

MEDICAL OFFICE SPACE 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:** \$565,000 OR \$130/SF (Space is subdivisible for Sale – refer to the second page for details on subdivision).
- **Ground lease:** Property is underground lease.
- **HOA dues:** It is approximately \$1.90/SF/Month. Includes NNN (CAM, Insurance and Real Estate Tax), Electricity and other utility bills, 24/7 security patrol, daily janitorial services and ground lease charges.
- **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.

Floor Plan Showing Space Layout with offices is on the rear side.



Floor Plan shows 4,328 SF for Sale with different color codes. The idea is to show how the whole suite could be further subdivided to create more unique spaces for segregated sale of different wings of the Suite.

Contact Lopa (Owner): (972) 800-2194

Email: LOPA@LJANDJESUSREALESTATE.COM