

FOR LEASE

HIGH VISIBILITY MEDICAL OFFICE

541 W. MAIN, LEWISVILLE, TX 75057

VERUS
COMMERCIAL



PROPERTY DESCRIPTION

Spacious Suite with Multiple Exam Rooms
Ample Parking
Private Doctor's Office and Entrance

LOCATION DESCRIPTION

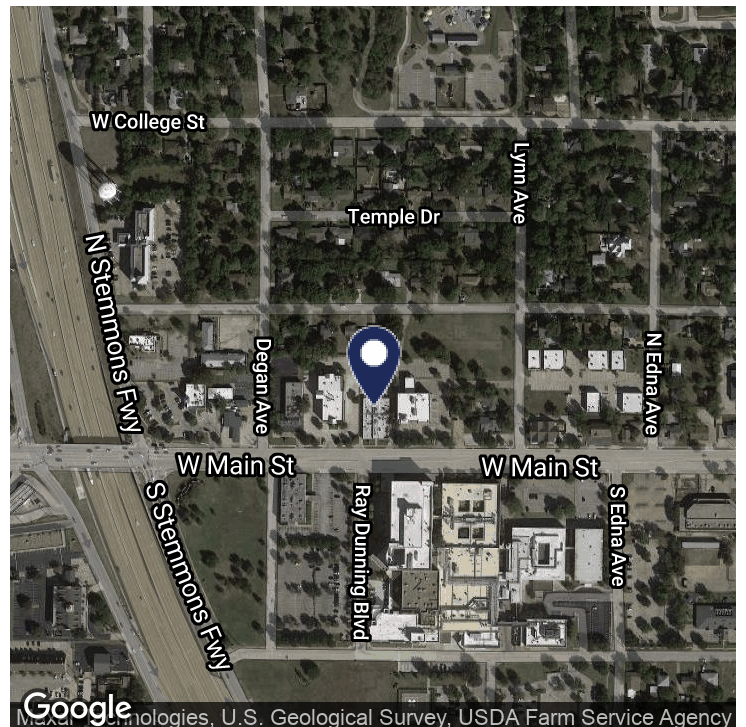
Directly Across from Medical City Lewisville
Easy Access from I-35E on Main Street
Excellent Visibility

OFFERING SUMMARY

Lease Rate:	\$12.00 - 15.00 SF/yr (NNN)
Available SF:	1,501 SF
Building Size:	10,338 SF

SPACES	LEASE RATE	SPACE SIZE
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Suite 101	\$12.00 - 15.00 SF/yr	1,501 SF
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BRAD TYNDALL

940.381.2220
btyndall@v-re.com

INFORMATION ABOUT BROKERAGE SERVICES LINK
<https://www.trec.texas.gov/forms/information-about-brokerage-services>

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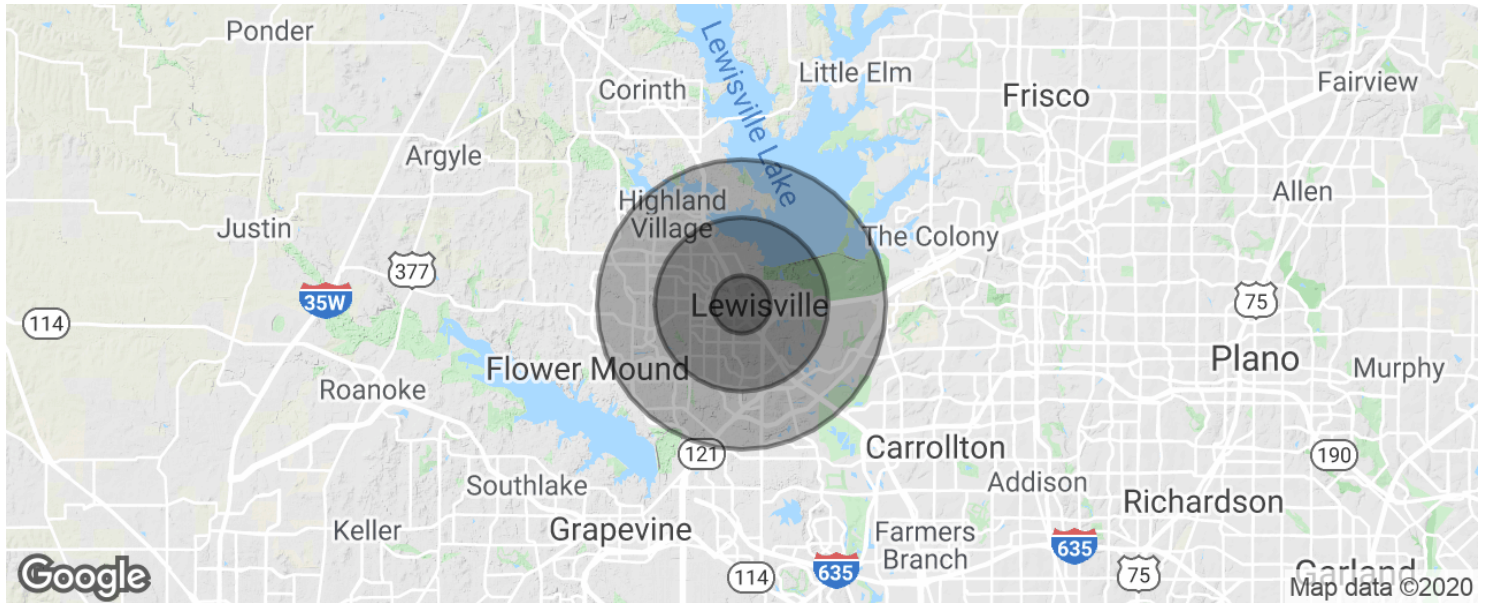
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	10,520	93,234	178,338
Median age	34.9	32.6	33.3
Median age (Male)	35.0	32.6	33.1
Median age (Female)	35.7	33.3	33.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,849	35,143	65,615
# of persons per HH	2.7	2.7	2.7
Average HH income	\$56,660	\$70,212	\$84,878
Average house value	\$179,948	\$179,908	\$215,434

* Demographic data derived from 2010 US Census

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LOCATION INFORMATION

Building Name	High Visibility Medical Office
Street Address	541 W. Main
City, State, Zip	Lewisville, TX 75057
County/Township	Denton

BUILDING INFORMATION

Building Size	10,338 SF
Price / SF	\$12.00 - 15.00 SF/yr
Parking	38 Spaces
Signage	Monument
Building Class	C
Electric	Direct Energy
Water	City of Lewisville
Sewer	City of Lewisville

PROPERTY DETAILS

Property Type	Office
Property Subtype	Medical
Lot Size	33,715 SF
Zoning	OTMU2
Lease Term	3 Year Minimum
Suite 101	Finished out OB/GYN Office
Suite 140B	TURNKEY FINISH OUT AVAILABLE

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