

Southlake Professional Plaza

3055-3081 Southlake Blvd. | Southlake, TX | 76092

FOR LEASE



12377 Merit Drive, Suite 500
Dallas, TX 75251
www.medcorepartners.com



PROPERTY OVERVIEW

Southlake Professional Plaza is a 6-building medical office condominium development fronting Southlake Boulevard in the heart of the highly regarded Southlake community. With both move-in ready spec suites and customizable shell spaces available, there are multiple options to address varying practice needs and timing. The built-in synergies afforded by the multiple healthcare providers/tenants within the plaza offer an optimal location for medical practices. Building and monument signage are available with great visibility from the high-traffic Southlake Blvd.

FEATURES

- Ample parking and green space
- Aggressive TI allowances
- Move-in ready spec suite
- Monument & Building Signage Available
- High visibility directly from Southlake Blvd



TOTAL PLAZA SIZE

6 BUILDINGS



11,008 SF



YEAR BUILT

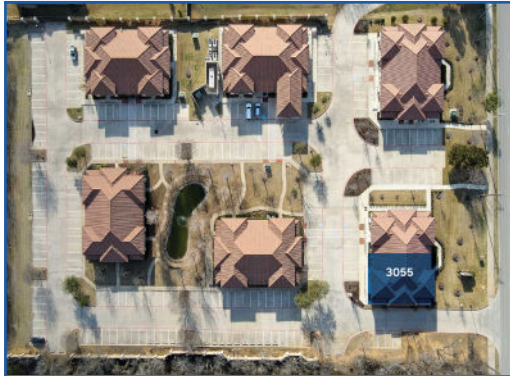
2019

SPEC SUITE

02/2024

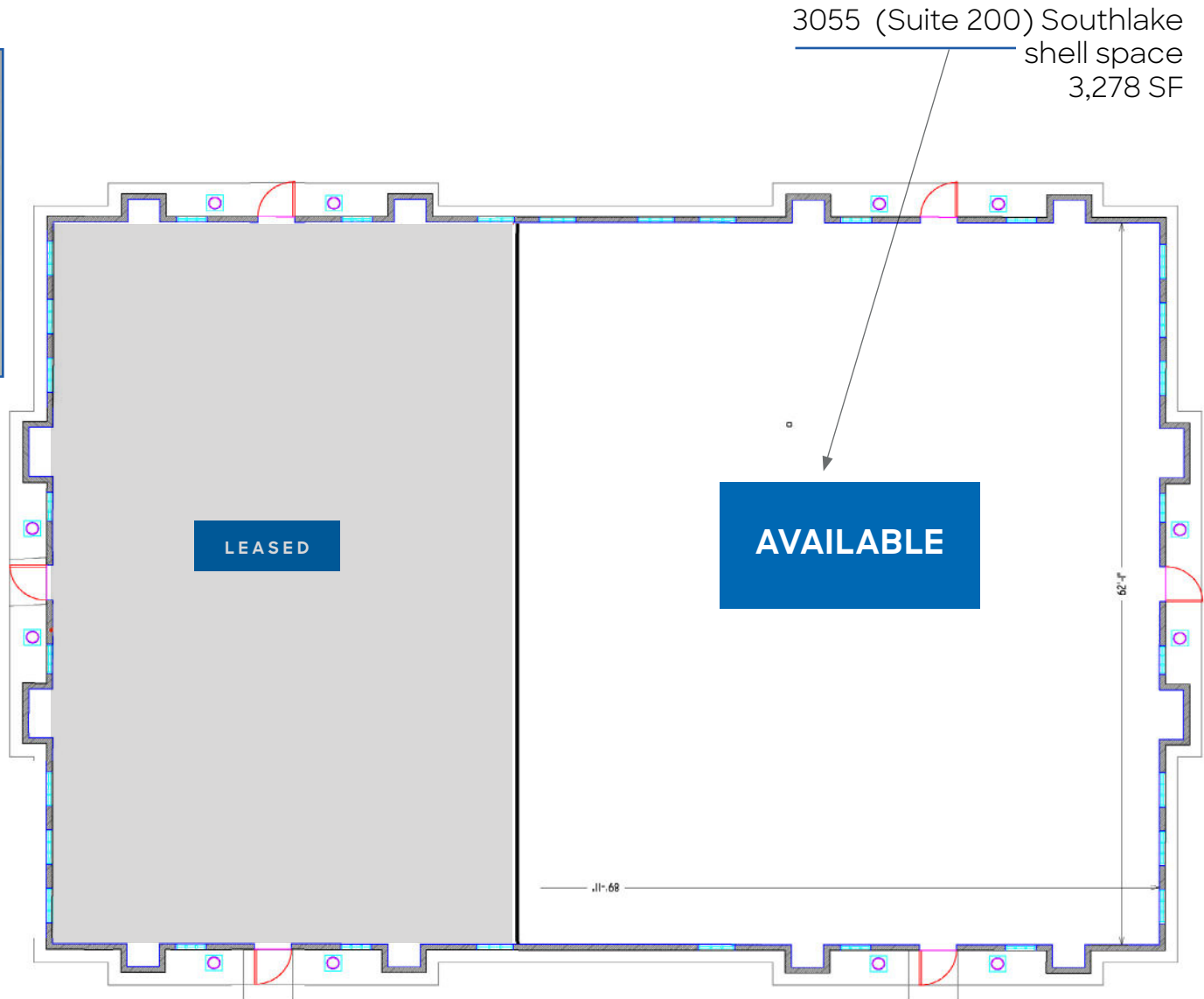
PLANS

3055 / 3061 / 3065 / 3071 Southlake Blvd



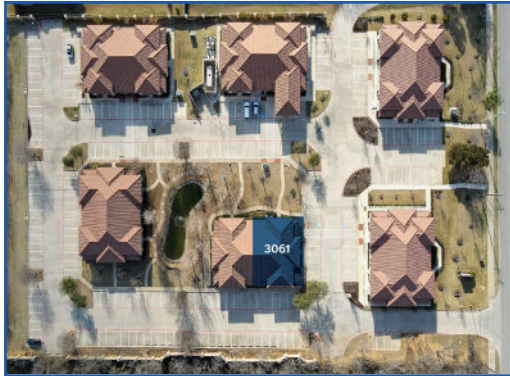
Join the synergy of these neighboring practices:

Primary Care
Lung & Sleep Clinic
Pain Management
Dermatology



PLANS

3055 / 3061 / 3065 / 3071 Southlake Blvd



3061 (Suite 120) Southlake
2nd generation
2,300 SF



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Lung & Sleep Clinic
Pain Management
Dermatology

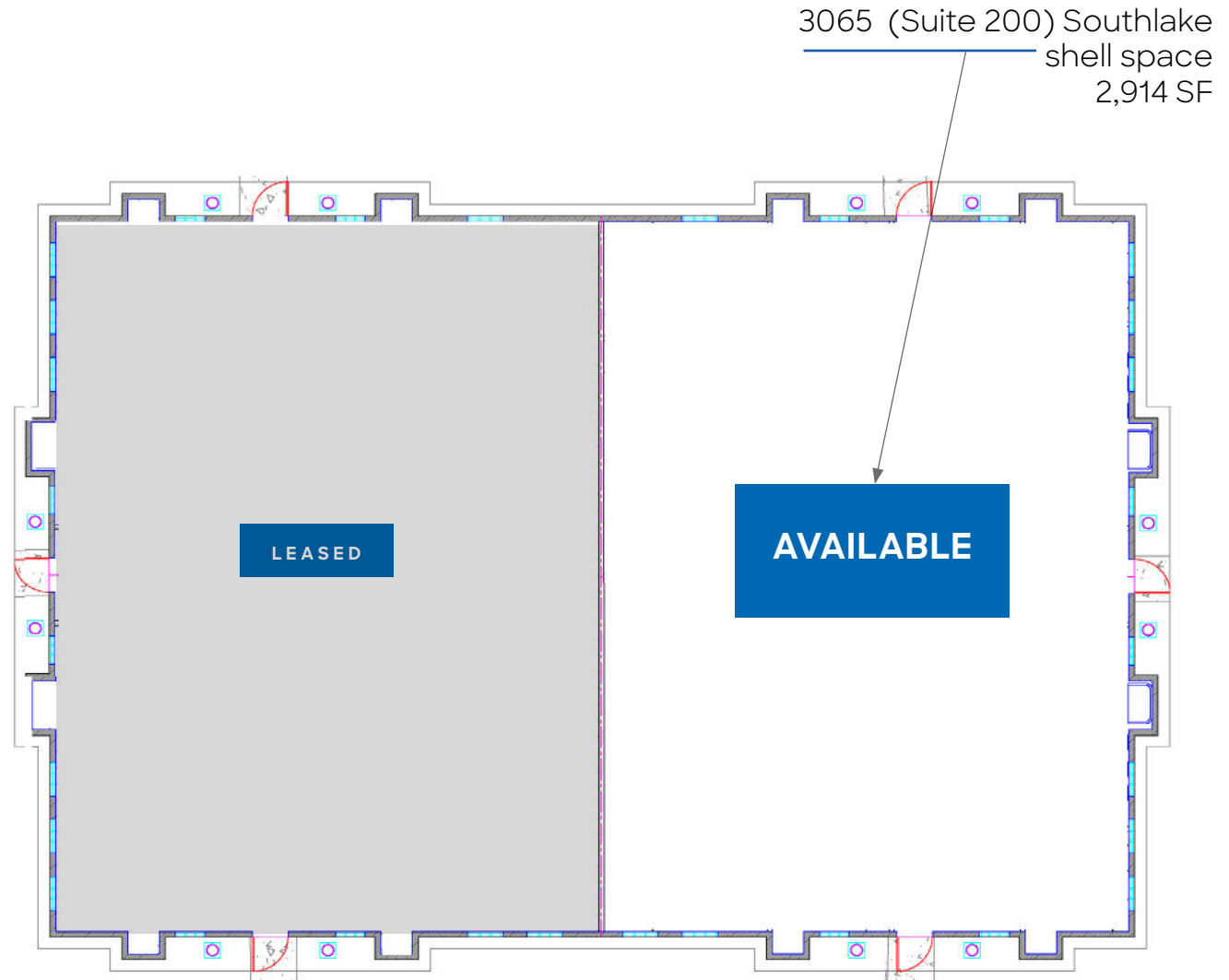
PLANS

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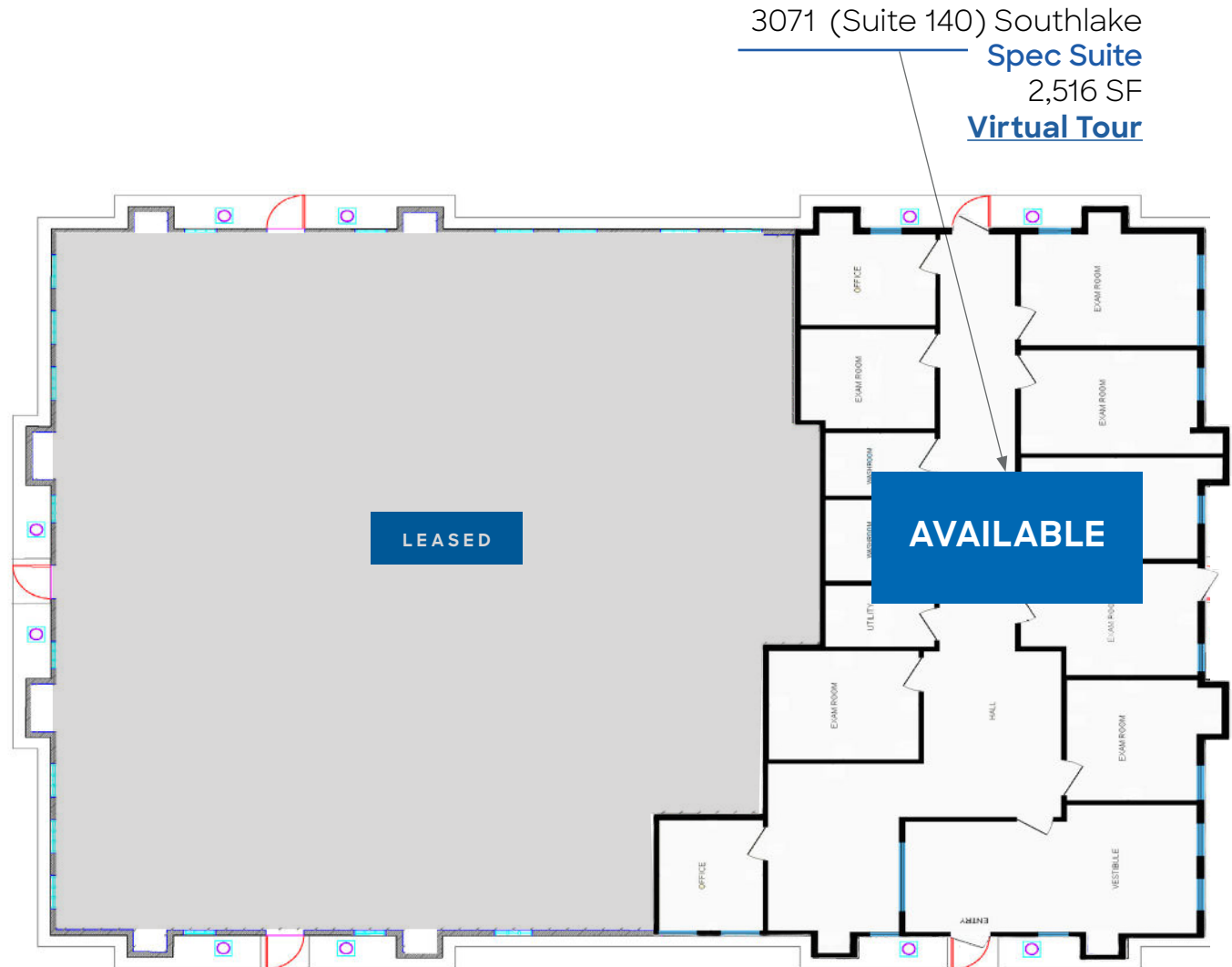
PLANS

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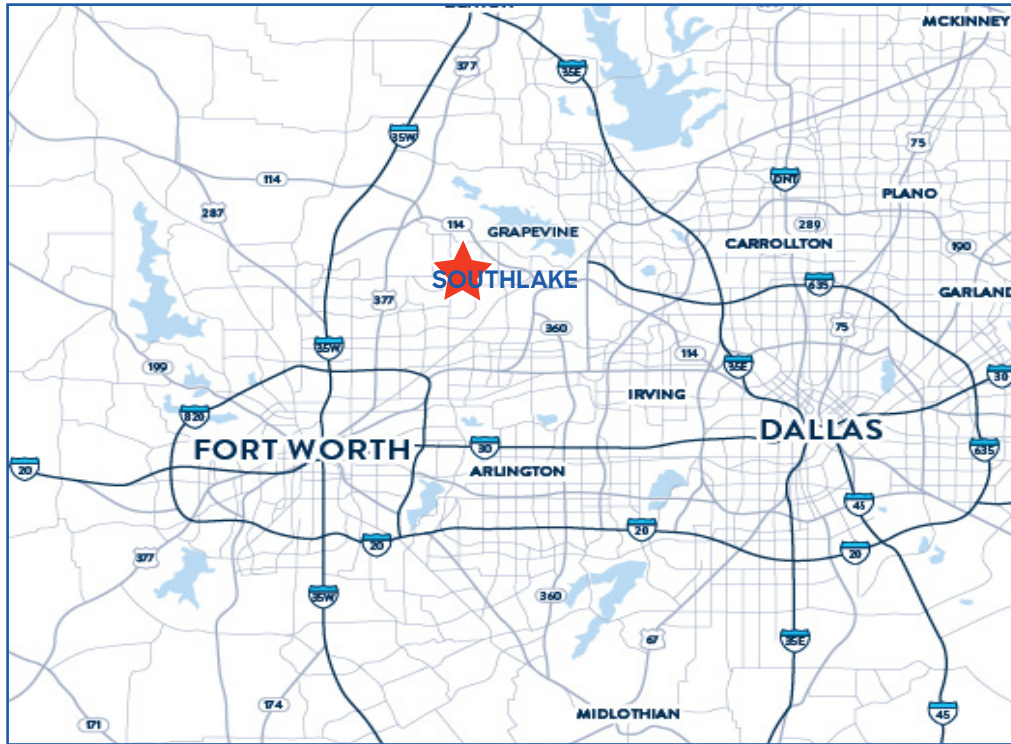
AERIAL VIEW - COMPLETE PLAZA

3055 / 3061 / 3065 / 3071 Southlake Blvd



LOCATION OVERVIEW

3055 / 3065 / 3071 Southlake Blvd



DEMOGRAPHICS

	1 MI	3 MI
Population	7,149	62,237
Households	2,402	21,319
Median Age	40.1	43.7
Median HH Income	\$190,905	\$170,300



Michael Collins

Director of Brokerage

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214.244.2278

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

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Licensed Broker/Broker Firm Name

License No.

Email

Phone

Buyer, Seller, Landlord or Tenant initials

Date



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