

For sale or lease



Medical Office Building

708 West Spring Valley Road, Richardson, Texas 75080

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Executive summary

The Offering

Savills is pleased to offer for sale a 5,040-square-foot medical office building situated on a 0.94 AC lot located in Richardson, TX (Dallas-Fort Worth). Built in 2009, the subject property benefits from strong visibility on Spring Valley Road and Hwy 75, sitting just off the hard corner intersection, and seeing over 48k vehicles per day.

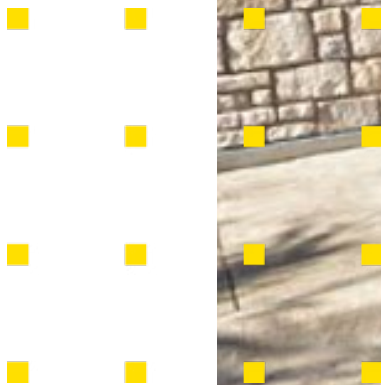
The property can function as a multi-tenant or single-tenant investment, or a user opportunity.

The site offers ample parking at a ratio of 8.73/1,000.

The entire parking lot behind the building belongs exclusively to this building.

Investment Highlights

- Move-In Ready: the subject property is a professionally maintained medical office with opportunity for immediate availability
- Investment Scenario: opportunity to enter strong submarket before property value increases drastically with signed lease(s) with an est. rent value of \$33-40 PSF
- Bustling Submarket: more than 410,000 residents within a 5-mile radius and positive population growth
- Affluent Area: average household income of \$95k+ within a 5-mile radius
- Easy and direct highway access with clear visibility
- Strong traffic counts over 48k per day

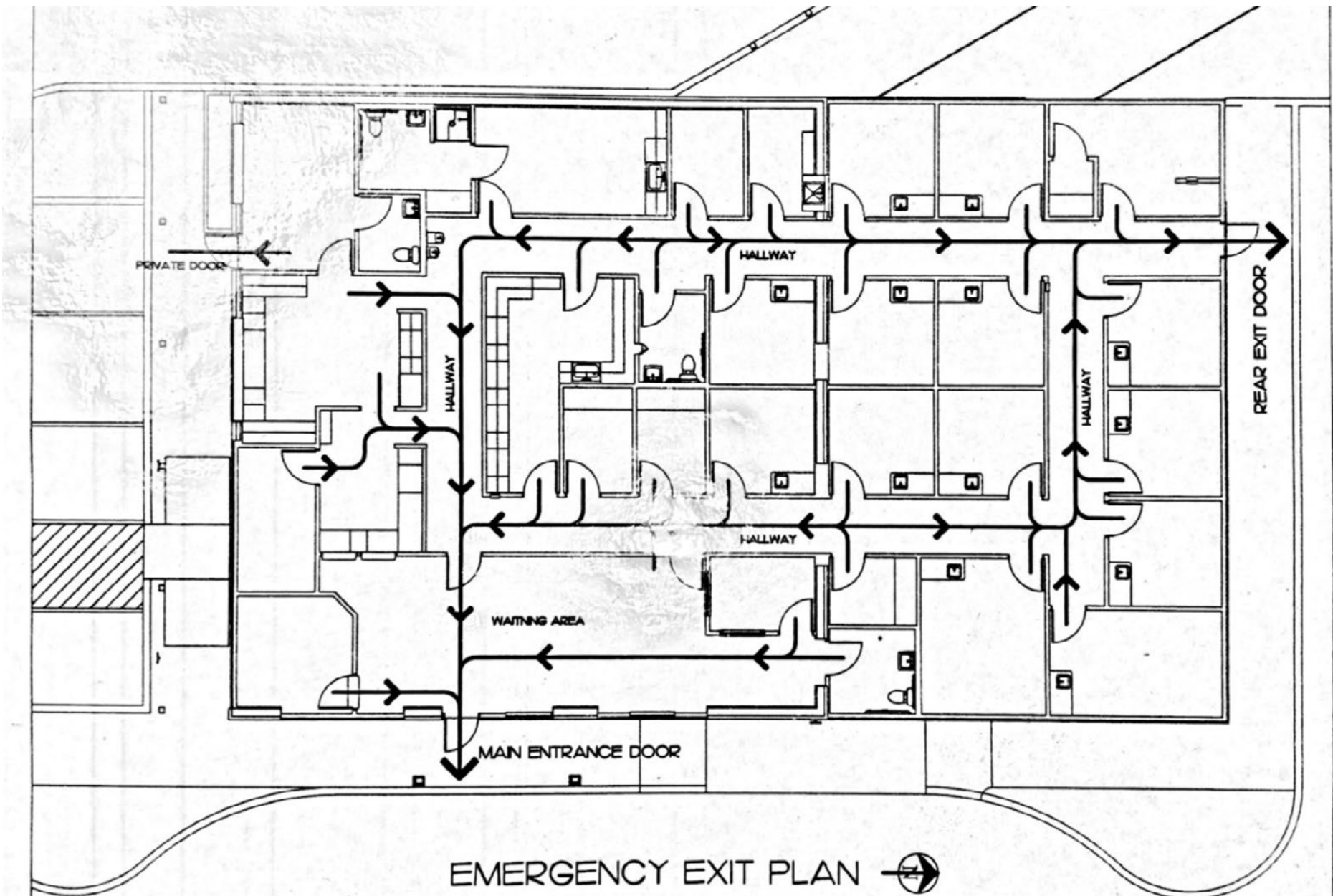


Property **profile**

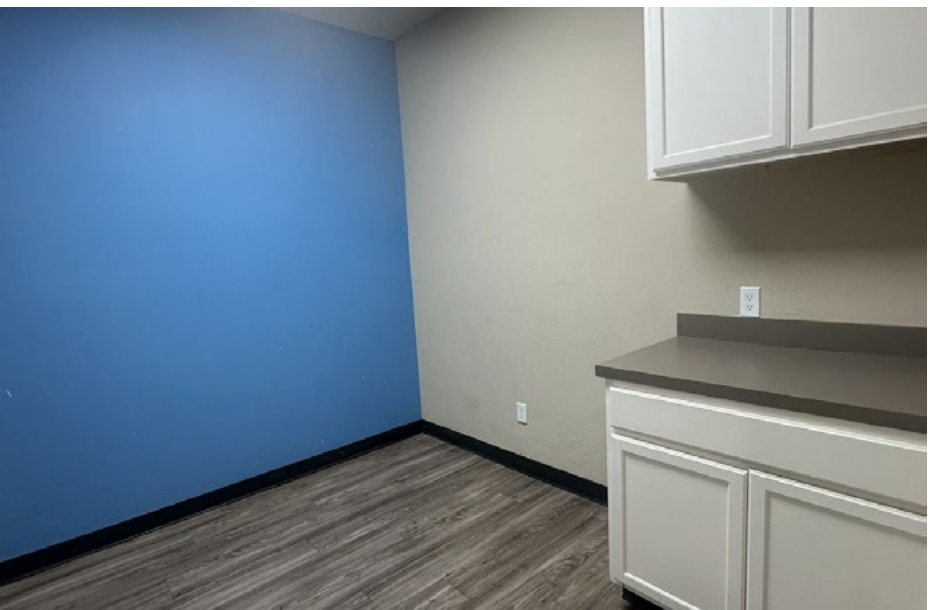
Address	708 West Spring Valley Road, Richardson, Texas 75080
Total building area	5,040 SF
Year built	2009
Parking ratio	8.73/1000
Availability	Immediate
Traffic count	48,868 VPD via Spring Valley & NCX



Floor plan



Interior photos



Disclaimer

Savills Inc., representative of the Seller, is solely authorized to present this property investment offering (the “Offering”). This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of 708 West Spring Valley Road (the “Property”).

Prior to submitting an offer to purchase the Property, interested parties should perform and rely upon their own investigations, analyses, estimates and projections and otherwise satisfy any concerns regarding material aspects of the proposed transaction including, but not limited to legal, municipal, environmental, operational, seismic, financial and physical issues, and all other matters affecting or pertaining to the Property. The Seller will be offering the Property including all appurtenances and tenant improvements, solely on an “As-Is, With-All-Fault” basis, without any representations or warranties. No person is authorized to make any representations or warranties on behalf of the Seller regarding the Property. Any and all information regarding the Property provided to any interested party by the Seller or Savills Inc., including all information contained in the Offering, is provided without any representation or assurance express or implied, regarding the accuracy, completeness or current status of applicability of such information. Each interested party is expected to undertake such reviews and investigations and make such inquiries as such party may believe to be necessary, appropriate or advisable for the purpose of forming a decision to make an offer to acquire the Property.

The Owner expressly reserves the right, as its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with an entity at any time with or without notice which many arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.

The material contained herein is confidential and is presented strictly as information for the exclusive use of the prospective purchaser. Receipt and review of this Offering by the prospective purchaser constitutes an agreement not to divulge, share or distribute the information to any other party, except the prospective purchaser’s legal counsel and financial advisors, without the prior specific written authorization of the Seller or Savills Inc. Each prospective purchaser shall also agree to and comply with the provisions of the confidentiality agreement executed by such prospective purchaser prior to receipt of this Offering.

This Offering is submitted subject to errors, changes, omissions, changes in price, market and other conditions. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may desire. It should be noted that any and all market analyses, estimates, and projections contained in this Offering are provided for general reference purposes only and are based on assumptions related to the general economy, competitions, real estate market trends, and other factors beyond the control of the Seller or Savills Inc. Such analyses, estimates and projections are therefore subject to material variation, and may not be consistent with the views or assumptions held by other professionals.

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