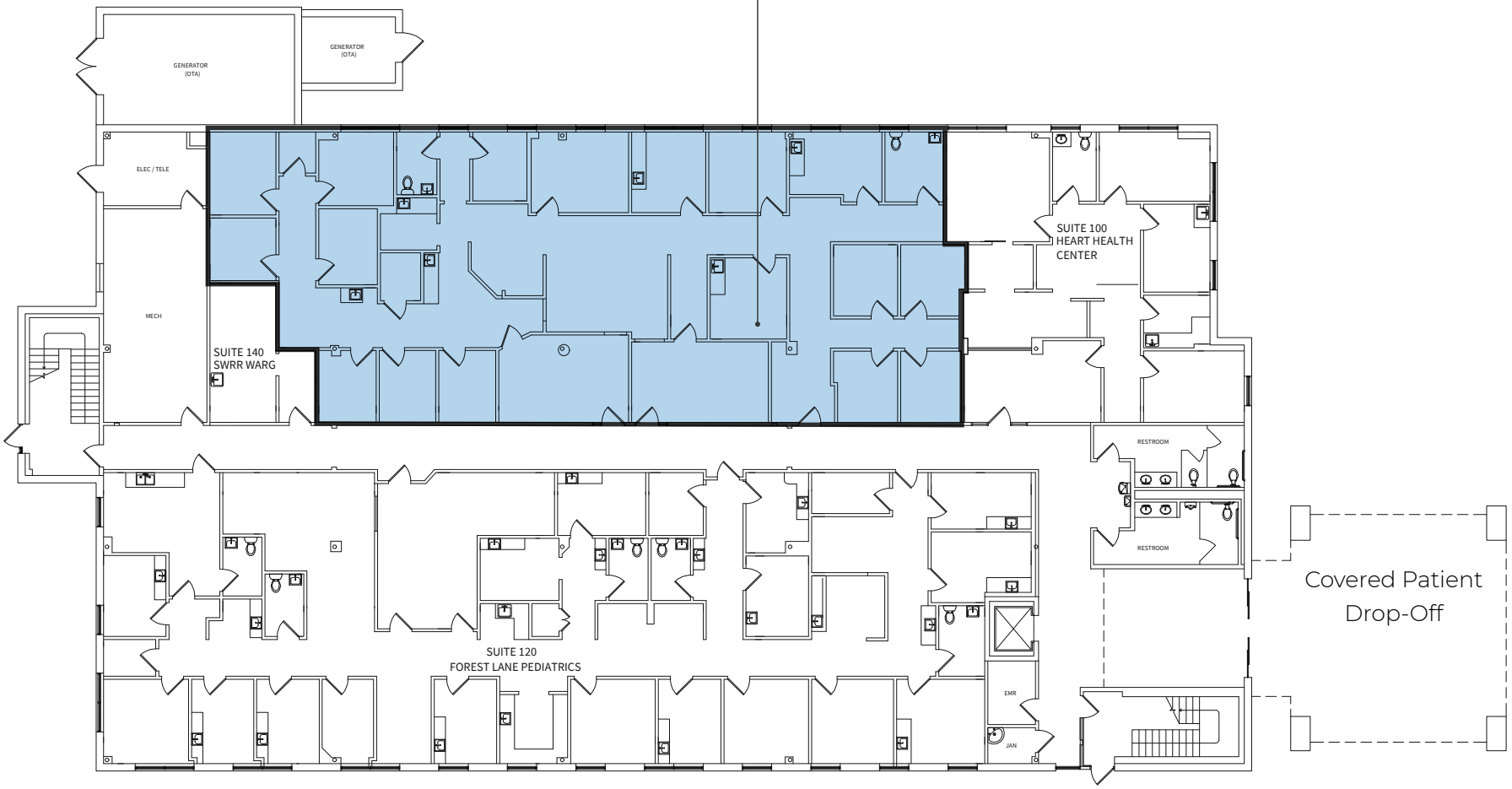


1600 REPUBLIC COMMON AREA
PROPOSED RENOVATION RENDERINGS



1600 REPUBLIC PKWY
BUILDING FLOORPLAN

1ST FLOOR
Suite 120
4,650 RSF Available
2nd Gen Pediatric Clinic



1600 REPUBLIC PKWY

SUITE 120 - 2ND GEN PEDIATRIC CLINIC

4,650 RSF





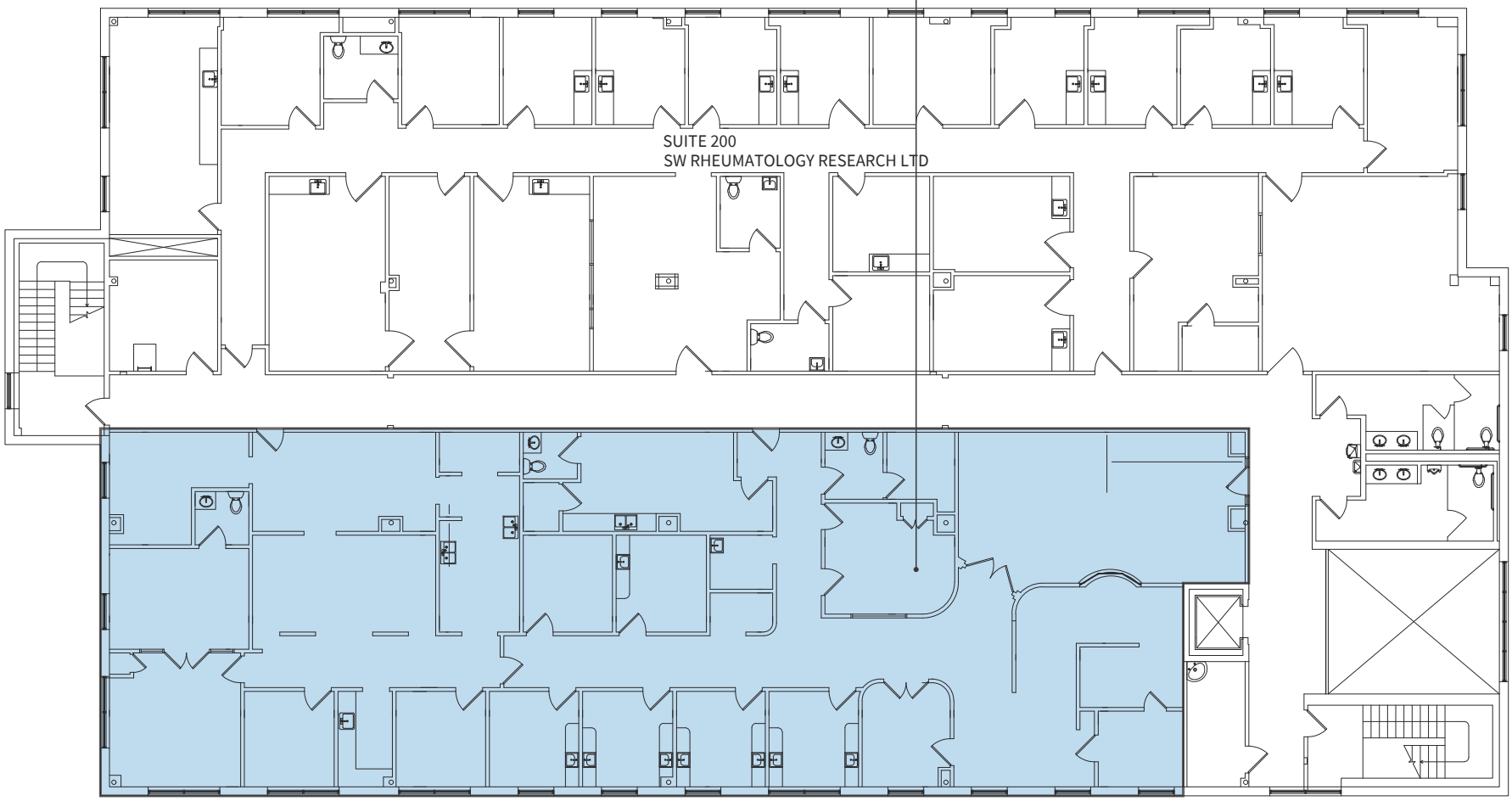






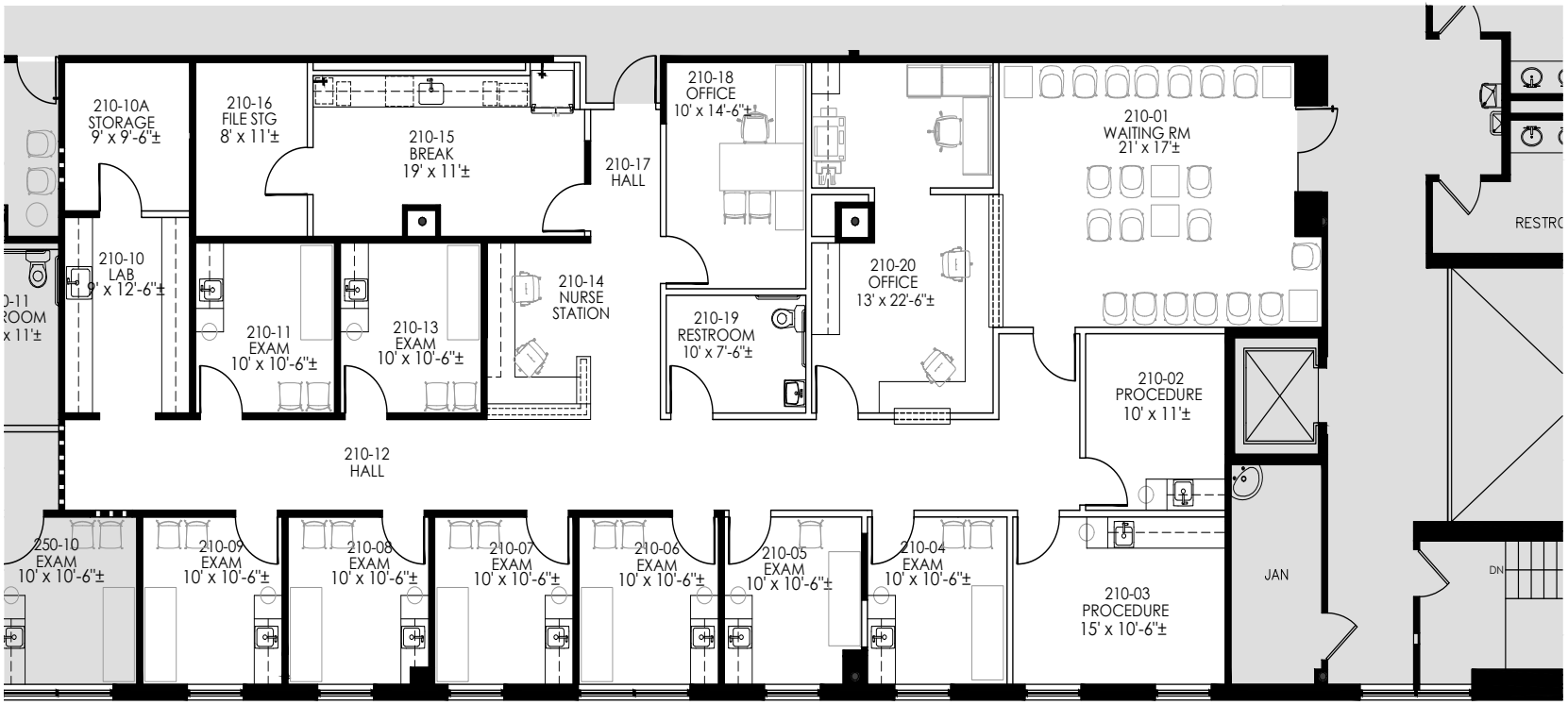
1600 REPUBLIC PKWY
BUILDING FLOORPLAN

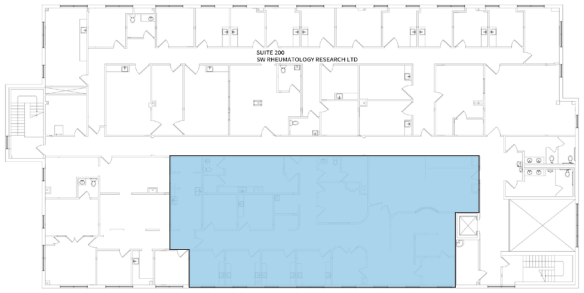
2ND FLOOR
Suite 210
5,973 RSF Available



1600 REPUBLIC PKWY

2ND FLOOR SPEC SUITE 210 - 4,097 RSF

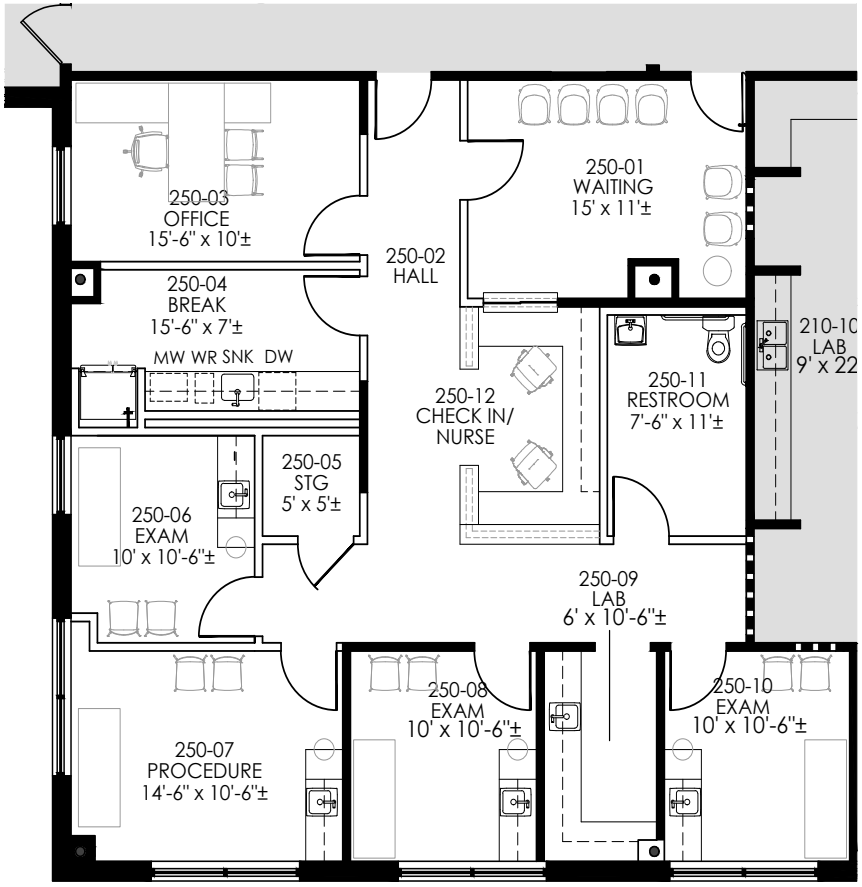


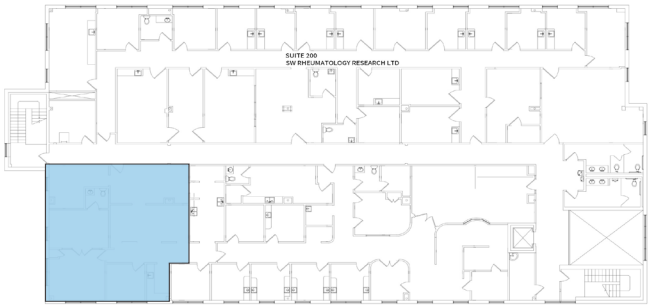




1600 REPUBLIC PKWY

2ND FLOOR SPEC SUITE 250 - 1,876 RSF







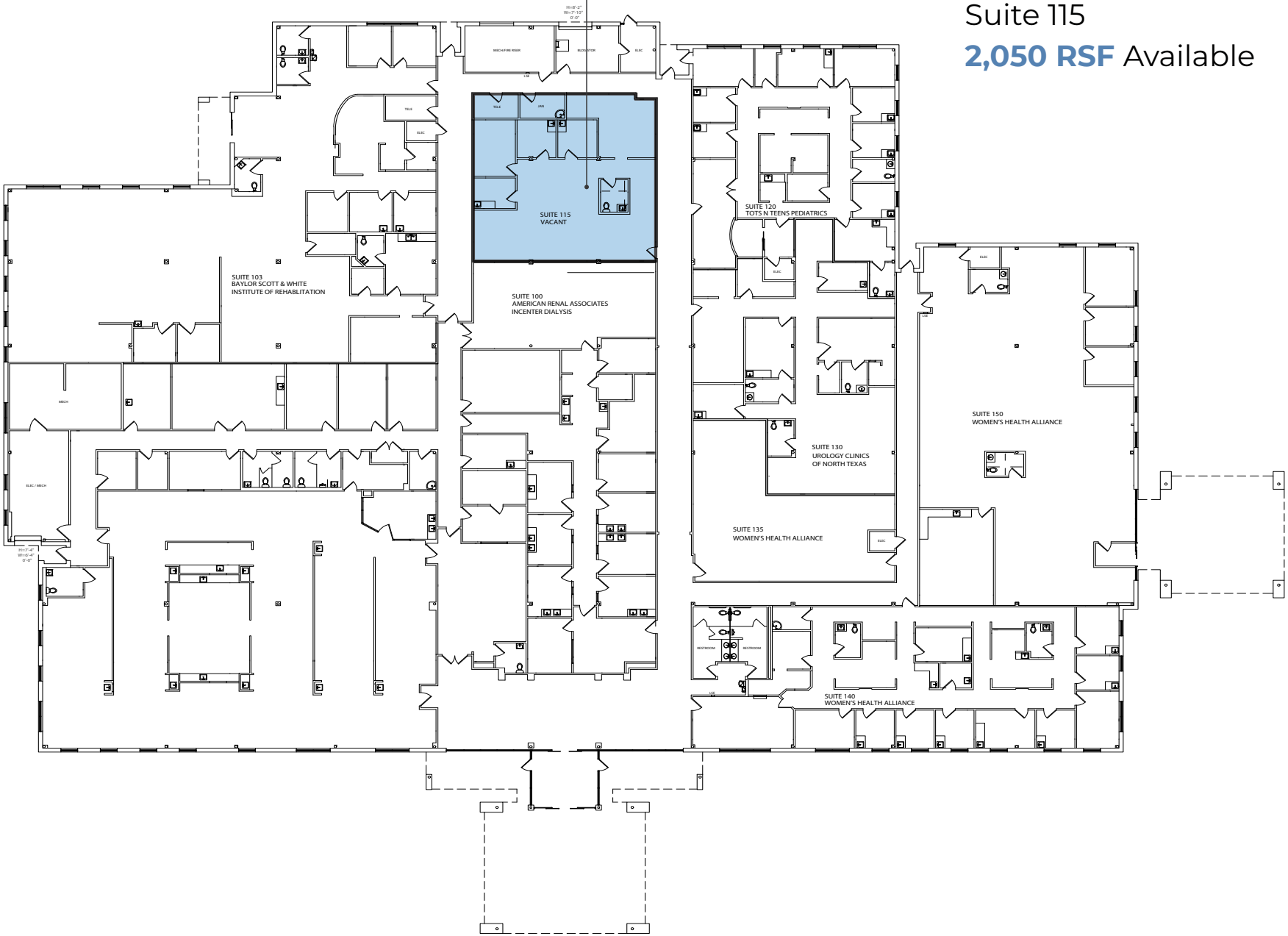


1650 REPUBLIC PKWY
BUILDING FLOORPLAN

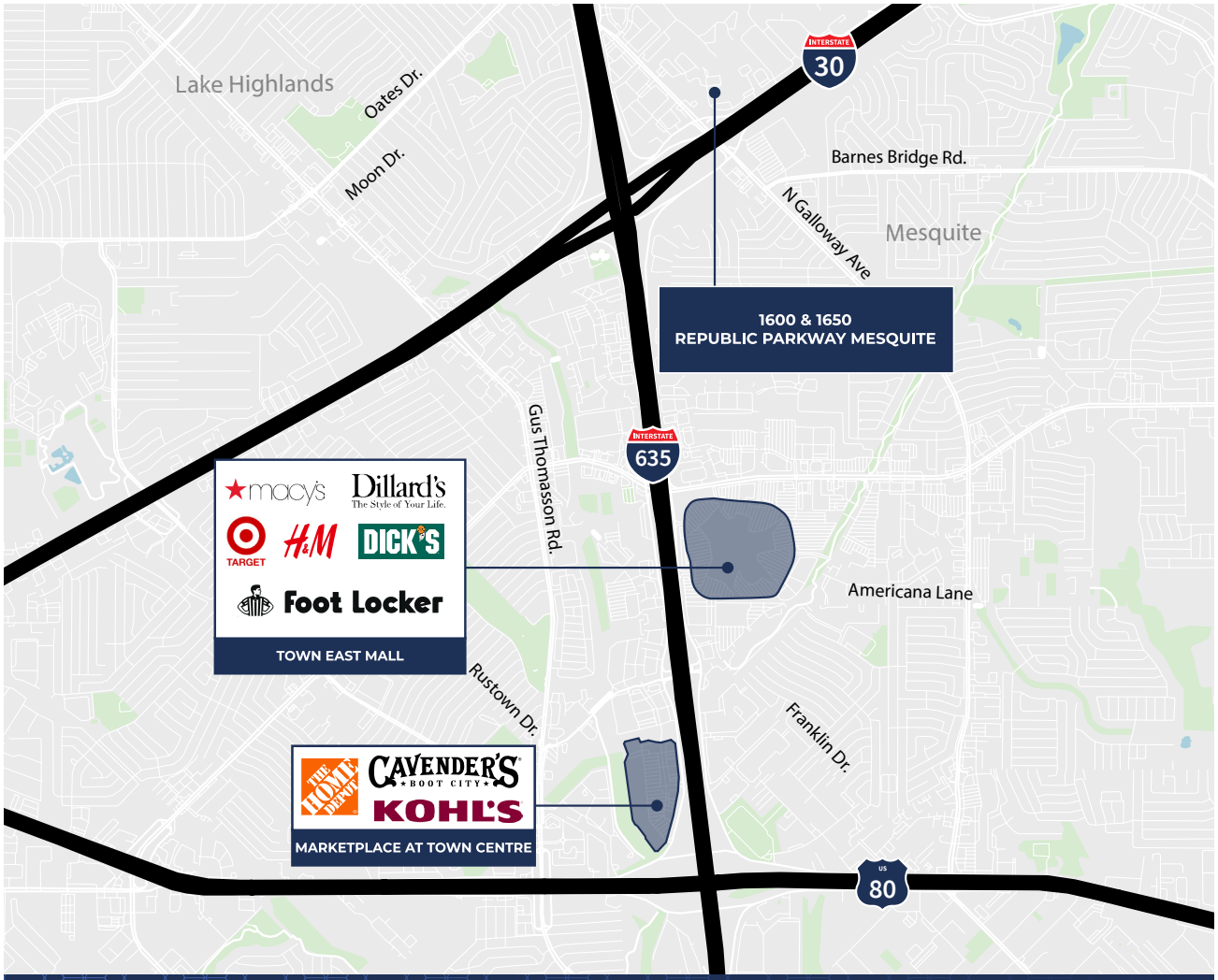
1ST FLOOR

Suite 115

2,050 RSF Available




DOWNTOWN DALLAS
NORTH MESQUITE DENTAL GROUP
METRO ENT
INTERSTATE 635
TO I-635
TEXAS ONCOLOGY
FROM I-635
THE FOOT AND ANKLE CENTER OF DALLAS
TO I-30 WEST
FROM I-30 WEST AND I-635
TO I-30 EAST
1650 REPUBLIC PARKWAY
1600 REPUBLIC PARKWAY
INTERSTATE 30
BAYLOR SCOTT AND WHITE MESQUITE PEDIATRICS CLINIC
FROM I-30 EAST









DEMOGRAPHICS

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

15-26 MINUTES

Baylor University Medical Center

15-24 MINUTES

Baylor Scott & White Medical Center - Lake Pointe

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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.

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Daniel Glyn Bellow	183794	dan.bellow@jll.com	+1 713 888 4000
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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

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N/A	N/A	N/A	N/A
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Sales Agent/Associate's Name	License No.	Email	Phone

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