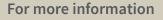


# Medical Office Building Space for Lease West Tower at City Hospital

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



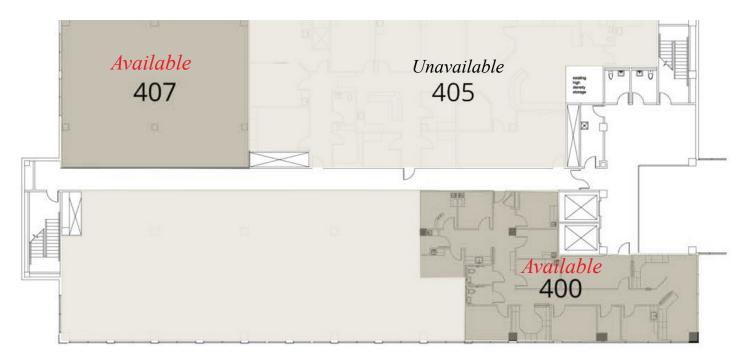
#### **Available Spaces**

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



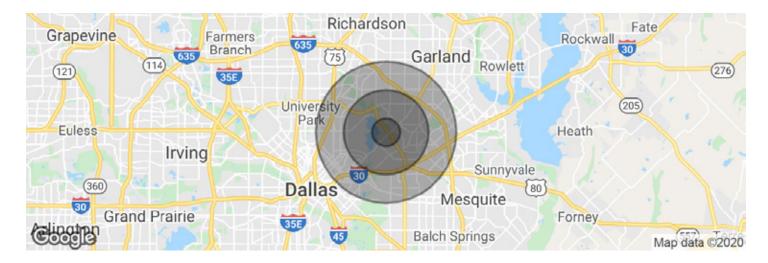
#### **Available Spaces**

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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