

Medical Office Suite for Sale

Address: 8355 Walnut Hill Lane # 200, Dallas, TX 75231.

The Medical Suite is located on the Second Floor of the Medical Plaza, across from **Texas Health Presbyterian Hospital** and proximal to **Parkland Hospital**.

Size: 4,328 SF; **Sales Price:** \$750, 000; **Lease Price** - \$35/SF/Yr (Gross Lease which includes HOA Fees)

Space is subdivisible for Sale and Lease

HOA Fees: \$22/SF/Year includes Common Area Maintenance, Real Estate Taxes, Exterior Real Estate Insurance, HVAC Repair/Replacement, 24/7 Security Patrol, Electricity/Water/Gas, daily janitorial services to the Suite, Ground lease fees.

Ground lease: Property is under ground lease with lease expiring in September 2052.

Parking: Surface parking for staff and patients and dedicated underground parking for owner/staff are available.

Common Area Amenities: These include Fitness Center, Swimming Pool and Conference/Billiards Rooms.



Photographs above show the Medical building, interior view of the Medical Suite and Underground Storage Space. **Contact Lopa (Owner): (972) 800-2194**