

# 6161 N State Highway 161

6161 N State Highway 161, Irving, TX 75038

FOR LEASE



12377 Merit Drive, Suite 500  
Dallas, TX 75251  
[www.medcorepartners.com](http://www.medcorepartners.com)



## PROPERTY OVERVIEW

**6161 N State Highway 161, Irving TX** is a state of the art 94,091 square foot medical building, built in 2018 in Irving TX. The building is located at Hwy 161 and Hwy 114, providing excellent visibility. The medical office building is anchored by Healthcare Associates of Texas, a large north Texas Primary Care group, and is also occupied by dermatology, pain management/physical therapy, podiatry, and OBGYN practices.

The MOB offers 1,500 - 12,668 SF of shell space available for lease, as well as a 3,023 fully built out, move in ready spec suite. A generous TI Package will be offered for shell space to assist with build out.

## FEATURES

- Excellent visibility
- Anchored by Healthcare Associates of Texas
- Generous TI package



BUILDING SIZE

**94,091 SF**



AVAILABLE SF

**1,500 - 12,668 SF  
(SHELL)  
3,023 SF  
(BUILT OUT)**

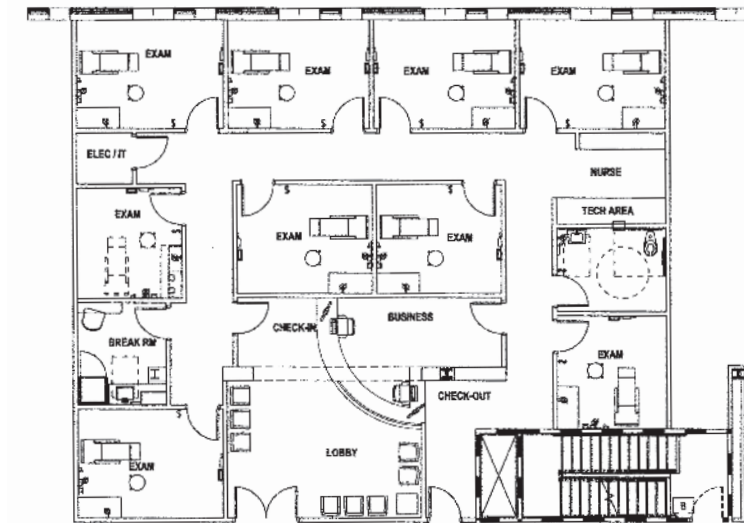


CONSTRUCTION

**BUILT IN 2018**

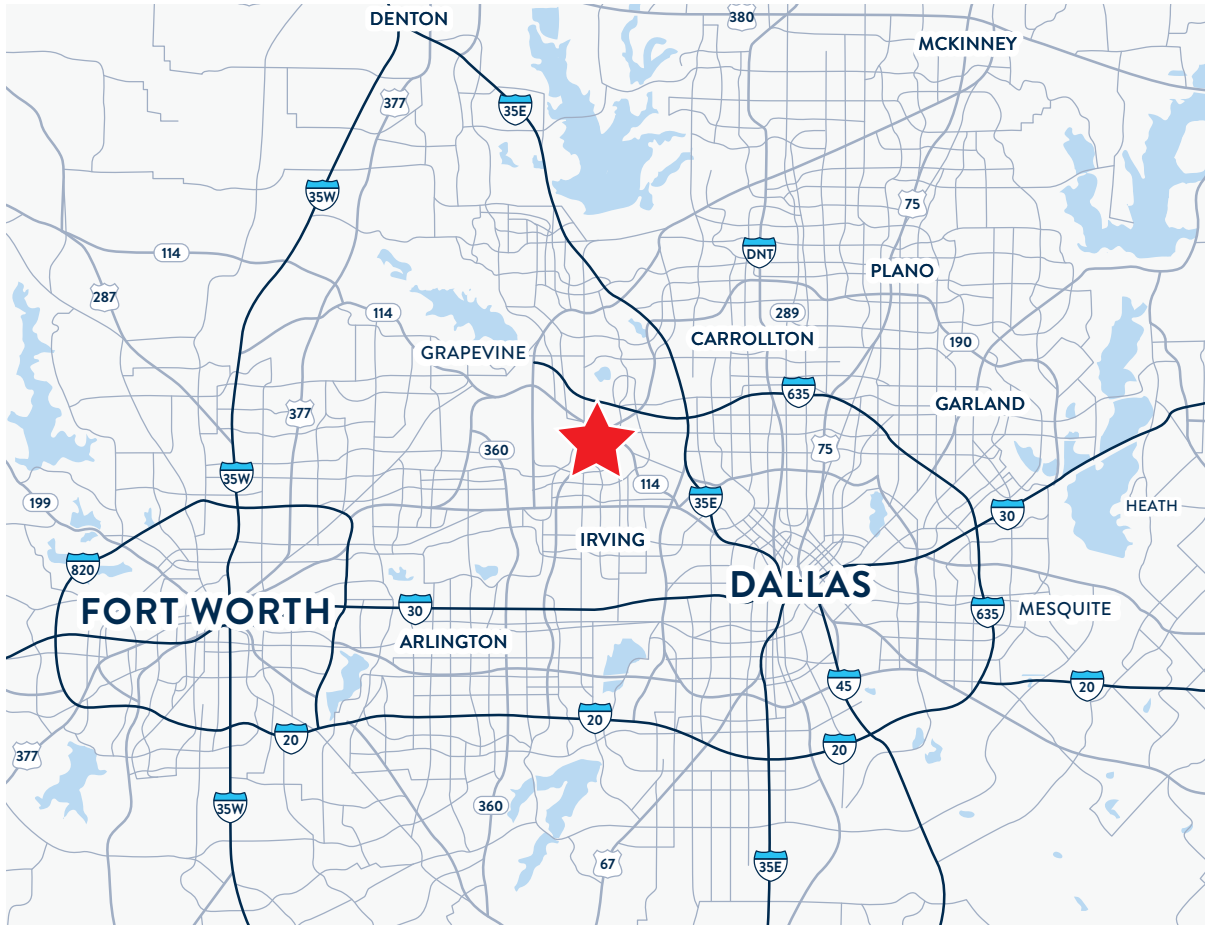
# FLOOR PLAN

6161 N State Highway 161



# LOCATION OVERVIEW

6161 N State Highway 161



## DEMOGRAPHICS

	1 MI	3 MI
Population	3,594	99,519
Households	1,135	40,328
Average Age	30.4	33.2
Median HH Income	\$79,070	\$84,037
Population Growth 2022-2027	1.67%	0.50%
Household Growth 2022-2027	1.44%	0.43%



**Eric Sheets**

Senior Vice President

[eric@medcorepartners.com](mailto:eric@medcorepartners.com)

214.736.3349

# INFORMATION ABOUT BROKERAGE SERVICES

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## AS AGENT FOR OWNER (SELLER/LANDLORD):

The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## AS AGENT FOR BOTH - INTERMEDIARY:

To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - That the owner will accept a price less than the written asking price;
  - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - Any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

## LICENSE HOLDER CONTACT INFORMATION:

This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

MEDCORE PARTNERS

482468

kyle@medcorepartners.com

(214) 443-8300

Licensed Broker/Broker Firm Name

License No.

Email

Phone

Buyer, Seller, Landlord or Tenant initials

Date

