

**FOR LEASE** | MEDICAL OFFICE BUILDING | 4 BUILDINGS

**4323 - 4443 N JOSEY LN**

Carrollton, TX 75010

Medical Office Space  
\$22.50/sf + NNN

Schedule a Tour



**LEASING TEAM**

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# METROCREST HOSPITAL AUTHORITY PROFESSIONAL PLAZAS AND PEDIATRIC PLACE

4323 - 4443 N Josey Ln | Carrollton, TX



FOR LEASE 22.50 SF + NNN

## Professional Medical Plazas I, II & III

**Professional Plaza I** 42,461 RSF  
4323 N Josey Lane **up to 22,623 SF Available**

**Professional Plaza II** 46,204 RSF  
4333 N Josey Lane **up to 9,897 SF Available**

**Professional Plaza III** 31,096 RSF  
4325 N Josey Lane **up to 15,313 SF Available**

**Pediatric Place** 20,172 RSF  
4443 N Josey Lane **Fully Leased**

## Available Space

**\$22.50 SF + NNN**

Building	Floor 1	SF	Floor 2	SF	Floor 3	SF
Plaza I	100	1,878	200B	1,597	302	1,555
	105	586	201	1,918	304	1,831
	106	1,499	202	1,715	306	3,631
	107B	747	203	1,436		
			204	1,324		
			206B	353		
			207	2,553		
Plaza II	101	1,242	200	3,996		
			201	714		
			202	2,644		
			203	1,301		
Plaza III	100	2,581	200	4,717	300B	2,518
	101	1,915	210	1,990	302	1,592

\* Contact broker to confirm availability or to request floor plans

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## Property Highlights

### Plaza I, Plaza II, Plaza III & Pediatric Place

BUILDING AREA	AVAILABLE SPACE
Plaza I 42,461 SF	353 - 22,623 SF
Plaza II 46,204 SF	714 - 9,897 SF
Plaza III 31,096 SF	1,592 - 15,313 SF

### RATE

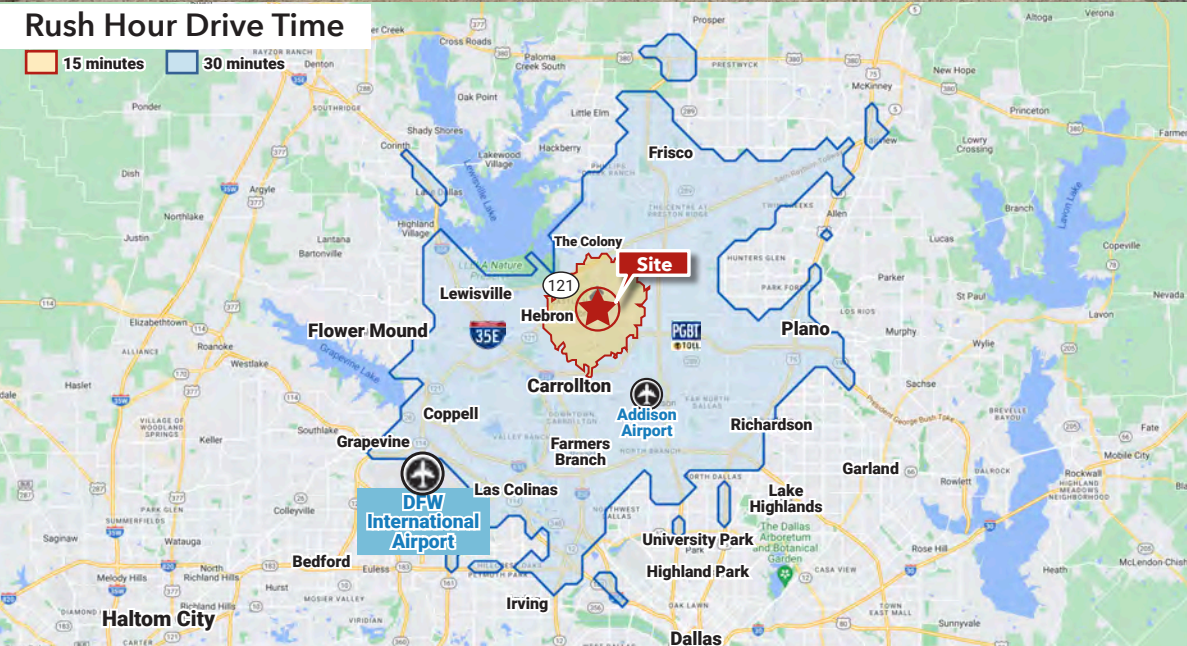
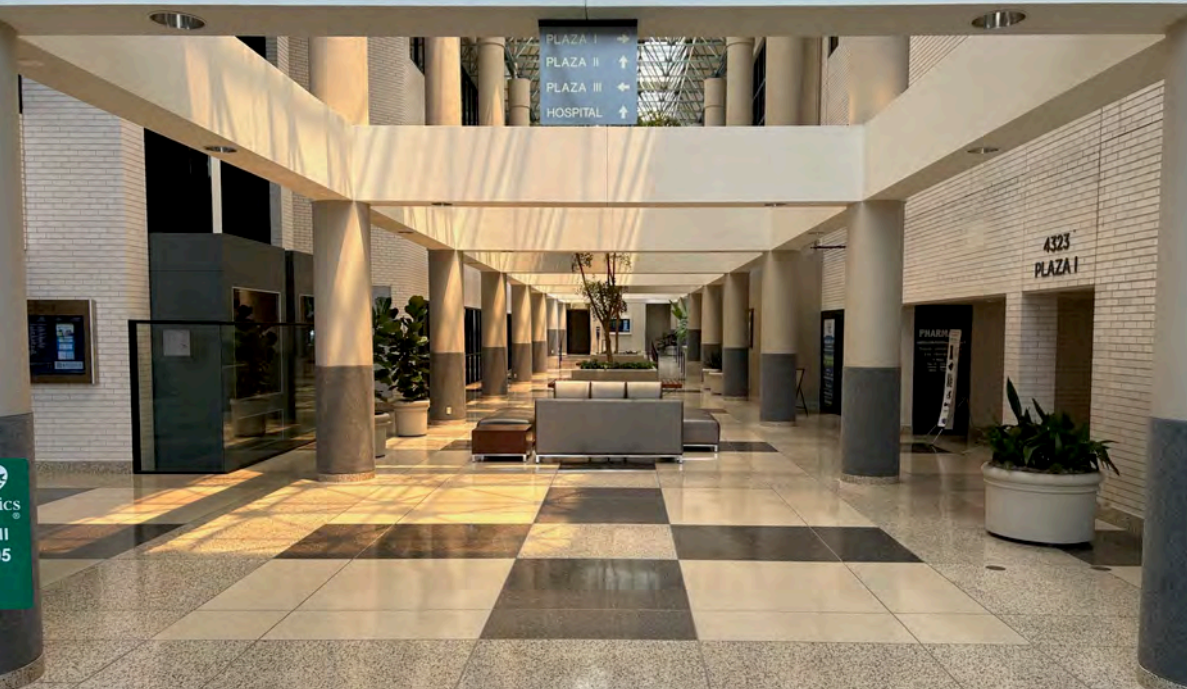
\$22.50 / SF + NNN

### PARKING

- 750 surface spaces

### HIGHLIGHTS

- First Class Medical Space
- Move-in ready suites
- Onsite management and ownership
- Recently remodeled common areas
- Quick access to PGBT, Hwy 121, Dallas North Tollway and I-35E
- Located near the NW intersection of Josey Lane & Hebron Pkwy
- Surrounded by dense residential neighborhoods
- **Over \$112 million dollars** consumer spending on Health Care in a 3 mile radius (*CoStar Demographics*)
- Addison Airport approximately 4.4 miles
- DFW Airport approximately 9 miles



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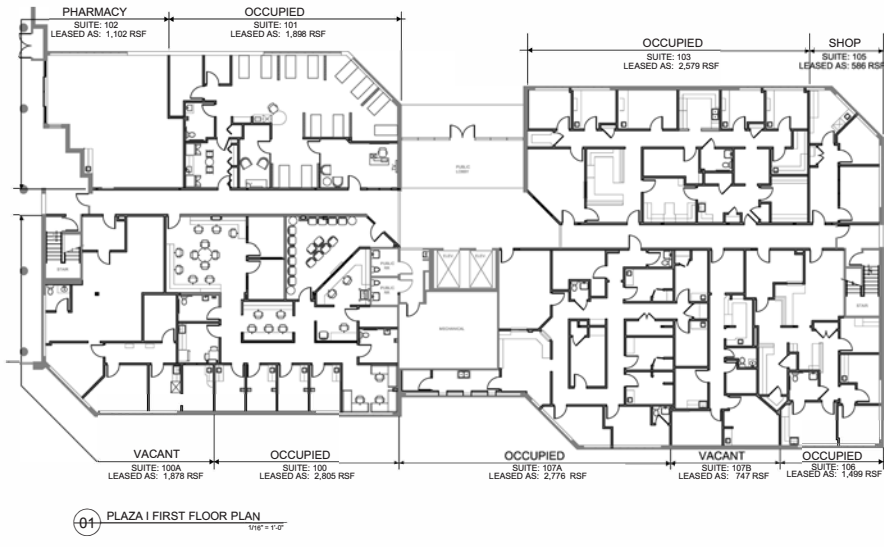
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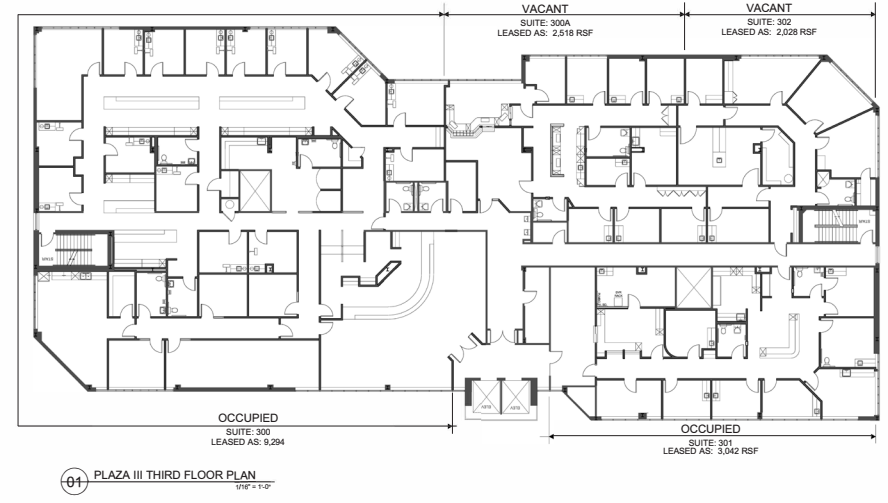


## Floor Plans

### 1st Floor Plaza I 4323 N Josey Ln



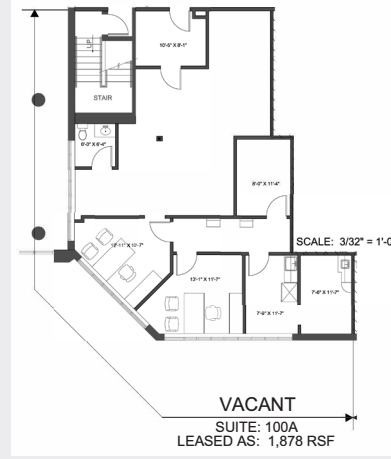
### 3rd Floor Plaza III 4325 N Josey Ln



### 2nd Floor Plaza II 4333 N Josey Ln



### Suite 100A Plaza I - 1,878 rsf



### Suite 200 Plaza II - 3,996 rsf



Floor Plans Available upon request

## Location Overview

- Plaza I 4323 N Josey Ln | Carrollton,
- Plaza II 4333 N Josey Ln | Carrollton, TX
- Plaza III 4325 N Josey Ln | Carrollton, TX

### POINTS OF INTEREST

- 1 The Clubs of Prestonwood
- 2 Bent Tree Country Club
- 3 Sprouts
- 4 Cook Children's
- 5 Walgreens

### AIRPORTS

- Addison Airport
- DFW International Airport
- Dallas Love Airport

### WITHIN 1 MILE

- » Sprouts & Tom Thumb
- » Starbucks
- » Castel Hills ER
- » Brookhaven Nursing and Rehab
- » Arbor Hills Nature Preserve
- » Lake Avalon Boardwalk
- » Multiple Parks, Community & Rec Centers, & Sports Fields
- » Multiple Restaurants



### Traffic Counts (VPD) vehicles per day

33,138 VPD	@ E Hebron Pkwy & Josey Ln W
31,948 VPD	@ E Hebron Pkwy & Quail Crk W
27,260 VPD	@ N Josey Ln & Cheyenne Dr NE
24,578 VPD	@ N Josey Ln & Vera Curz Dr N

### Demographics

Population	106,351 (3 mi)	Daytime Workers	31,433 (3 mi)	Businesses	4,019 (3 mi)
Population	232,946 (5 mi)	Daytime Workers	135,081 (5 mi)	Businesses	12,838 (5 mi)
Households	74,973 (3 mi)	HH Income	\$115,150 (3 mi)	Travel To Work	62,784 <30 min
Households	143,421 (5 mi)	HH Income	\$117,337 (5 mi)	Travel To Work	38,257 30-60 min

Demographics and Traffic Counts © CoStar 2023

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