

TURNKEY ALLOWANCE
AVAILABLE

FOR LEASE



Parkridge Medical Office

1701 W Royal Ln.
Irving, TX 75063



MedCore

MedCorePartners.com

OVERVIEW

Parkridge Medical Office



FOR LEASE



-  **RATE**
\$25.00 NNN
-  **YEAR BUILT**
2020
-  **TOTAL BUILDING SIZE**
10,562 SF
-  **AVAILABILITY**
Suite 104: 2,226 SF
-  **PARKING SPACES**
5/1,000 Parking Ratio
-  **SIGNAGE**
Building and Monument

PROPERTY OVERVIEW

The Parkridge Medical Office is a modern, 10,562 square foot two story medical office building conveniently located just 1 mile from Medical City Las Colinas, offering fantastic accessibility at the intersection of Highway 114 and President George Bush Turnpike in Irving, TX. This prime location ensures high visibility from Royal Ln, with both building and monument signage available to enhance exposure. The property boasts ample parking, ensuring ease of access for staff and visitors.

Ideally located for healthcare providers looking for a professional, well-located space in a thriving medical corridor, the property currently offers a 2,226 SF first-generation shell suite available for lease. Qualified tenants will be given the option to fully customize the space through a turnkey buildout provided by ownership. This makes Parkridge a wonderful fit for a practice looking to design a specialized medical suite in a space that is highly adaptable to meet your specific needs.

1701 W Royal Ln.
Irving, TX 75063

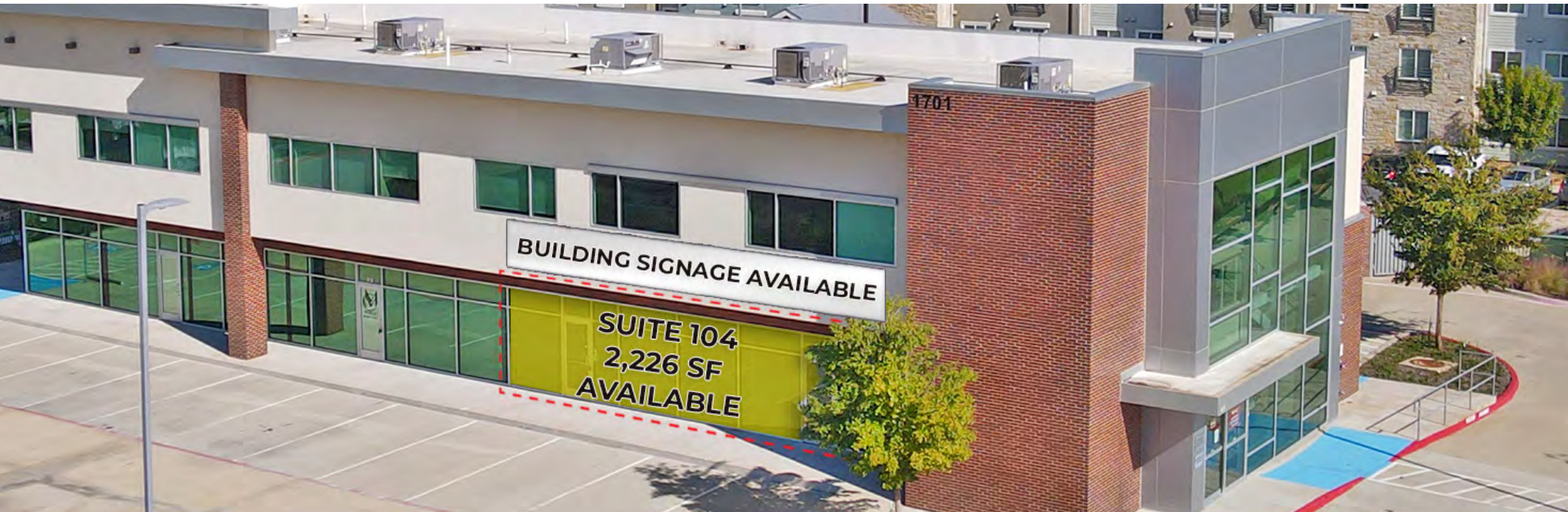
MedCorePartners.com

OVERVIEW

Parkridge Medical Office



FOR LEASE



FEATURES

- \$25.00 NNN.
- Building & Monument Signage.
- The building is anchored by Retina & Advanced Glaucoma.
- 2,226 SF Shell Space available.
- Turnkey allowance available.

1701 W Royal Ln.
Irving, TX 75063

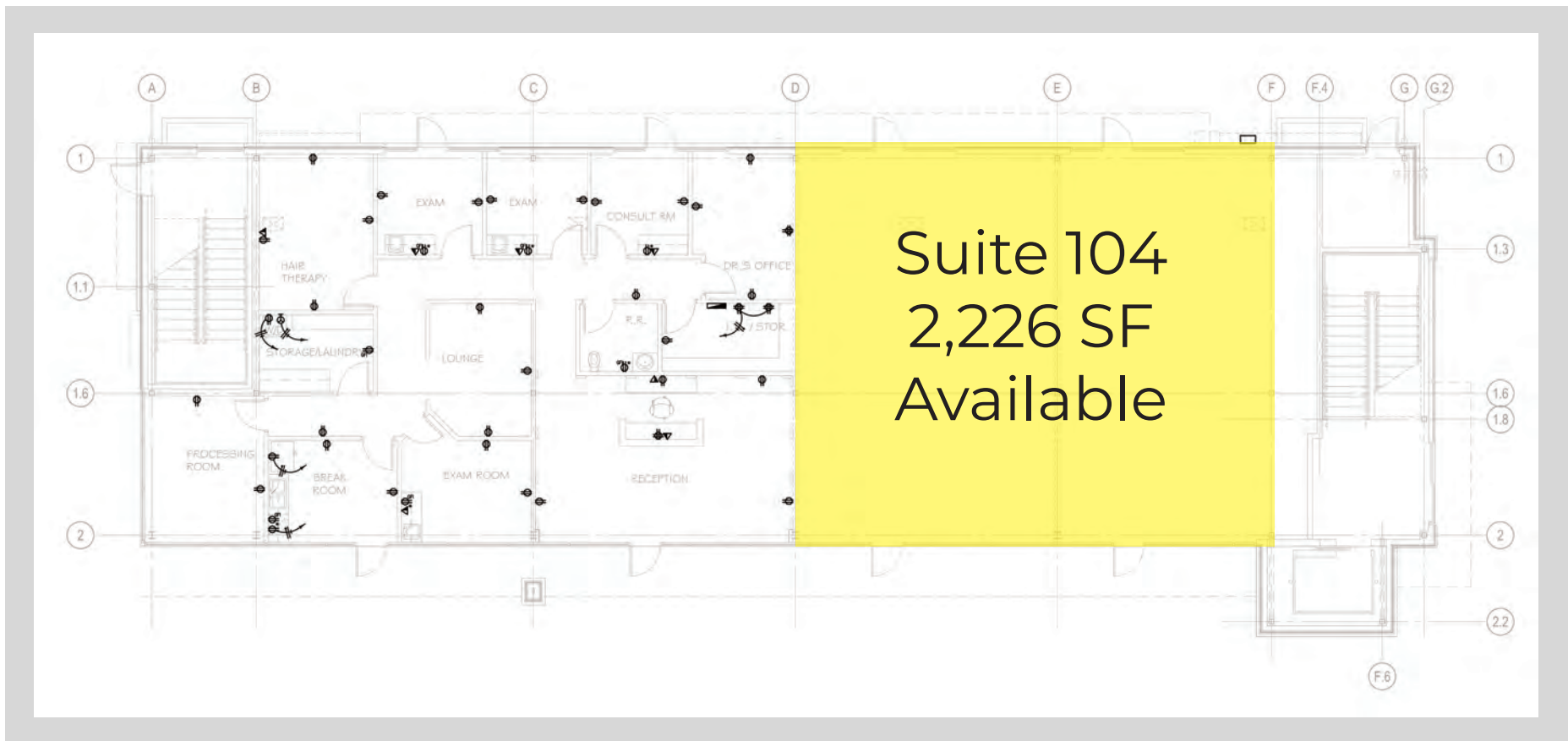
MedCorePartners.com

FLOOR PLANS

Parkridge Medical Office



FOR LEASE



LOCATION OVERVIEW

Parkridge Medical Office



FOR LEASE



Texas Center of Proton Therapy

161
President George Bush
Turnpike
TOLL

Parkridge Medical Office

W Royal Ln

1701 W Royal Ln.
Irving, TX 75063

MedCorePartners.com

DEMOGRAPHICS

Parkridge Medical Office



FOR LEASE



DEMOGRAPHICS

	1 MI	3 MI
Population	12,433	91,516
Households	5,296	38,554
Median Age	34.4	33.9
Median HH Income	\$111,335	\$103,662
Population Growth 2024-2029	6.16%	3.38%
Household Growth 2024-2029	6.57%	3.78%



1701 W Royal Ln.
Irving, TX 75063

MedCorePartners.com

DEMOGRAPHICS

Parkridge Medical Office



FOR LEASE



NEARBY DISTRICTS

Las Colinas

Grapevine

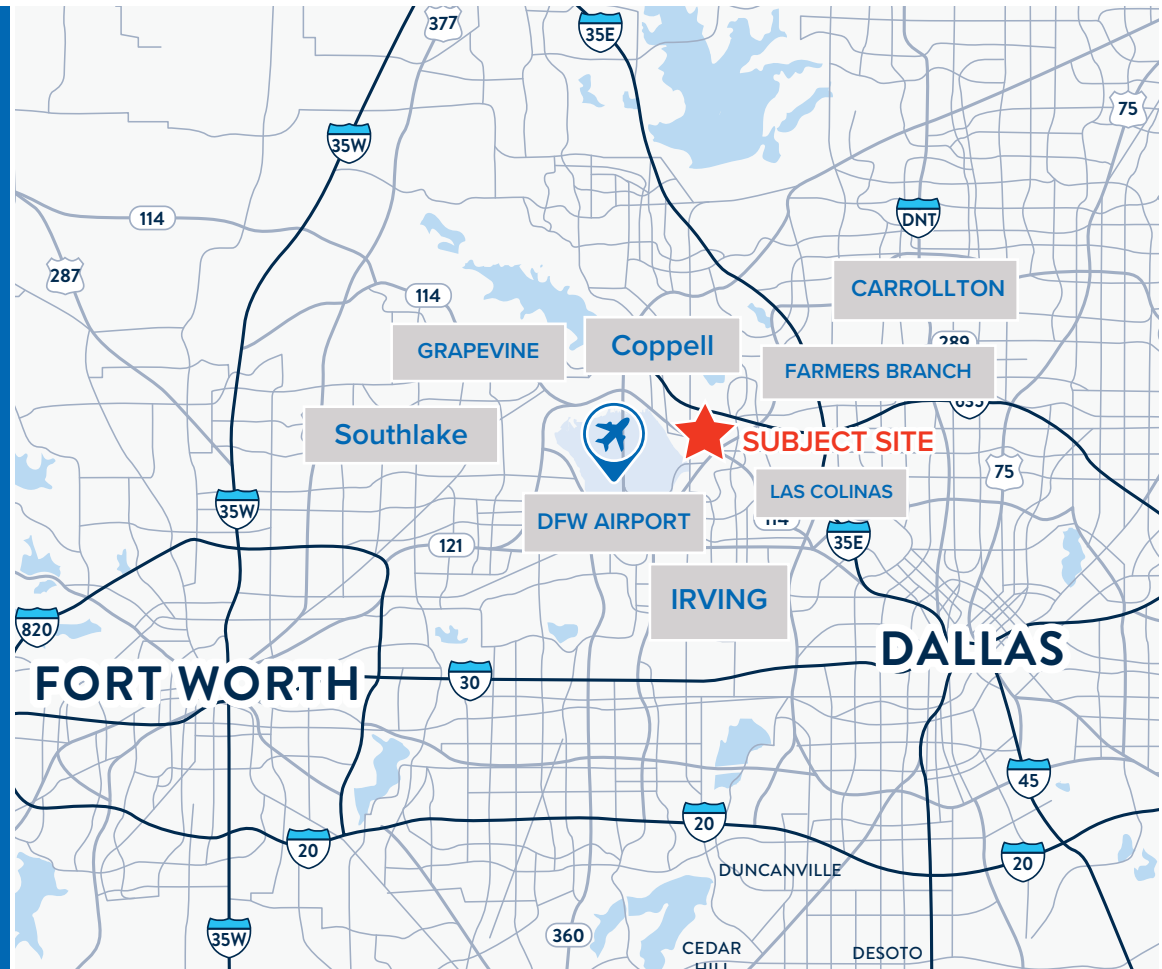
Irving

Carrollton

Farmers Branch

Southlake

Coppell



1701 W Royal Ln.
Irving, TX 75063

MedCorePartners.com



MedCorePartners.com

For More Information!



Thomas Byers

Senior Associate, Brokerage
tbyers@medcorepartners.com
214.668.4412



Kyle Libby

Partner
kyle@medcorepartners.com
214.228.0300

MedCore



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:
 - 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.

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

