

7200 State Highway 161  
Irving, TX 75039



## FOR LEASE

Class "A" medical office building  
on the campus of Medical City of  
Las Colinas

# LAS COLINAS II MEDICAL OFFICE BUILDING

## SUPERIOR LOCATION

Great location on the south east  
corner of President George Bush  
Turnpike and MacArthur Blvd.

## CUSTOMIZABLE SUITE

Generous Tenant Improvement  
allowances available for  
customizable space layouts

## SIGNAGE AVAILABLE

Building and Monument signage  
available for new tenants.

# LAS COLINAS II

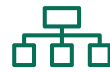
## MEDICAL OFFICE BUILDING

### FEATURES

Las Colinas Medical Office Building II is a Class A, medical office building with institutional ownership located on the campus of Medical City of Las Colinas. The building is conveniently located on the SEC of State Highway 161 and MacArthur Blvd with great interstate access. The building has large blocks of space for large users with the opportunity for building signage.

**LEASE RATE: \$22.00 NNN**

### REFERRAL OPPORTUNITIES



MEDICAL DISCIPLINES IN BUILDING:

#### Women's Health

Cardiology

Fertility

Pediatrics

Orthopedics

#### Bariatric

Internal Medicine

Family Medicine

General Surgery

### DEMOGRAPHICS 5-MILE RADIUS



#### KEY FACTS

**207,455**  
2020 Population

**2.8**  
Average Household Size

**33.9**  
Median Age



#### POPULATION TRENDS

**1,619**  
2018 Population Density  
(per square mile)

**1.0%**  
2020-2025 Population Annual  
Growth Rate

**218,888**  
Total Daytime Population



#### WEALTH

**\$97,136**  
Median Household Income

**\$71,934**  
Median Home Value

**7.3%**  
Unemployment Rate



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