



FOR LEASE

# THE TERRACES MEDICAL OFFICE BUILDING

7410 N. State Highway 161, Irving, TX 75039



[MedCorePartners.com](http://MedCorePartners.com)

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## Table of Contents

### PROPERTY INFORMATION 1

PROPERTY SUMMARY  
SITE PLAN  
AERIAL VIEW  
DEMOGRAPHICS - MAP

### CONTACT INFORMATION 9

CONTACT INFORMATION  
DISCLAIMER

# PROPERTY INFORMATION



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## PROPERTY SUMMARY

### PROPERTY OVERVIEW

Located at 7410 N. State Highway 161 in Irving, Texas, this state-of-the-art 74,120 SF medical office development offers an exceptional opportunity to establish a presence in the heart of the prestigious Las Colinas market. The project will feature two phases — Phase I: 42,120 SF and Phase II: 32,000 SF — designed with modern architecture, advanced building systems, and flexible space configurations to accommodate a variety of healthcare providers. Strategically positioned at the southwest corner of State Highway 161 and Las Colinas Boulevard, this new development will deliver outstanding visibility, accessibility, and synergy as part of the Las Colinas Terraces mixed-use community. With anticipated availability in Q3 2027, this premier medical destination combines convenience, innovation, and prestige in one of DFW's most dynamic growth corridors.

### KEY FEATURES

- Located at the SWQ of SH 161 and Las Colinas Blvd. in Irving/Las Colinas.
- Part of the Las Colinas Terraces Mixed-Use Development
- Primary Care Anchor Committed
- Customizable Shell Delivery
- Class A Construction

### PROPERTY DETAILS

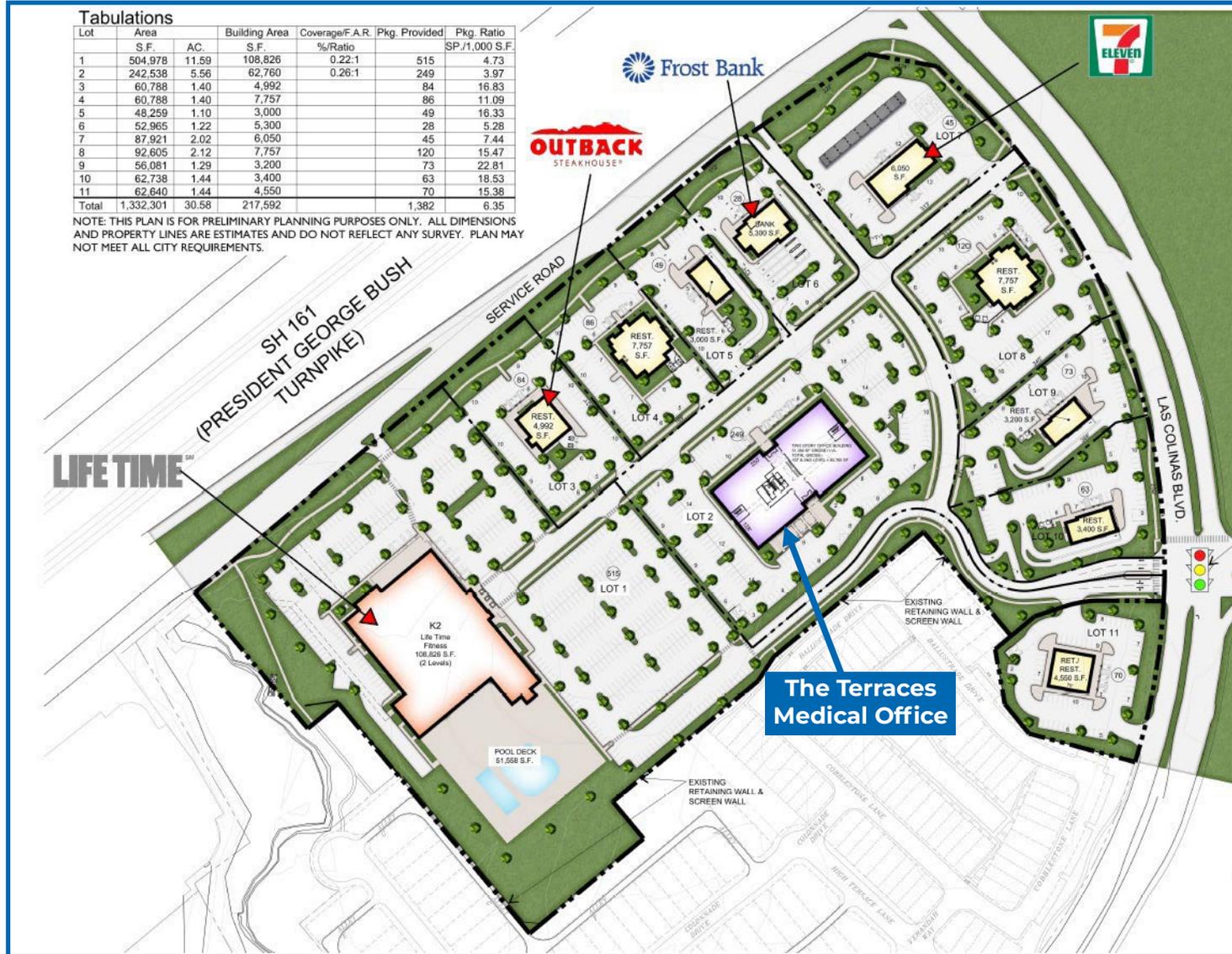
-  **TOTAL BUILDING SIZE**  
42,000 SF
-  **TOTAL AVAILABLE SF**  
1,500 - 33,400 SF
-  **PROPOSED DELIVERY**  
2027
-  **PARKING SPACES**  
5/1,000 Garage & Surface Parking



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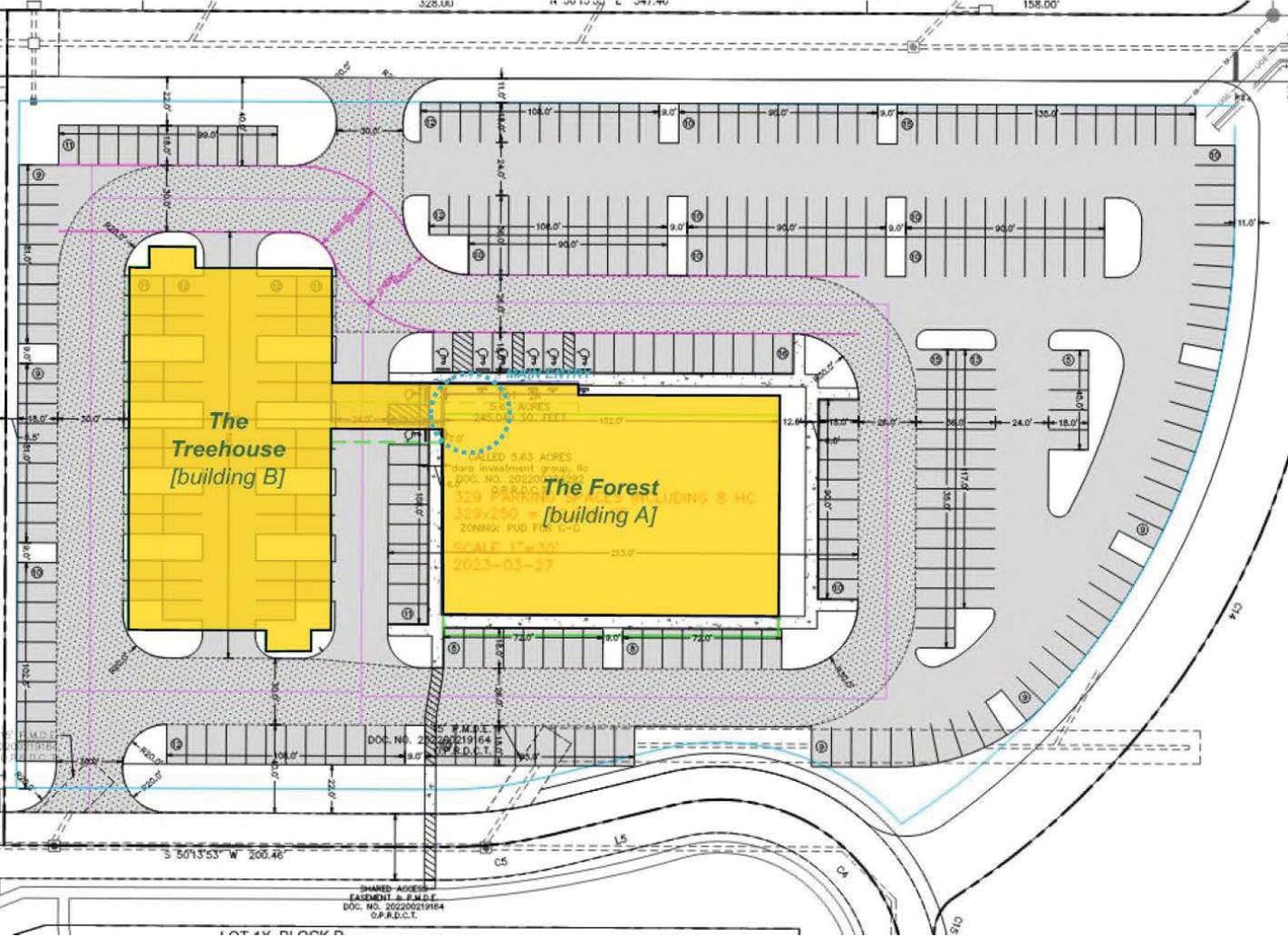
## SITE PLAN



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## SITE PLAN

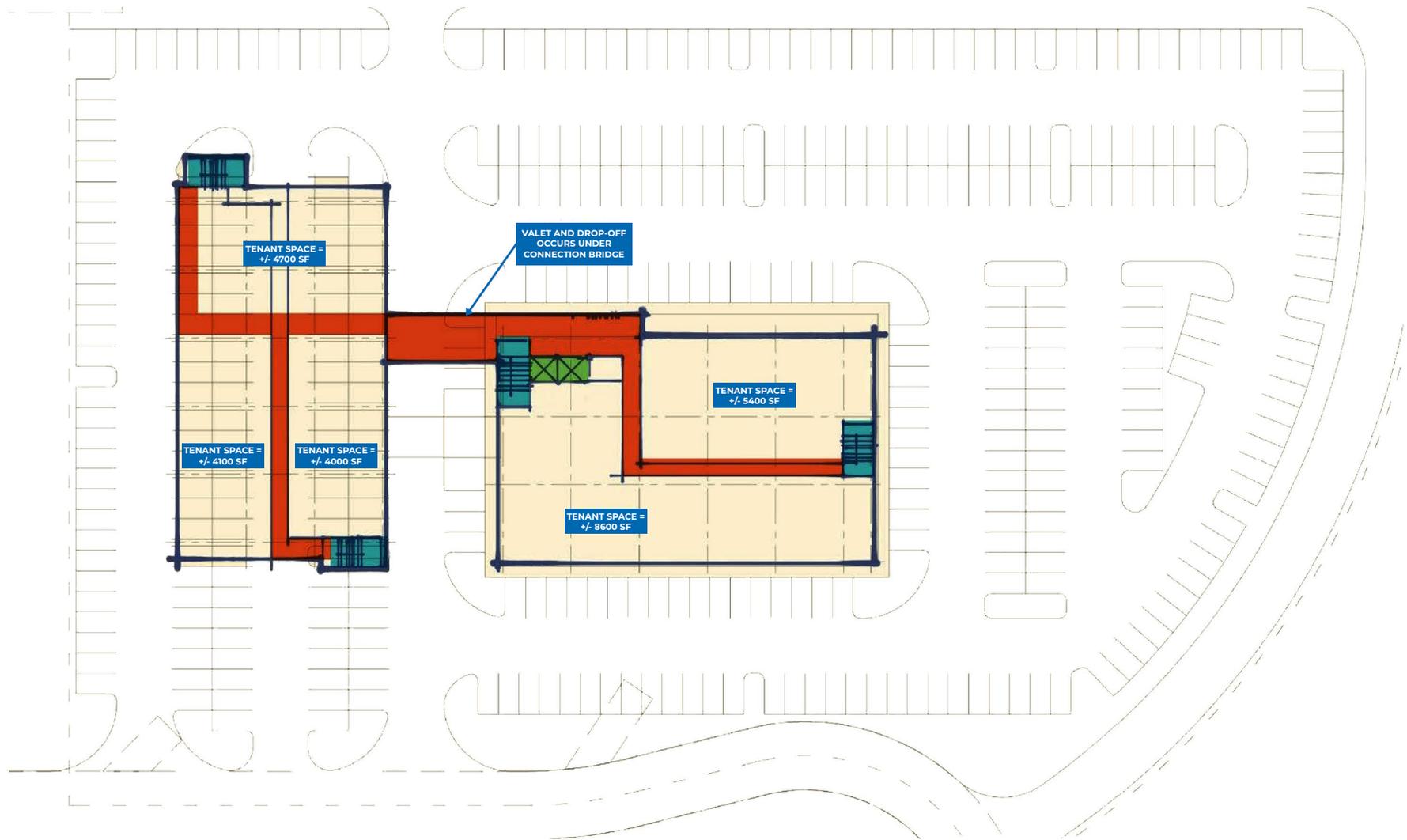


- 80,000 GSF
- 40 COMPACT ALLOWED
- 5 ADA REQUIRED
- 46 RESERVED / COVERED PARKING SPACES
- 329 SPACES PROVIDED**  
[320 required]

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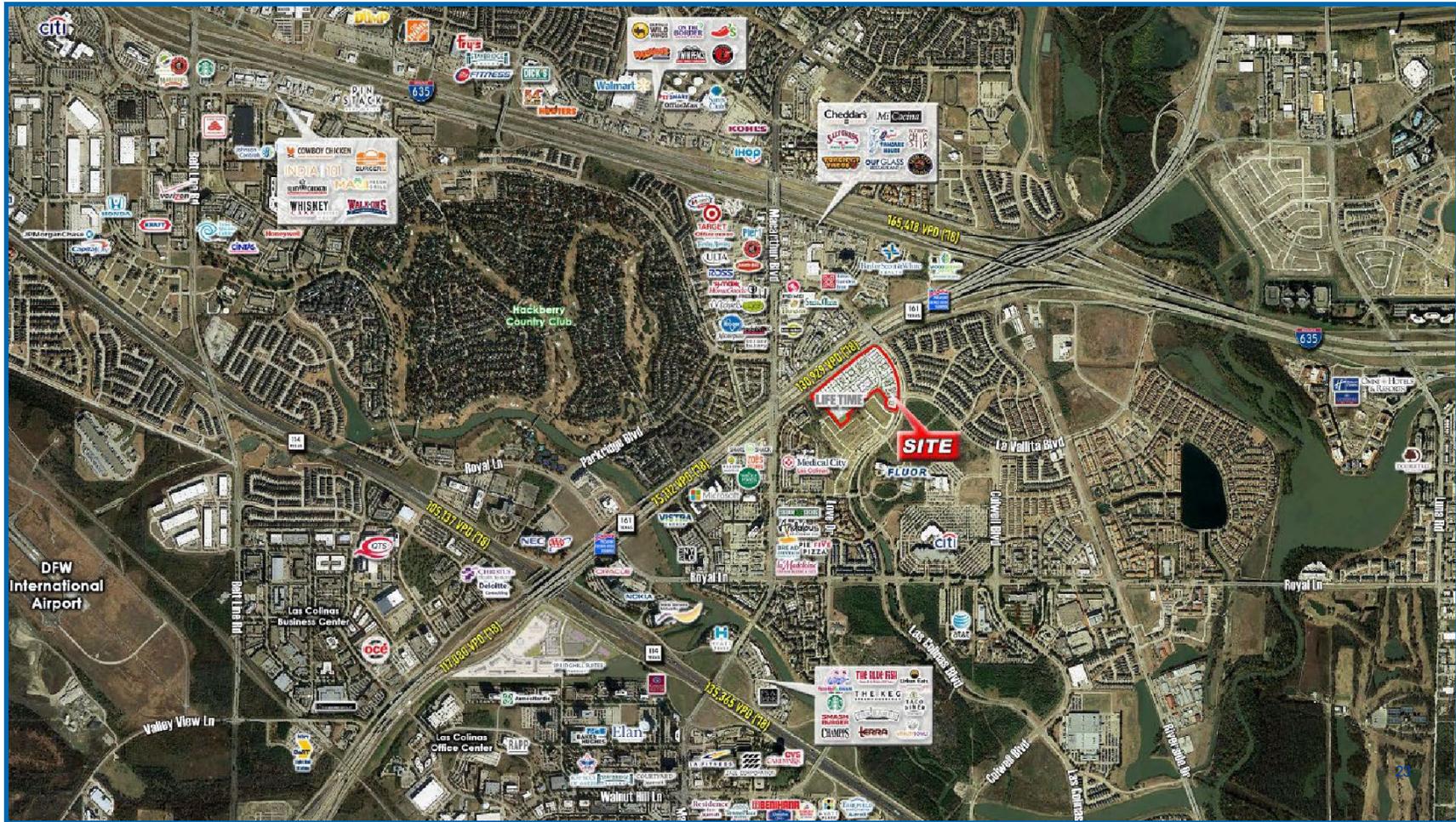
## SITE PLAN



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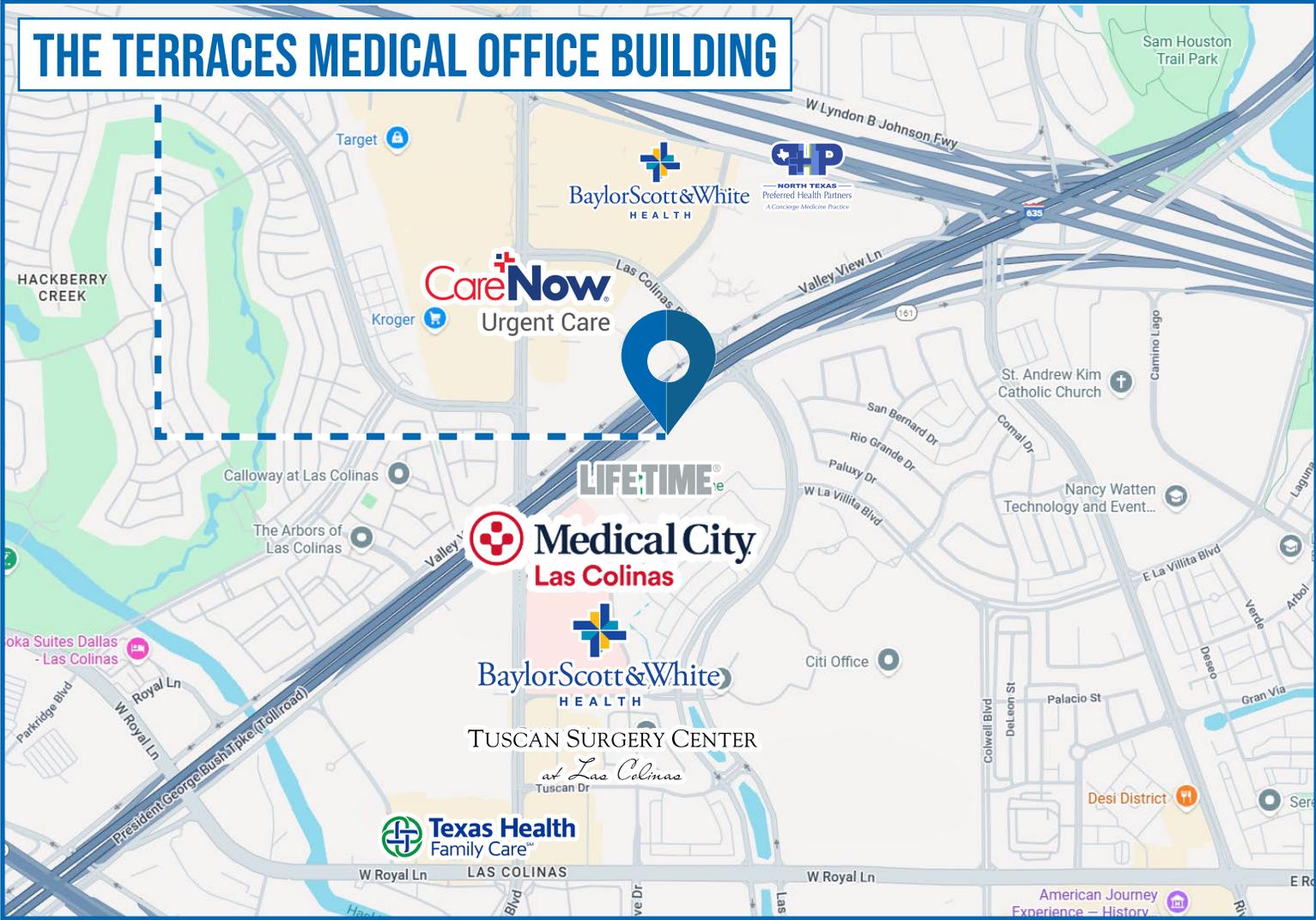
AERIAL VIEW



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AERIAL VIEW

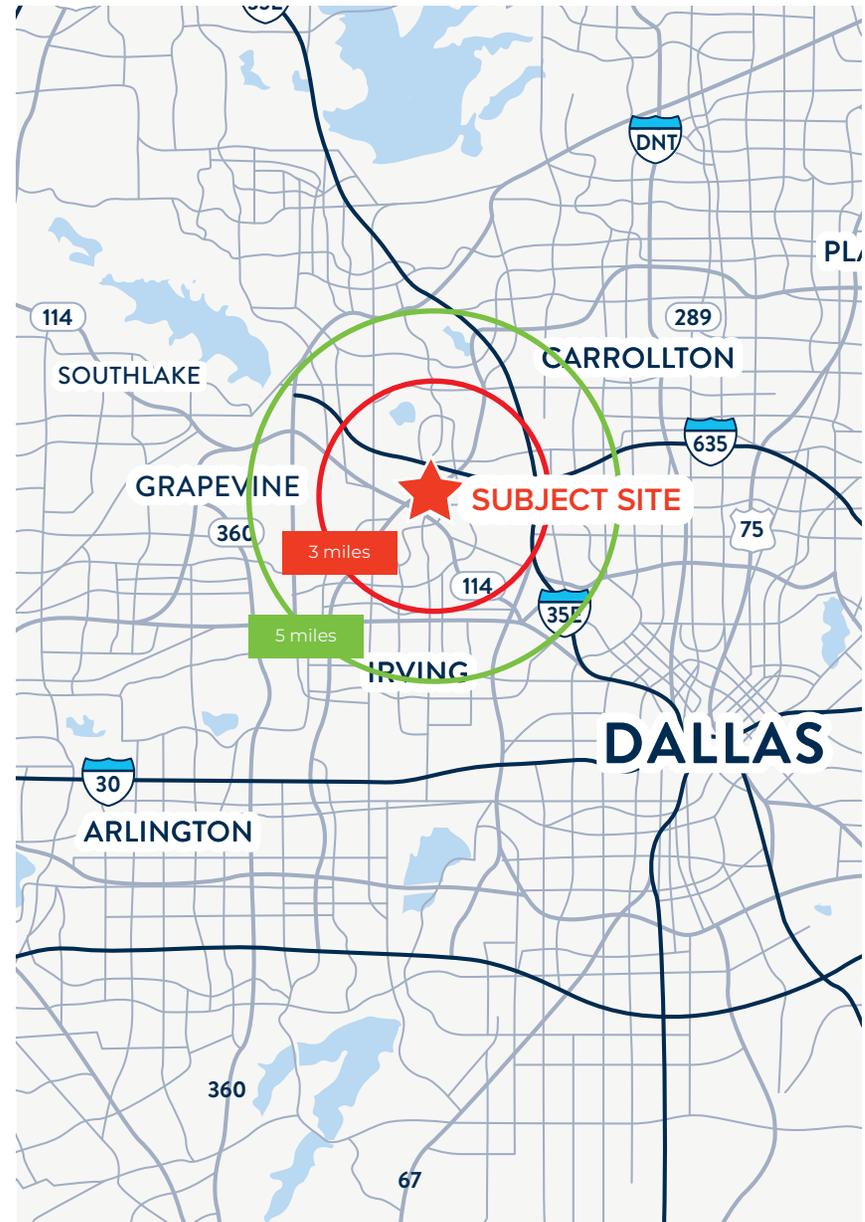


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## DEMOGRAPHICS - MAP

	3 MI	5 MI
Population	93,507	241,121
Households	40,588	96,206
Average Age	34.1	34.5
Median HH Income	\$108,456	\$97,319
Population Growth 2025-2030	3.69%	1.51%
Household Growth 2025-2030	4.08%	2.50%





For More Information!



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Partner

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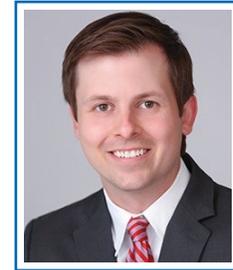


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# Information About Brokerage Services

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](http://www.trec.texas.gov)  
IABS 1-1

