

# FOR LEASE MEDICAL OFFICE BUILDING



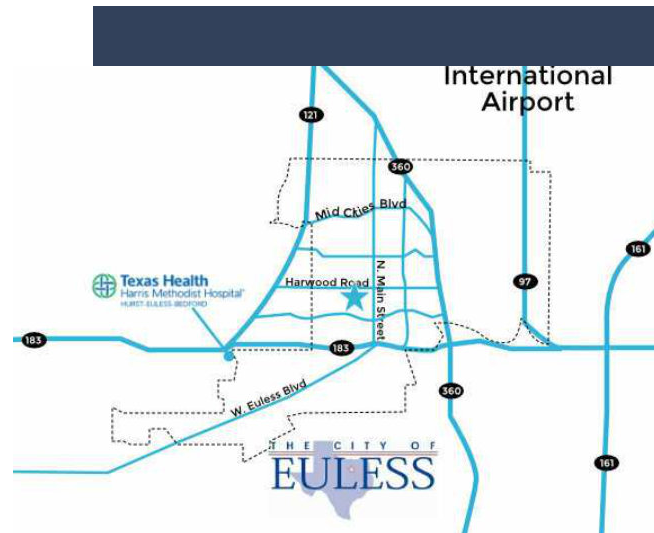
2101 WESTPARK CT, EULESS, TX 76040



## PROPERTY HIGHLIGHTS

- ±2,000 - 12,000 SF
- Class A Medical/Office Space- Built in 2023
- Shell Condition Delivery
- Tenant Improvement Allowance
- Turn-Key Options
- Blocks from Texas Health Resources HEB Hospital
- Amenities include a pharmacy and Imaging Center
- Second Floor Patio
- Located near SH 183 / SH 121 and Westpark Way

## LEASE RATE CALL FOR PRICING



## CONTACT INFORMATION

### TODD GATHRIGHT

Office: 817.488.4333  
Cell: 817-991-9478  
todd@championsdfw.com

### AMY PHAM-WOODWARD

Cell: 817.455.7025  
Office: 817.488.4333  
amy@championsdfw.com

### JIM KELLEY

Cell: 817.909.7875  
Office: 817.488.4333  
jim@championsdfw.com

### Champions DFW Commercial Realty

880 S Village Center Dr., Suite 200, Southlake, TX 76092

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## INTERIOR PHOTOS



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## EXTERIOR PHOTOS



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LEASE SPACES

LEASE INFORMATION

|              |                  |             |                  |
|--------------|------------------|-------------|------------------|
| Lease Type:  | NNN              | Lease Term: | 36 to 60 months  |
| Total Space: | 3,315 - 5,256 SF | Lease Rate: | Call for Pricing |

AVAILABLE SPACES

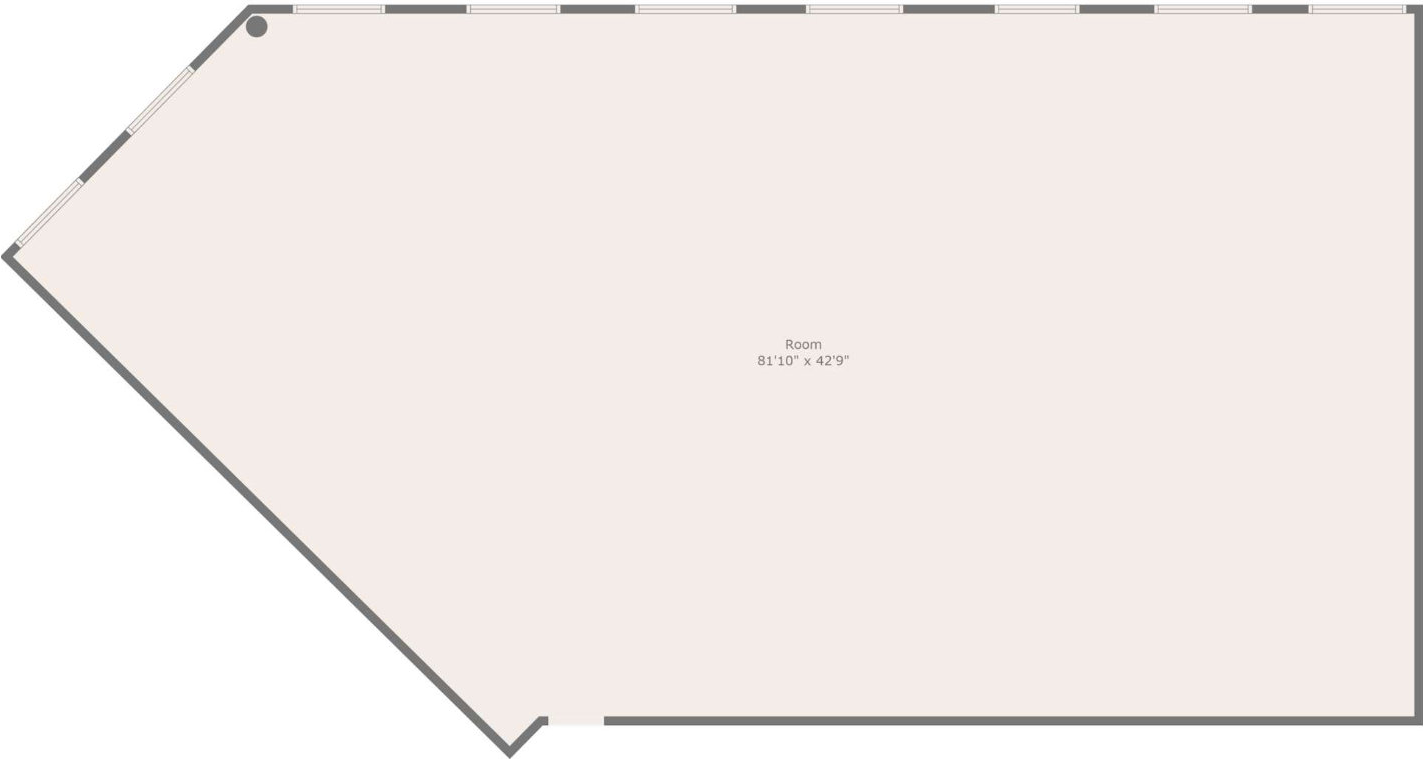
| SUITE     | TENANT    | SIZE (SF) | LEASE TYPE | LEASE RATE       |   |
|-----------|-----------|-----------|------------|------------------|---|
| Suite 320 | Available | 3,738 SF  | NNN        | Call for Pricing | - |
| Suite 330 | Available | 3,315 SF  | NNN        | Call for Pricing | - |
| Suite 350 | Available | 5,256 SF  | NNN        | Call for Pricing | - |

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SUITE 330 FLOOR PLAN

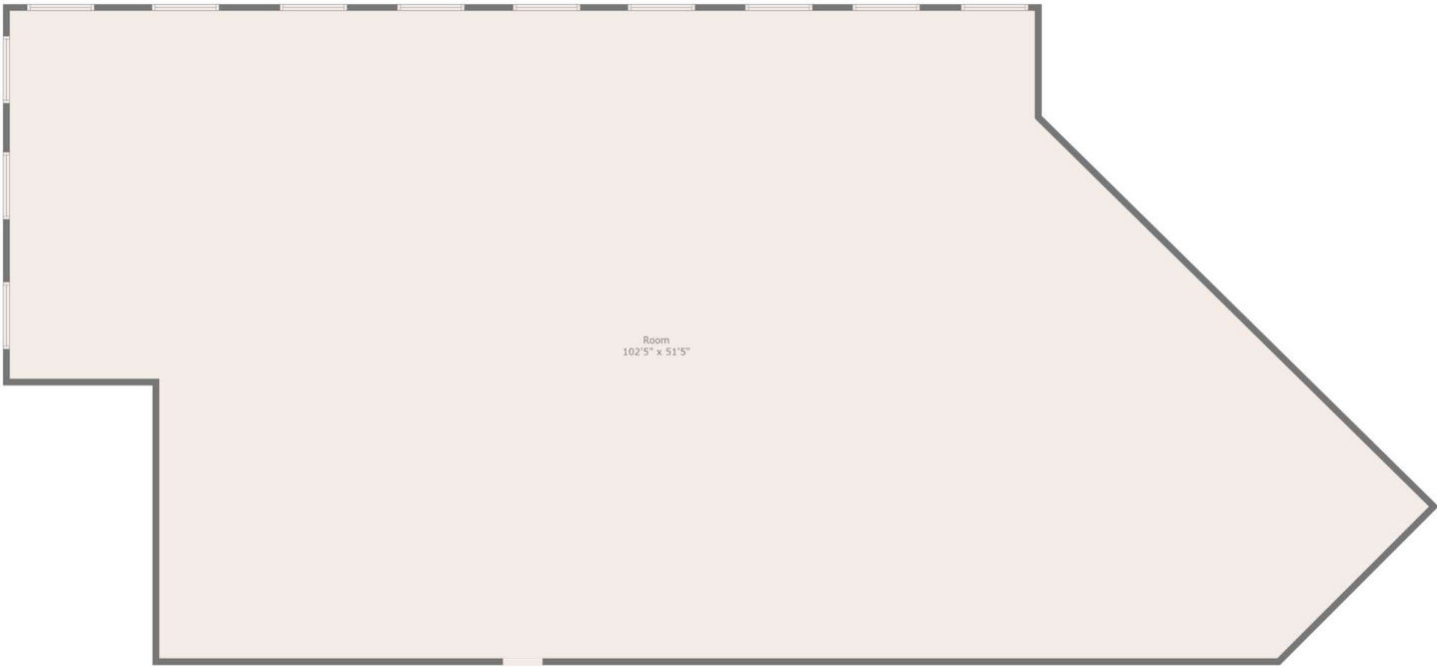


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SUITE 350 FLOOR PLAN



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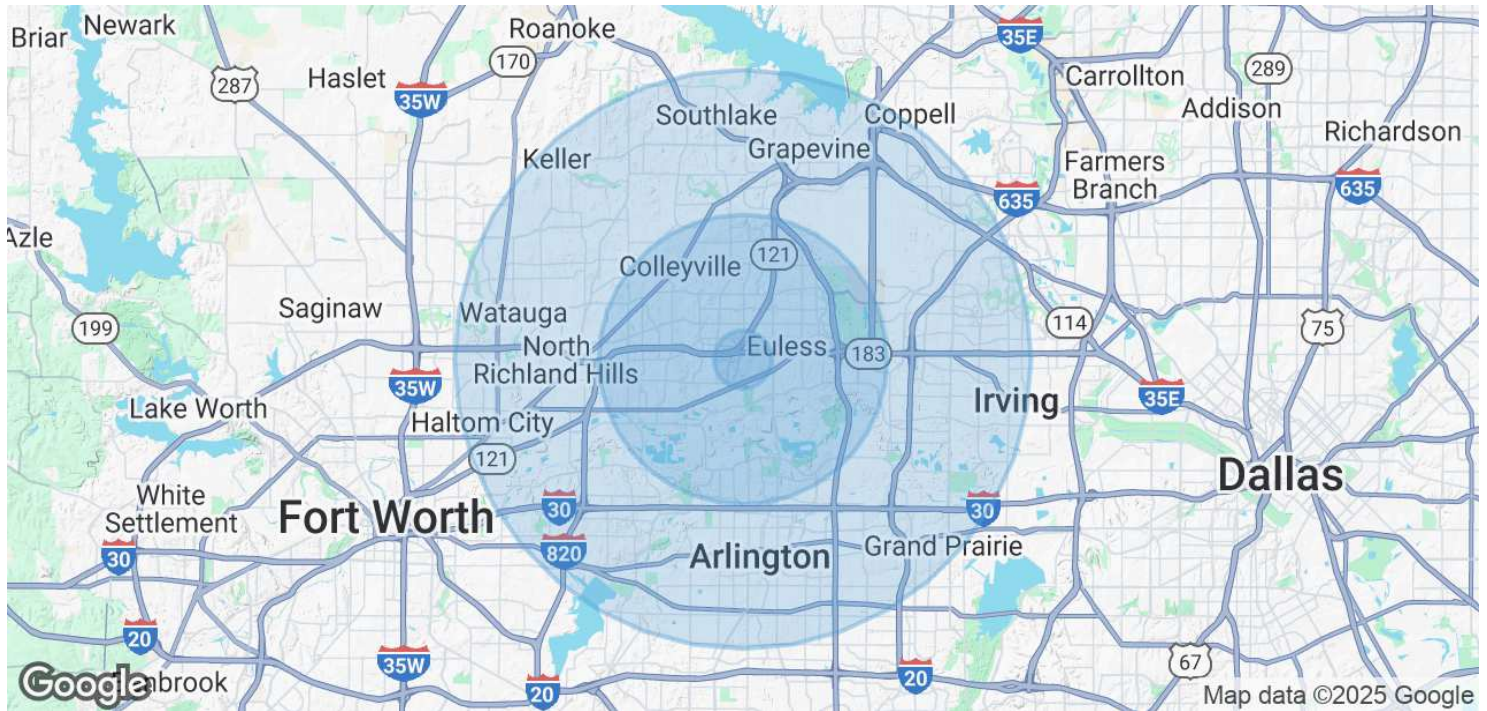
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### DEMOGRAPHICS MAP & REPORT



#### POPULATION

#### 1 MILE

#### 5 MILES

#### 10 MILES

|                      |        |         |         |
|----------------------|--------|---------|---------|
| Total Population     | 14,704 | 244,303 | 958,108 |
| Average Age          | 36.0   | 38.5    | 36.0    |
| Average Age (Male)   | 31.9   | 36.7    | 34.8    |
| Average Age (Female) | 37.6   | 39.7    | 36.7    |

#### HOUSEHOLDS & INCOME

#### 1 MILE

#### 5 MILES

#### 10 MILES

|                     |           |           |           |
|---------------------|-----------|-----------|-----------|
| Total Households    | 6,259     | 105,473   | 374,831   |
| # of Persons per HH | 2.3       | 2.3       | 2.6       |
| Average HH Income   | \$69,504  | \$90,341  | \$85,352  |
| Average House Value | \$196,866 | \$228,647 | \$212,615 |

2020 American Community Survey (ACS)

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### BROKER CONTACTS



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Senior Associate

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#### AMY PHAM-WOODWARD

Senior Associate

**Direct:** 817.488.4333 **Cell:** 817.455.7025

amy@championsdfw.com



#### JIM KELLEY

Principal/Broker

**Direct:** 817.488.4333 **Cell:** 817.909.7875

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