COTTONWOOD MEDICAL

Modern Medical Office Space for Lease in the Heart of Las Colinas



1110 Cottonwood Ln, Irving TX, 75038

Transwestern

HIGHLIGHTS

- 64,000 SF Medical Office Building
- Comprehensively renovated in 2022
- Modern Class A finishes
- Under 10 minutes from Baylor Scott & White Medical Center – Irving, a full-service acute-care hospital
- Surface + structured/underground parking
- 10 Minutes to DFW International Airport
- No Ground Lease/Hospital Restrictions
- Flexible floor plans for large and small medical users




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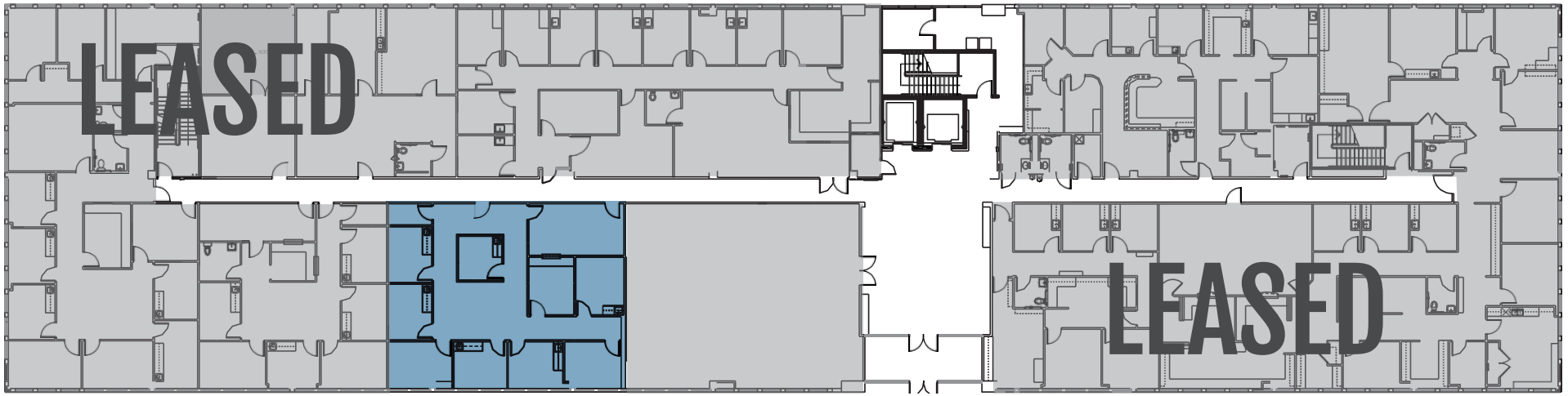



1110
COTTONWOOD



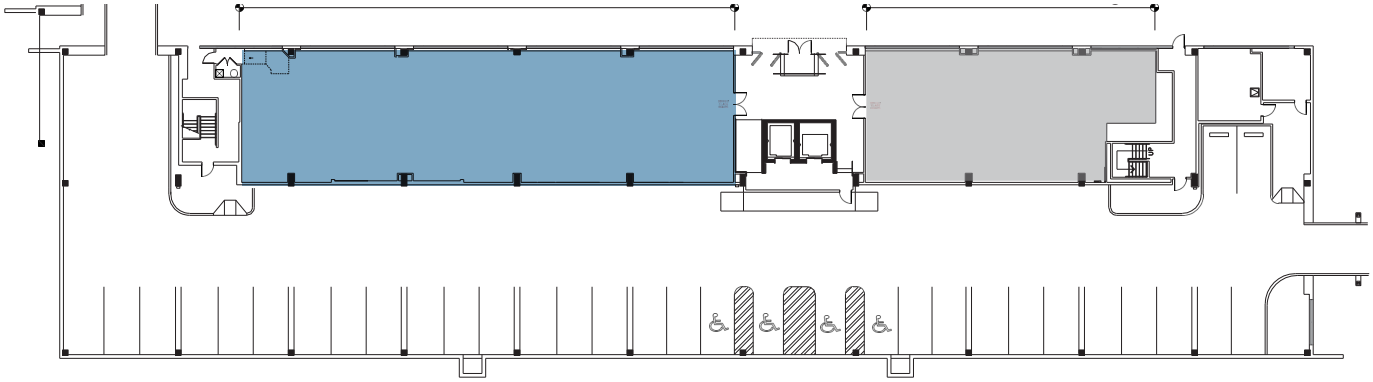
FLOORPLANS

1st Floor



Suite 140
2,419 SF

L110
5,652 SF



First Floor Availabilities

L100 – 5,652 SF
Suite 140 – 2,419 SF

FLOORPLANS

2nd Floor

Suite 280
2,238 SF

Suite 285
2,164 SF

Suite 290
2,519 SF



Suite 260
1,869 SF

Suite 250
1,873 SF

Suite 230
3,030 SF

Second Floor Availabilities

Suite 230 – 3,030 SF
Suite 250 – 1,873 SF
Suite 260 – 1,869 SF
Suite 280 – 2,238 SF
Suite 285 – 2,164 SF
Suite 290 – 2,519 SF

GAP ANALYSIS

Physician type	FTEs in 5-mile drive	Indicated demand	Gap
Pediatrics	48	96	48
Anesthesiology	33	72	39
Surgery	31	66	35
Internal Medicine	124	156	32
Psychiatry & Neurology	37	67	30
Family Medicine	126	152	26
Emergency Medicine	38	56	18
Radiology	37	53	16
Cardiology & Vascular	21	32	11
Otolaryngology	3	13	10
Urology	4	12	8
Pulmonary	4	12	8
Obstetrics & Gynecology	46	53	7
Infectious Disease	2	8	6
Dermatology	8	14	6
Hospitalist	8	13	5
Critical Care	2	7	5
Oncology	2	6	4
Nuclear Medicine	0	3	3
Geriatrics	2	5	3

Physician type	FTEs in 5-mile drive	Indicated demand	Gap
Renal	10	12	2
Sleep	0	2	2
Medical Genetics	0	1	1
Sports Medicine	2	3	1
Physical Medicine & Rehab	24	25	1
Vision	87	87	0
Endocrinology & Diabetes	8	8	0
Hospice & Palliative	1	1	0
Rheumatology	7	7	0
Allergy & Immunology	6	6	0
Preventive Medicine	8	7	-1
Hematology	13	12	-1
Gastroenterology	20	18	-2
Podiatry	22	19	-3
Pain Medicine	8	5	-3
Orthopedics	41	34	-7
Pathology	37	22	-15
Dental	291	275	-16

GAP DETECTED

Unmet demand will support new, relocating, and expanding practices.

COMPETITION DETECTED

Providers should optimize location to maximize accessibility & patient experience.

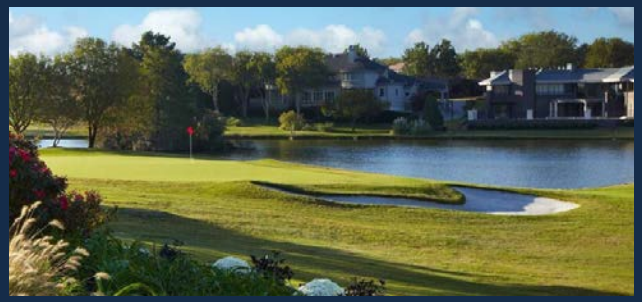


LOCATION

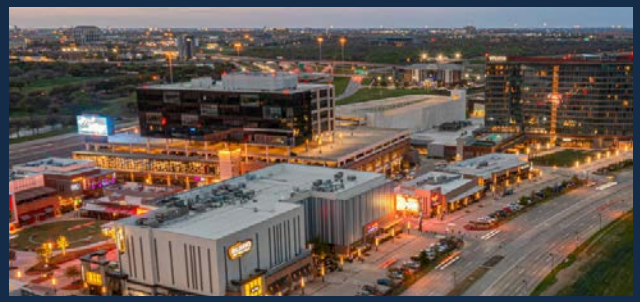
1110 Cottonwood Lane offers convenient access to DFW International Airport and major thoroughfares connecting the Dallas–Fort Worth metroplex. Its central location places tenants within one of DFW's most established business and lifestyle districts.



The Ritz-Carlton Dallas, Las Colinas



Las Colinas Country Club



Toyota Music Factory

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