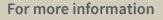


Medical Office Building Space for Lease West Tower at City Hospital

9330 Poppy Drive, Dallas, TX 75218



Ethan Garner Ethan.Garner@am.jll.com 214.438.6515 Megan Andrew Megan.Andrew@am.jll.com 214.438.1571



West Years Oilise

CLEARANCE 12'0'

LOCATION OVERVIEW

Property Highlights



- Located on the campus of City Hospital at White Rock
- Directly connected to the hospital through a climate-controlled sky-bridge
- Convenient patient drop-off area and a gracious lobby to mark the entrance
- Features gurney-sized elevators
- Custom-designed office suites
- Additional features include, 500 space parking garage, Wellness Center, Aquatic Therapy Center, Cardiac/ Orthopedic
 Rehab Center and a Conference Center
- Generous tenant improvement allowance provided for shell spaces

Plan



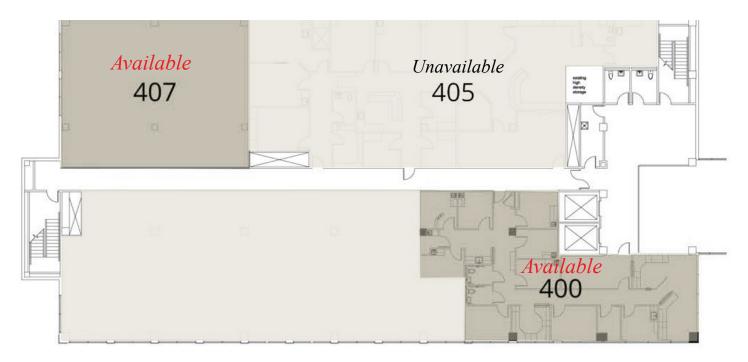
Available Spaces

Suite	Size
300	4,146 SF
306	4,606 SF

Property Highlights



Plan



Available Spaces

Suite	Size
400	2,230 SF
407	2,330 SF





Plan



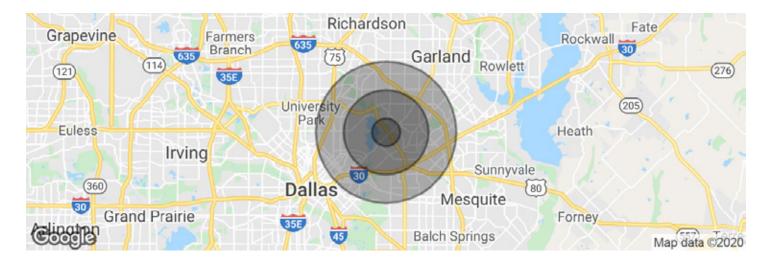
Available Spaces

Suite	Size
501	3,199 SF
505	2,425 SF
507	2,908 SF



\$241,942

Demographics



Population	1 MILE	3 MILES	5 MILES	
Total population	8,651	115,078	367,668	
Median age	43.4	37.0	33.2	
Median age (Male)	43.1	34.4	32.0	
Median age (Female)	43.3	39.4	34.5	
Household & Income	1 MILE	3 MILES	5 MILES	
Total households	4,013	46,020	146,225	
# of persons per HH	2.2	2.2	2.5	
Average HH income	\$95,530	\$75,338	\$66,739	

\$255,516

* Demographic data derived from 2010 US Census

For more information

Average house value

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\$285,170

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