



FOR LEASE

ONE COCKERELL PLAZA

2110 Research Row, Dallas, TX 75235



MedCorePartners.com

ONE COCKERELL PLAZA

2110 Research Row, Dallas, TX 75235



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PROPERTY INFORMATION



ONE COCKERELL PLAZA

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PROPERTY SUMMARY



PROPERTY OVERVIEW

One Cockerell Plaza is a six-story medical office and bioscience building located in Dallas, Texas, adjacent to Dallas Love Field Airport and less than two miles from the Southwestern Medical District—a 1,000+-acre healthcare campus that includes three major hospitals: UT Southwestern Medical Center (608 beds), Parkland Health & Hospital System (870 beds), and Children's Medical Center Dallas (490 beds). As one of the largest research and teaching hospitals in the country, UT Southwestern Medical Center conducts over 1,000 clinical trials annually, creating significant demand for high-quality, nearby laboratory and medical office space.

This 73,480 rentable square foot facility is occupied by multiple tenants and serves as the headquarters of Cockerell Dermatopathology, LLC, which also acts as the building's anchor tenant. Cockerell Dermatopathology specializes in the diagnosis and treatment of skin disorders, supporting both clinicians and patients throughout the region. The facility's location within the heart of Dallas's medical and research corridor positions it as a highly desirable asset for healthcare, life sciences, and biotechnology users.

Originally constructed as the Wadley Research Institute and Blood Bank, One Cockerell Plaza offers unique infrastructure designed to support medical and laboratory operations. The building features full-height mechanical chases that run along its perimeter from the ground floor to the roof, allowing for the efficient installation of outside air supply, exhaust ductwork, compressed air lines, and medical gases on any level. Chilled and hot water systems are distributed throughout the building, and each floor is equipped with its own air handling unit complete with variable air volume (VAV) boxes, providing flexible and efficient zone-level climate control.

This highly adaptable mechanical design enables the cost-effective build-out of biosafety level (BSL) grade laboratories with minimal infrastructure upgrades, making One Cockerell Plaza an ideal location for medical, research, and clinical tenants seeking turnkey or customizable lab-ready space in one of the most active healthcare districts in the country.

ONE COCKERELL PLAZA

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PROPERTY DETAILS



KEY FEATURES

- Position Adjacent to the UT Southwestern Medical District
- Purpose-Built Facility Ideal for BSL-2 Users
- Easily Accessible Location with Excellent Visibility
- Ideal for Medical Office and Bioscience Space

PROPERTY DETAILS



TOTAL AVAILABLE SF

1,500 — 35,489 SF



YEAR BUILT

1958



YEAR RENOVATED

2013, 2020



PARKING

324 total surface spaces (4.41/1,000 SF)

ONE COCKERELL PLAZA

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PROPERTY PHOTOS



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FLOOR PLANS

BASEMENT

SUITES B100 A-F

4,069 SF

EXP 7/14/2035



AVAILABLE
SUITE B100 G
814 SF

AVAILABLE
SUITE B100 H-K
4,960 SF



ONE COCKERELL PLAZA

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FLOOR PLANS

FLOOR ONE

DERMTEXAS ROFR EXPANSION

SUITE 100D
1,831 SF

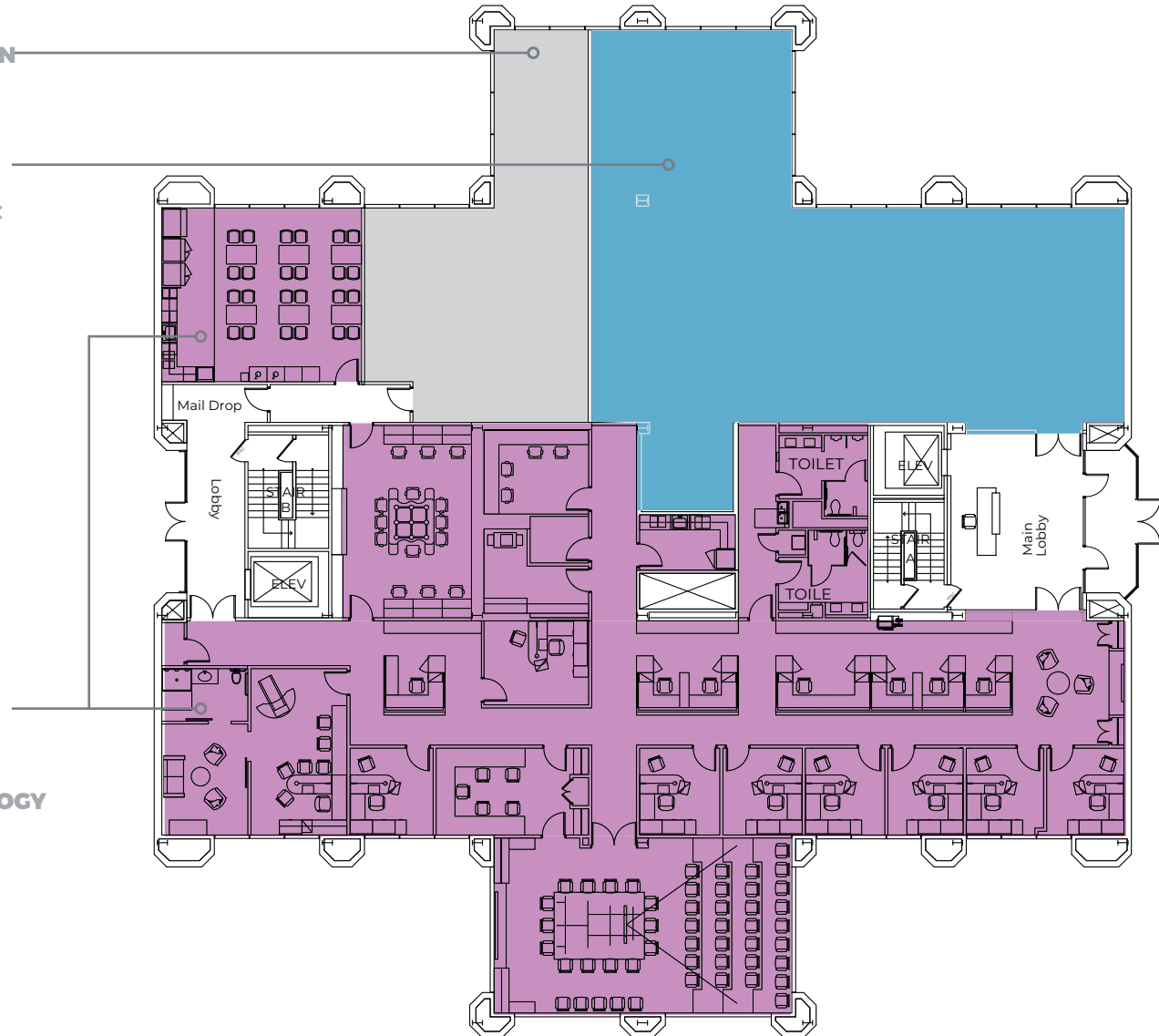
DERM★TEXAS
DERMTEXAS, LLC

SUITE 100C
2,490 SF
EXP 7/31/2023



COCKERELL DERMATOPATHOLOGY

SUITES 100A-B
7,476 SF
EXP 7/14/2035



ONE COCKERELL PLAZA

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FLOOR PLANS

FLOOR TWO

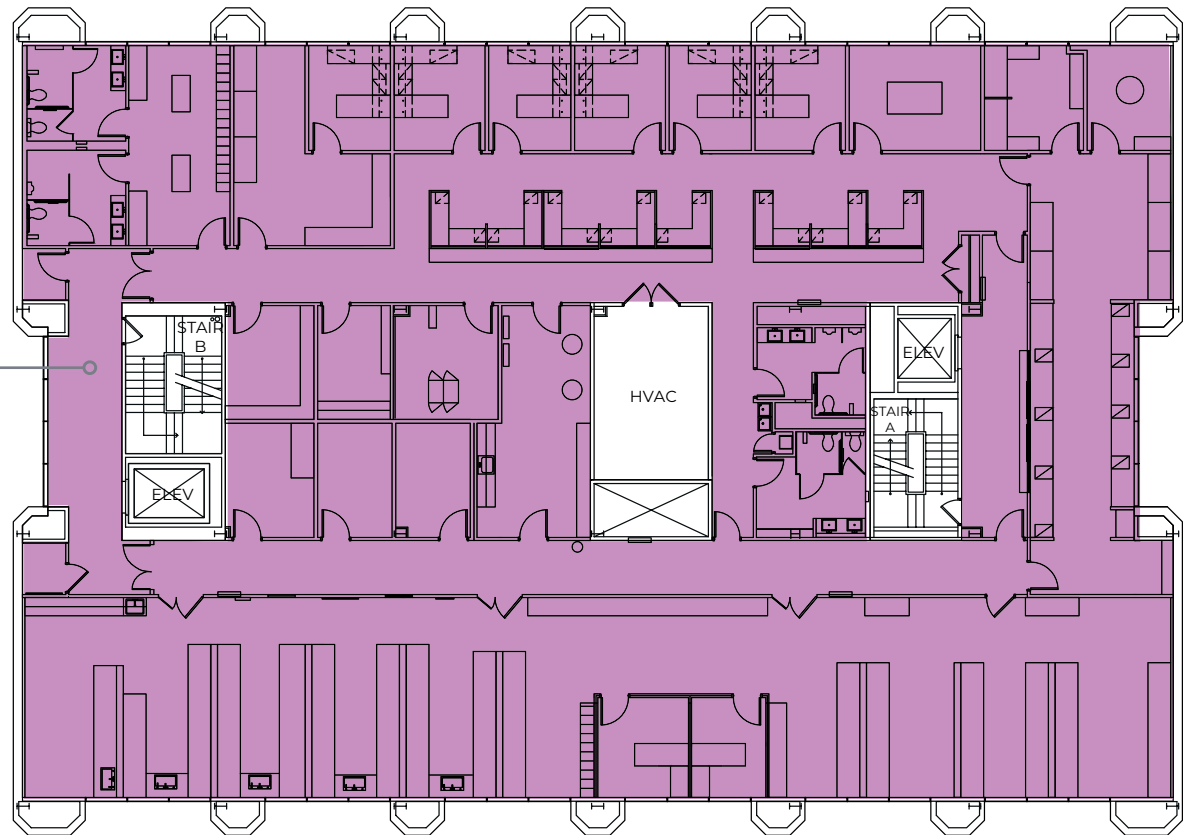
SUITE 200

10,364 SF

EXP 7/14/2035



COCKERELL DERMATOPATHOLOGY



ONE COCKERELL PLAZA

2110 Research Row, Dallas, TX 75235

FLOOR PLANS

FLOOR THREE

AVAILABLE
SUITE 310
4,638 SF



TISSUE GEN

TISSUE GEN, INC.
SUITES 325 - 330
4,116 SF
EXP 11/30/2023



COCKERELL DERMATOPATHOLOGY
SUITES 320 & 323
1,472 SF
EXP 7/14/2035

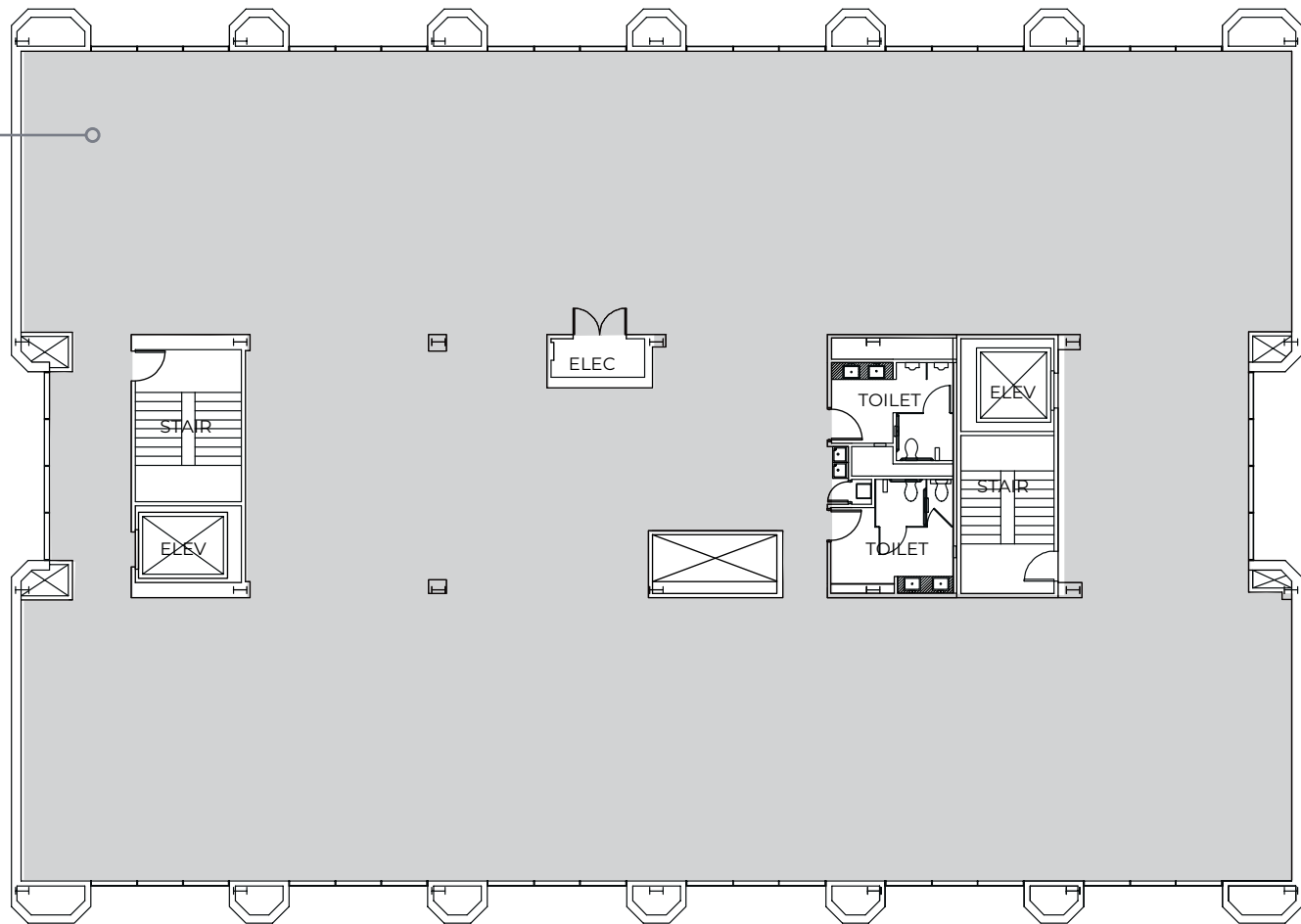
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FLOOR PLANS

FLOOR FOUR

AVAILABLE
SUITE 400
10,422 SF



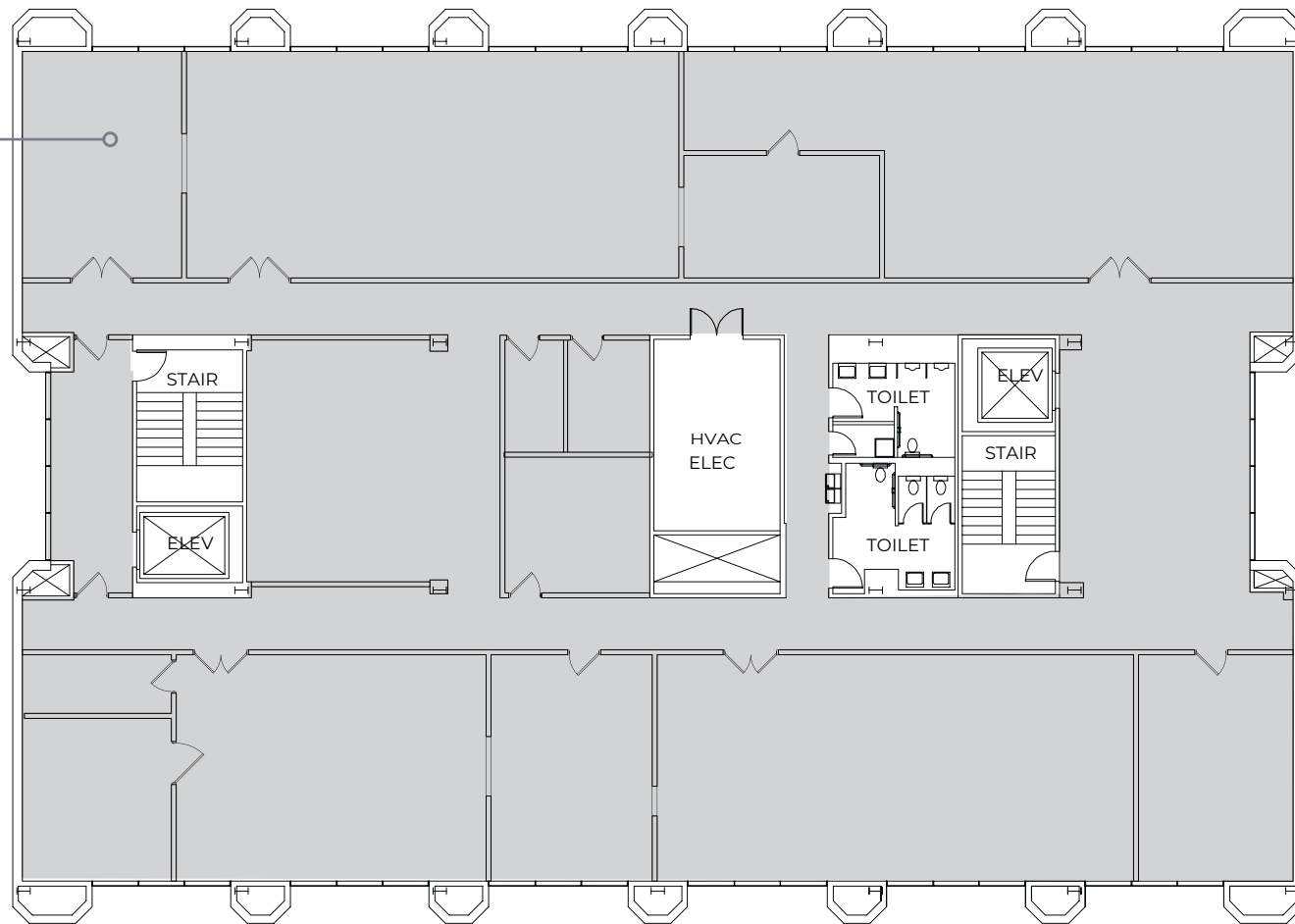
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FLOOR PLANS

FLOOR FIVE

AVAILABLE
SUITE 500
10,415 SF



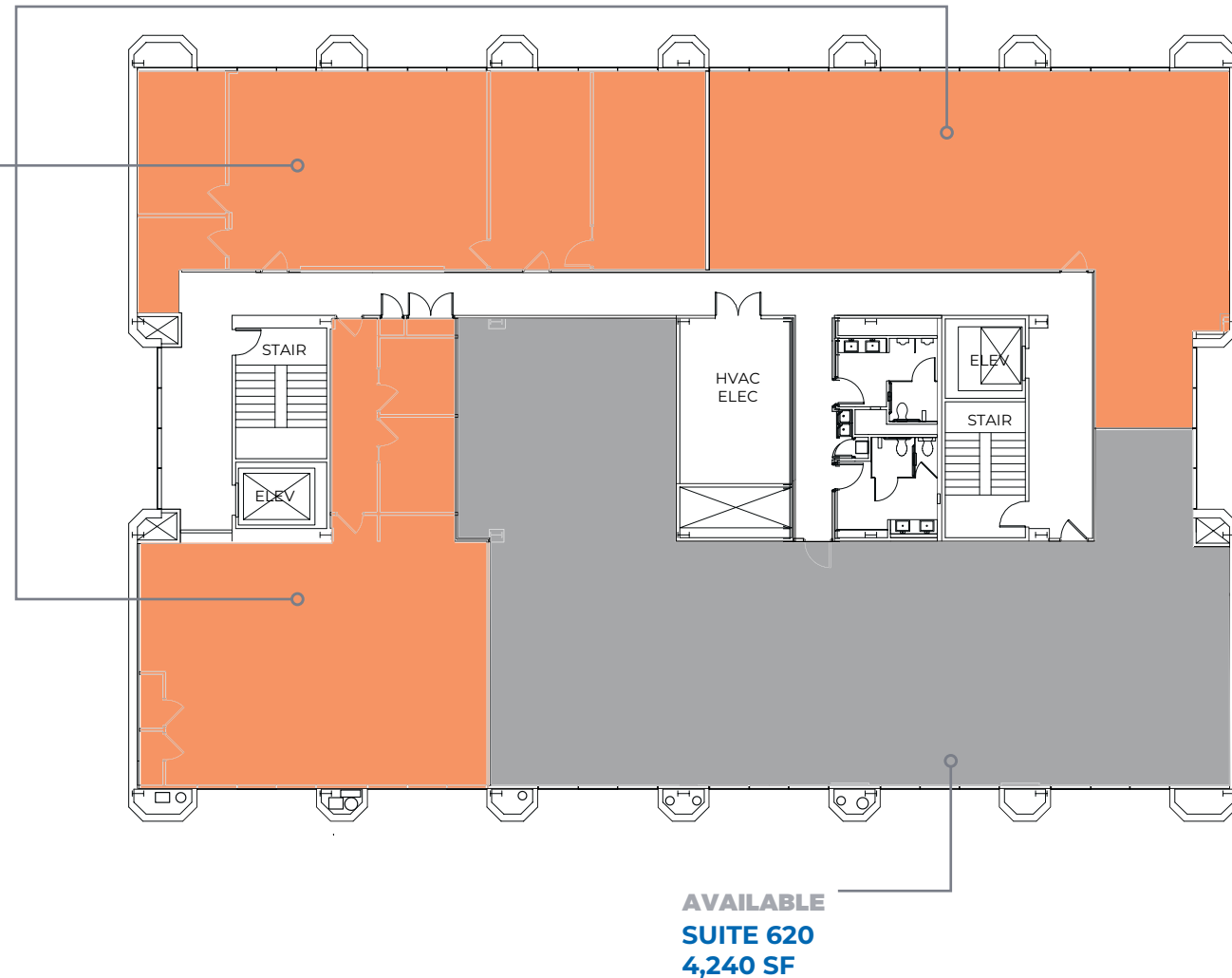
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FLOOR PLANS

FLOOR SIX

ImmuneSensor
THERAPEUTICS
IMMUNE SENSOR, LLC
SUITES 610, 630, 640
6,173 SF
EXP 8/31/2024



LOCATION INFORMATION



ONE COCKERELL PLAZA

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AERIAL VIEW



DEMOGRAPHICS



ONE COCKERELL PLAZA

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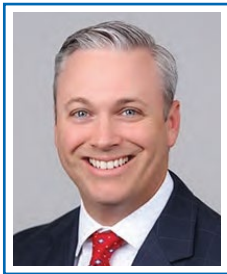
DEMOGRAPHICS - MAP

	3 MI	5 MI
Population	74,981	284,970
Households	30,803	127,191
Average Age	34.1	34.3
Median HH Income	\$67,057	\$93,081
Population Growth 2025-2030	1.89%	3.10%
Household Growth 2025-2030	3.20%	5.80%





For More Information!

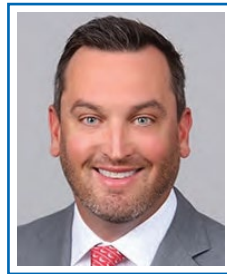


Kyle Libby

Partner

kyle@medcorepartners.com

214.228.0300

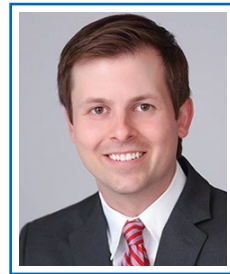


Michael Collins

Managing Director of Brokerage

mcollins@medcorepartners.com

214.244.2278



Thomas Byers

Vice President

tbyers@medcorepartners.com

214.668.4412

MedCorePartners.com



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

