

MOTE & ASSOCIATES, INC

Commercial Real Estate for Southwest Dallas

For Lease

±16,900 SF
Medical/Office Building

Great Opportunity! Hospital Opening Next Door!
2424 W. Pleasant Run Road, Lancaster



LEASE RATE:

NEGOTIABLE
NNN

ZONING:

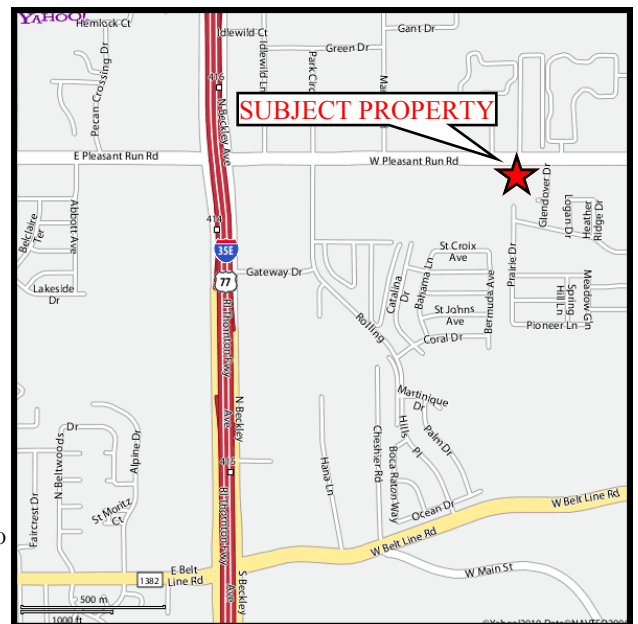
MEDICAL DISTRICT
WOULD BE GOOD
FOR OFFICE OR RETAIL

LOCATION:

MAPSCO 75-W
EASY ACCESS
ON/OFF I-35

PROPERTY FEATURES:

- GET IN ON THE GROUND FLOOR OF THE REBIRTH OF THE LANCASTER MEDICAL DISTRICT. THE HOSPITAL NEXT DOOR HAS BEEN SOLD TO HEALTHSITES, LLC AND IS SLATED TO REOPEN IN 6 TO 10 MONTHS. THEY ARE PLANNING A COMPLETE RENOVATION, COMMITTING THREE MILLION DOLLARS TO THE PROJECT.
- AVAILABILITY:
 - SUITE 200 +/-4,600 RSF NEGOTIABLE NNN
STATE-OF-THE-ART PHYSICAL THERAPY/REHAB MACHINES, EXAM ROOMS AND EXAM TABLES, AND COMMUNITY WORKOUT ROOM.
 - SUITE 300 +/-6,183 RSF NEGOTIABLE NNN
EXAM ROOM/OFFICES, RECEPTION, CONFERENCE ROOM, BREAKROOM.
 - SUITE 100 LEASED TO DAVITA DIALYSIS
- ±2.65 ACRE LOT WITH 120 PARKING SPACES
- HIGH VISIBILITY W/ POLE SIGNAGE & 313' FRONTAGE ON PLEASANT RUN RD.
- TRAFFIC COUNT: 19,824 VEHICLES PER DAY(2004-SOURCE:TXDOT)
- LOCATED IN THE LANCASTER MEDICAL DISTRICT APPROX. 1 MILE EAST OF DESOTO
- ADJACENT TO THE HOSPITAL, WINDSOR GARDENS, VILLAS OF LANCASTER, AND STERLING HOUSE.



Offered for lease exclusively by:

Mote & Associates, Inc.

Contact: Sarah Zafarano

515 N. Cedar Ridge, Suite 9 • Duncanville, Texas 75116

972-296-2856 • fax 972-709-4170

sarahz@moteandassociates.com

All information has been obtained from a source deemed reliable but is not guaranteed, and broker makes no warranties of any kind with respect to accuracy of such information. All square footage/acreage is based on information obtained from county data records. Price subject to change without notice.

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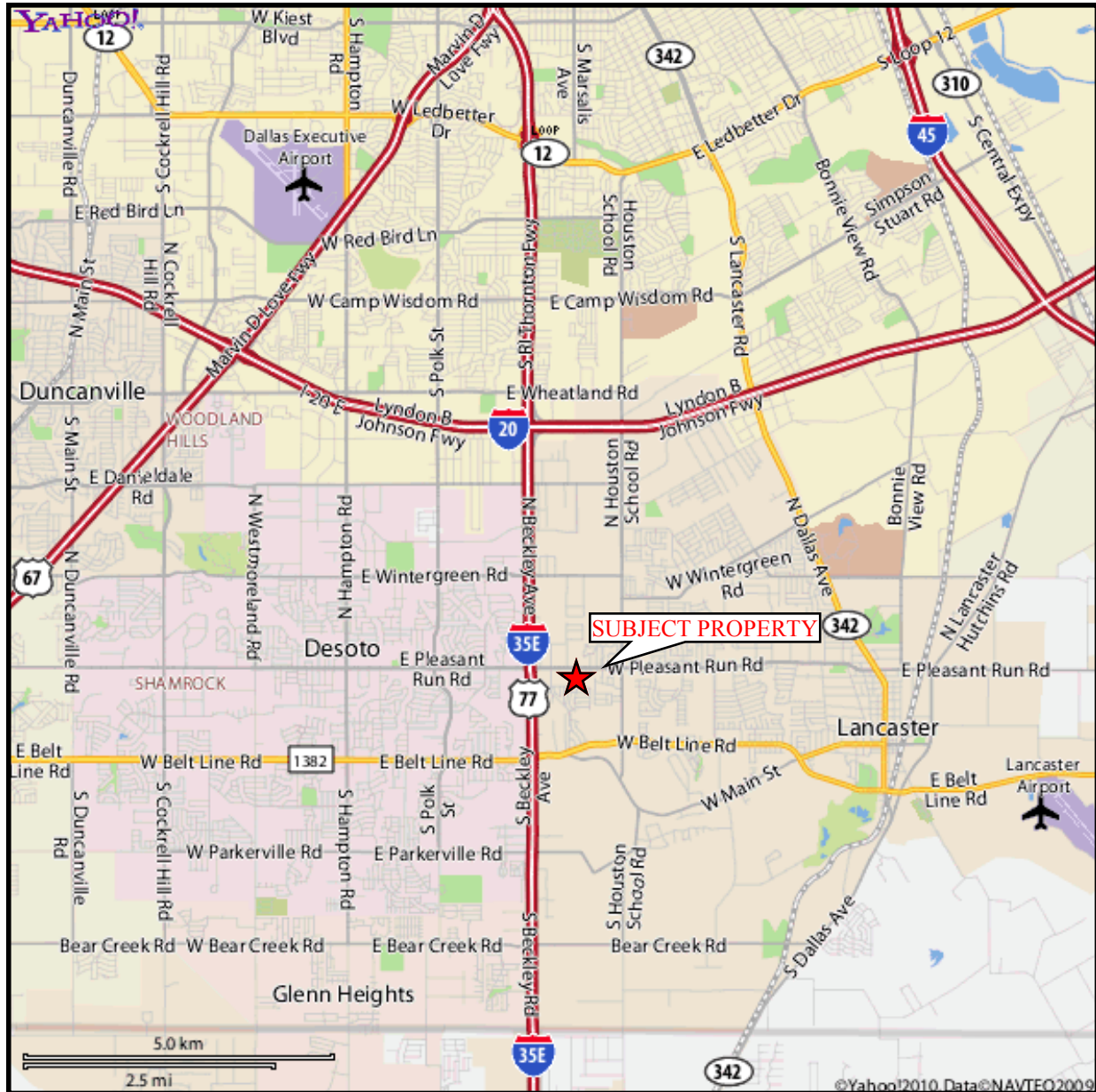
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