

Campbell Medical Park

1080 W Campbell Road, Suite 100
Richardson, Texas 75080



± 2,011 SF AVAILABLE
MEDICAL OFFICE





BUILDING HIGHLIGHTS

TYPE: Medical Office Space

SQUARE FOOTAGE: ± 2,011 SF

LEASE RATE: \$28.00 NNN

NNN: \$4.75

CEILING HEIGHT: 12 Feet

YEAR BUILT: 2015

PARKING RATIO: 5/1000

PARKING SPACES: 22

ACCESS: Dual Access from Campbell Road and Jonsson Blvd.

SIGNAGE: Monument and Building

LIGHTING: Abundant Natural Light, Accent Lighting

CONDITION: Above Standard Finishes - Move In Ready

ZONING: Office/Medical



OTHER TENANTS IN THE DEVELOPMENT

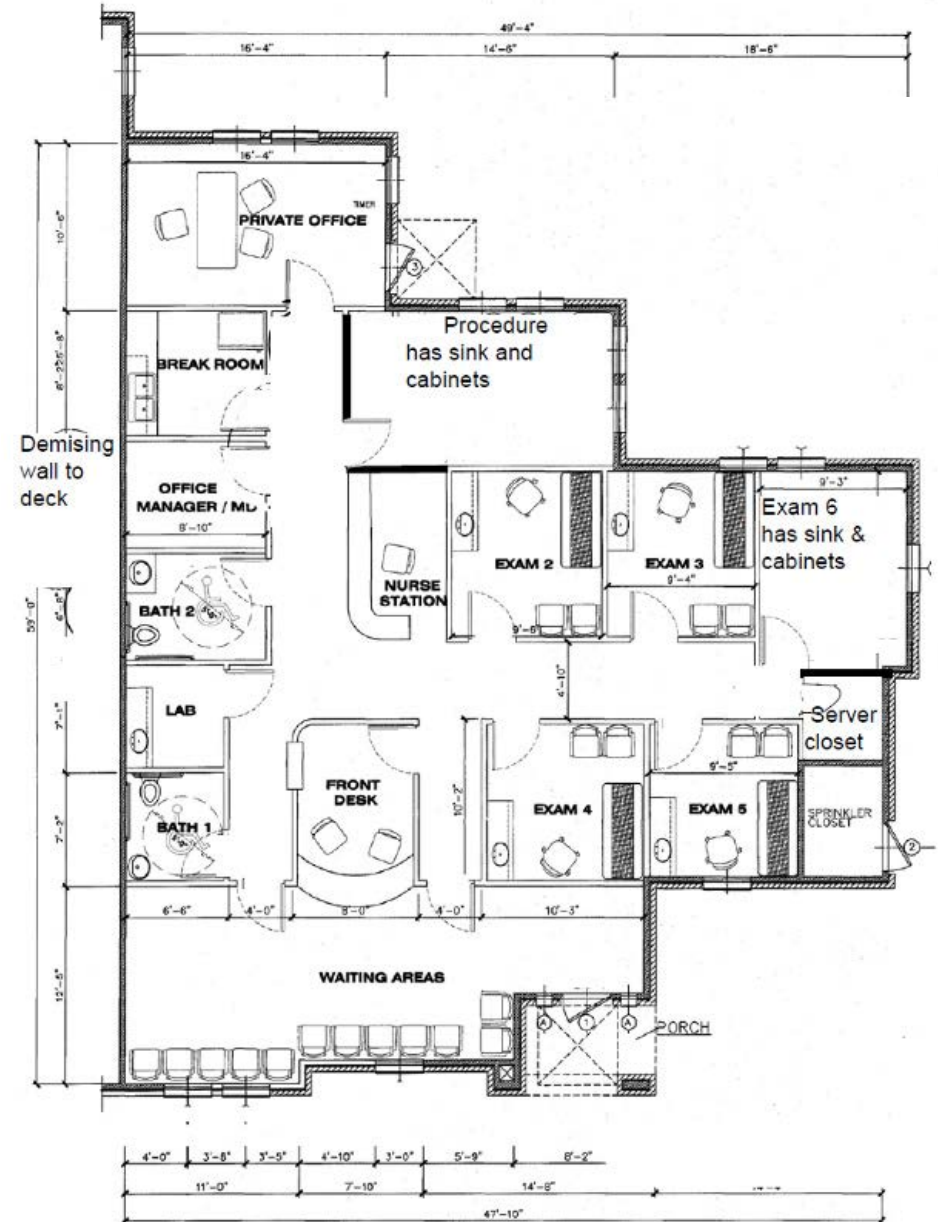
- Orthodontist
- Sports Medicine
- Dentist
- Family Medicine
- Optometrist
- Cardiologist
- Med Spa
- Physical Therapy
- Learning Center
- Orthopedic Surgeon

PROPERTY VITALS

- 2nd Generation Medical Office
- Currently an OB-GYN Practice
- Above Standard Finishes - Move in Ready
- Abundant Natural Light - Privacy Tint on Windows, Lake Views
- Heart of Richardson Medical District
- Close Proximity to UT-Dallas

FLOORPLAN

- Large Spacious Reception Area
- Open Check in Area to Reception
- 2 Restrooms
- Lab Space with Specimen Pass Through
- 5 Exam Rooms with Sinks Including Larger Procedure Room
- Large Doctor's Office with Private Exterior Entrance
- Smaller Office
- Kitchen and Storage Area Combined
- Central Hallway Nurses Station
- Two Hallway Exits to Reception Area
- Server/Telco Room



CONVENIENTLY LOCATED



24 Nearby Hospitals

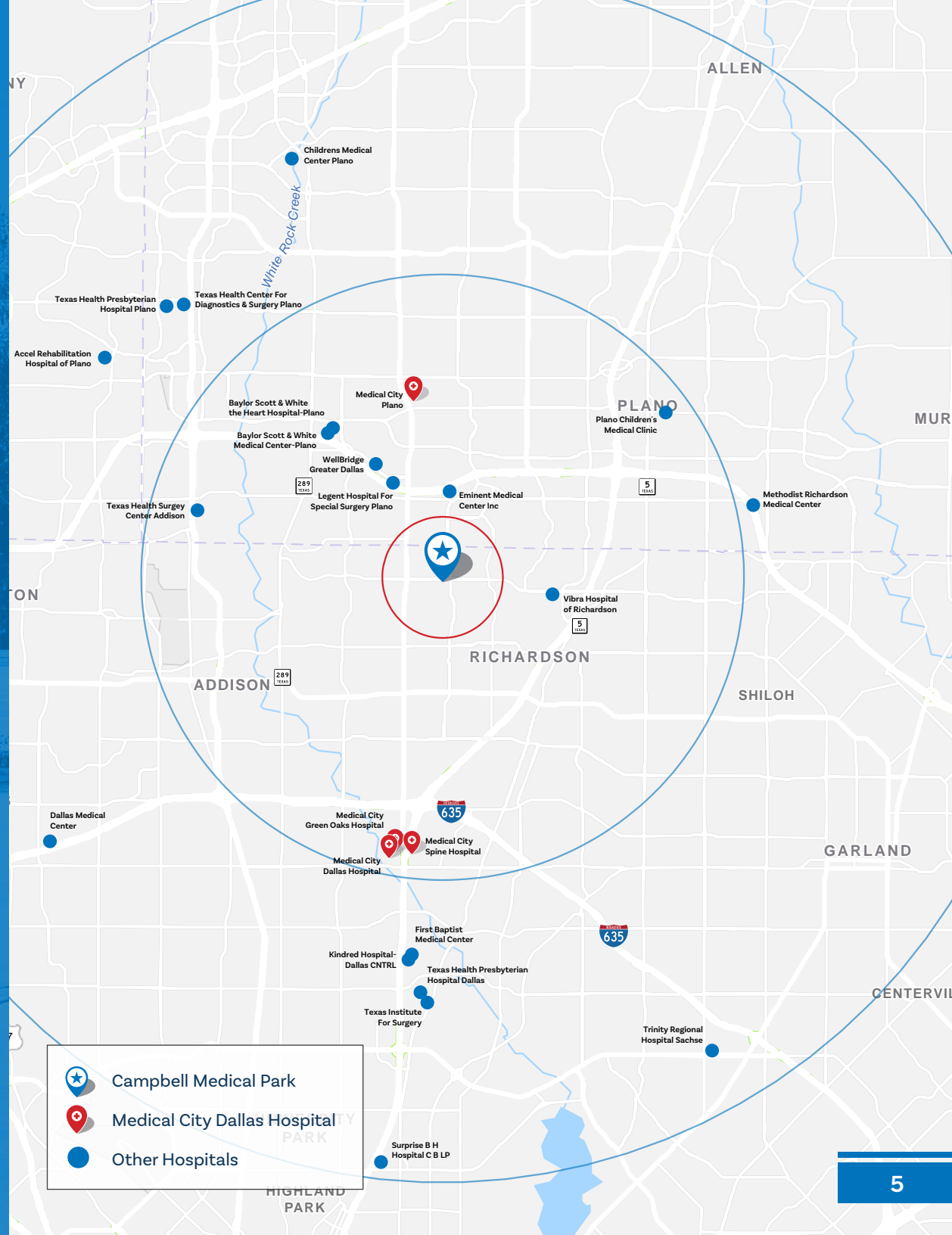


4 Nearby Medical City Hospitals



39,000 VPD on Campbell Road

1080 W Campbell Road | TRANSWESTERN



AREA DEMOGRAPHICS



1,337,327 RESIDENTS
WITHIN 10 MILES



MEDIAN HOME PRICE

1 MILE	5 MILE	10 MILE
\$351,525	\$345,368	\$336,587



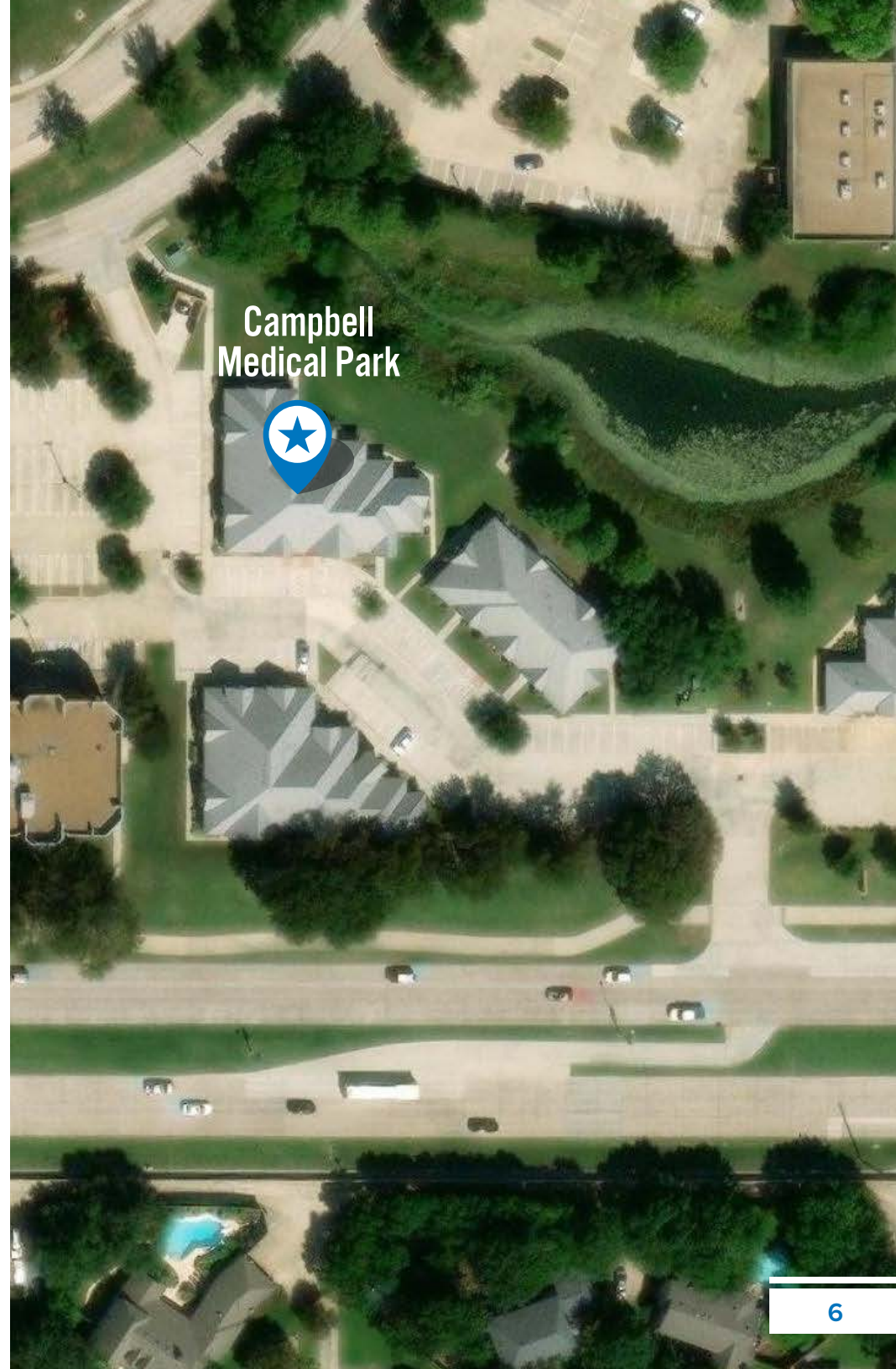
2023 AREA POPULATION

1 MILE	5 MILE	10 MILE
19,725	371,748	1,383,567



POPULATION WITHIN 10 MILES

2020	2023	2028
1,359,934	1,383,567	1,400,215



RICH RICHARDSON

Richardson is one of the best places to live in Texas and offers residents a blend of urban and suburban lifestyles, with most residents owning their homes. In Richardson, there are a plethora of restaurants, coffee shops, and beautiful parks. The city has a statewide reputation as a great place to play, with the Wildflower Arts & Music Festival held each May and the highly recognized Cottonwood Arts Festival held on the first weekend of May and October.

The Campbell Medical Park is a beautifully finished medical office, welcoming reception with decorative lighting, granite counter tops in some areas, currently being used for OB-GYN services, high ceilings, looks close to new, most exam rooms have black-out film window(s) with Macho shades allowing patients to enjoy the view without any invasion of privacy.



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