

FOR LEASE



Carroll Avenue Physicians Center

1015 N. Carroll Avenue
Dallas, TX 75204



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OVERVIEW

Carroll Avenue Physicians Center



FOR LEASE



-  TOTAL SF:
19,824
-  AVAILABLE SF:
2,827
-  # OF FLOORS:
2
-  CURRENT TENANT USES:
Orthopedic & Physical Therapy
-  YEAR BUILT/RENOVATED:
1955/2006/2014/2024
-  PARKING:
Ample Free Parking 6.3/1,000 SF Gated!
-  BUILDING CLASS:
A

PROPERTY OVERVIEW



Carroll Avenue Physicians Center is a two-story, 19,824-square-foot multi-tenant medical office building situated in the heart of Dallas' bustling downtown medical district. Conveniently located less than a mile from Baylor Scott & White Medical Center, this property offers excellent accessibility for healthcare professionals and patients alike.

The building boasts a high-quality tenant mix, including established practices in orthopedic medicine and physical therapy, ensuring a strong professional community within the facility. Additionally, there is a move-in ready 2,827-square-foot medical office space available, providing an ideal opportunity for new tenants or expanding medical practices.

With its prime location, diverse tenant base, and available space, Carroll Avenue Physicians Center is an exceptional option for healthcare providers seeking a well-positioned and fully equipped medical office environment in one of Dallas' most vibrant healthcare hubs.

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OVERVIEW

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FEATURES



- Professionally owned and managed locally
- Patient friendly parking and access
- Building and monument signage
- High Traffic corridor
- Synergistic tenant mix
- 2,827 square foot, move-in ready medical office space

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FOOR PLAN

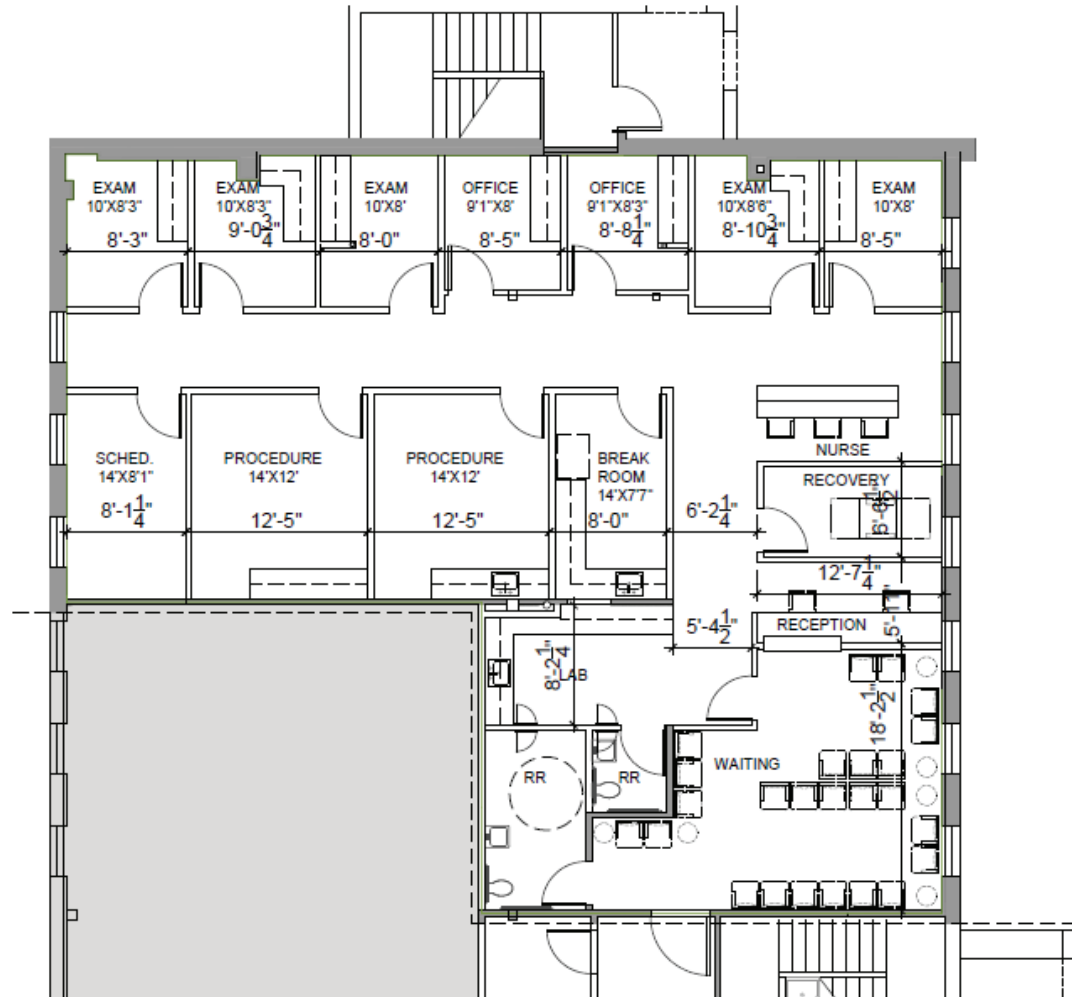
Carroll Avenue Physicians Center



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FEATURES:

- 1st Floor
- 5 Exam Rooms
- 2 Procedure Rooms
- 3 Offices
- Break Room
- 2 Private Restrooms
- Lab area
- 1 Recovery Room



DEMOGRAPHICS

Carroll Avenue Physicians Center

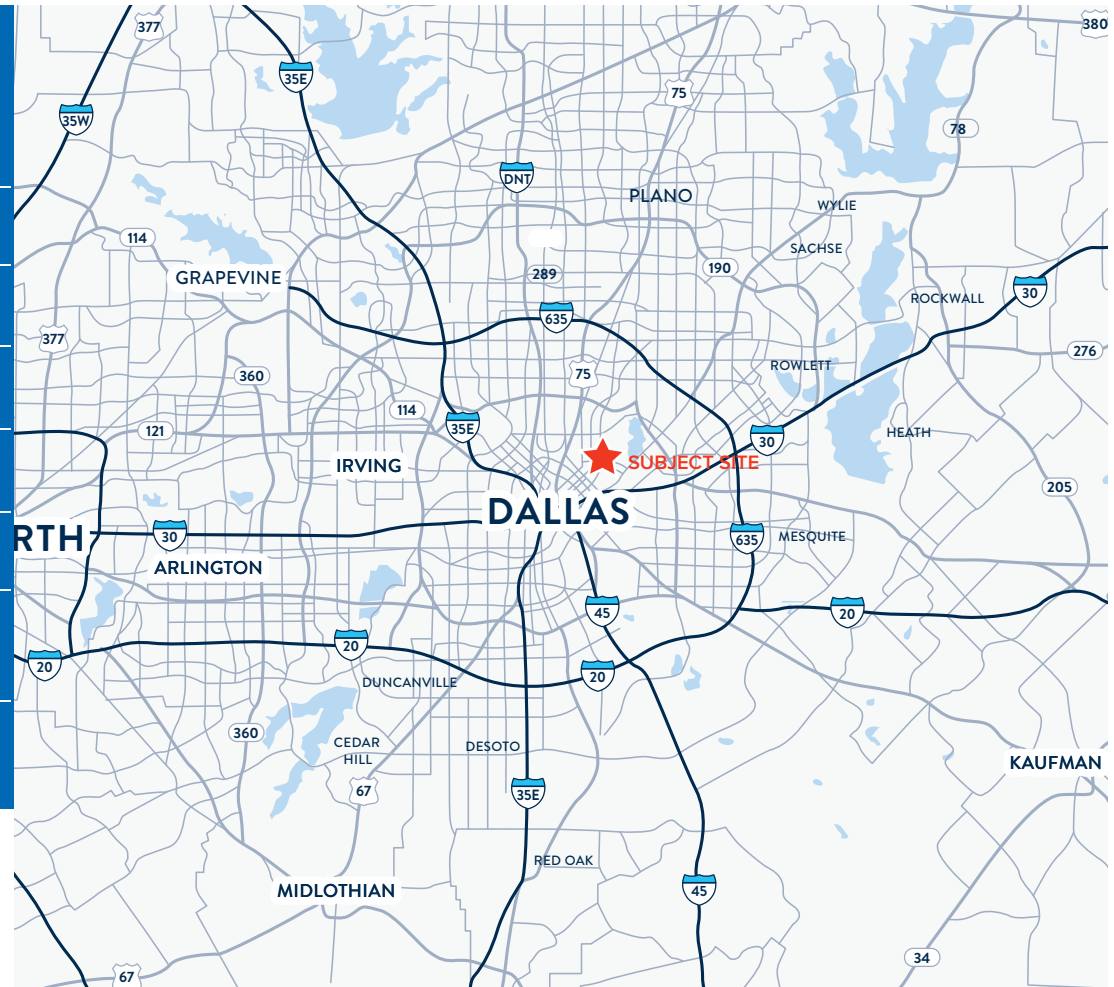


FOR LEASE



DEMOGRAPHICS

	1 MI	3 MI
Population	29,528	190,344
Households	17,462	101,576
Median Age	33.3	33.8
Median HH Income	\$62,774	\$96,832
Population Growth 2024-2029	8.34%	8.01%
Household Growth 2024-2029	10.85%	11.05%



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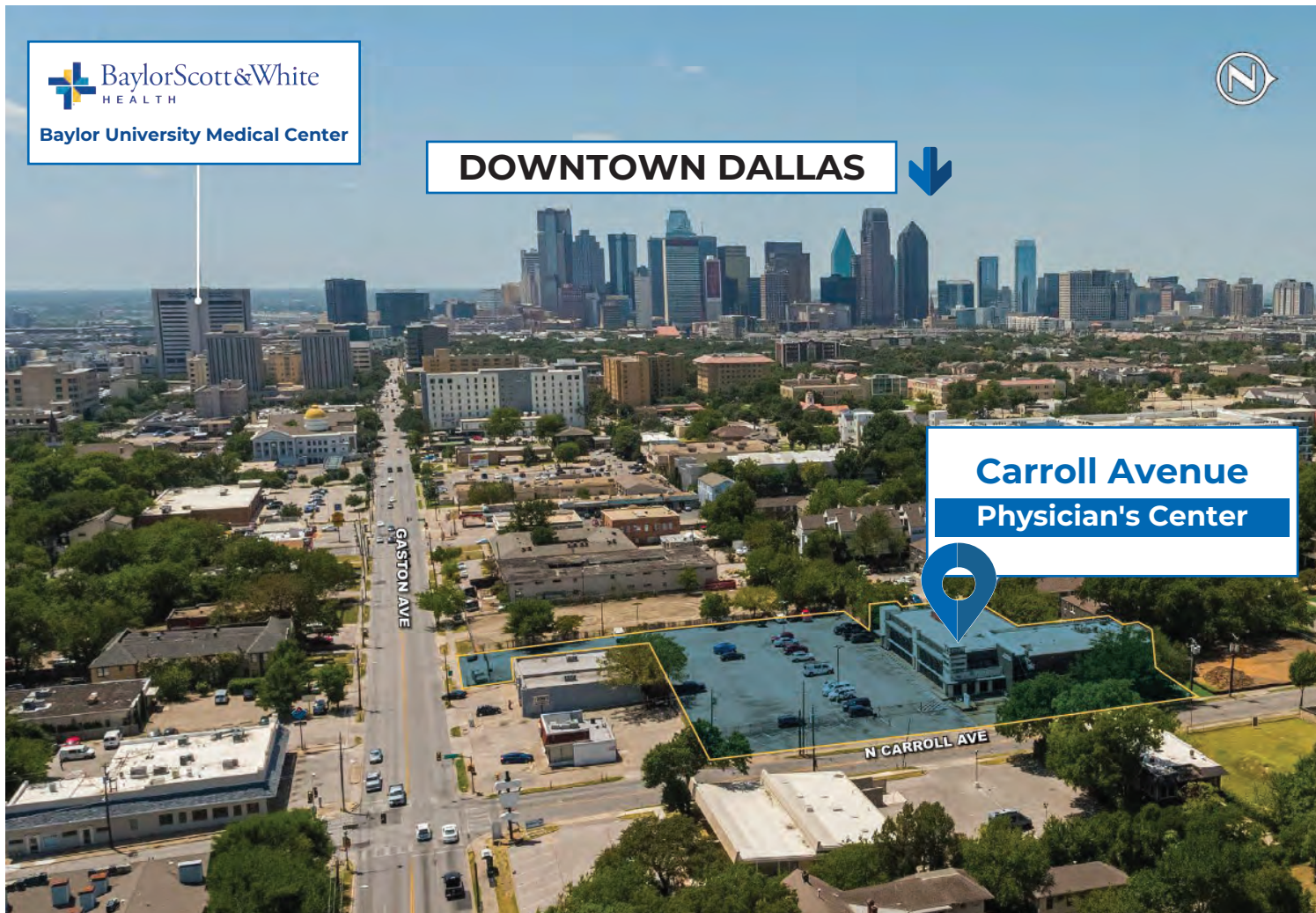
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LOCATION OVERVIEW

Carroll Avenue Physicians Center



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For More Information!



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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.

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	9004098	kyle@medcorepartners.com	(214) 443-8300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle A. Libby	482468	kyle@medcorepartners.com	(214) 443-8300
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

2-10-2025



Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov
IABS 1-1

