



TRANSWESTERN
REAL ESTATE
SERVICES

411
NORTH
WASHINGTON

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NORTH WASHINGTON

Baylor Scott & White
INSTITUTES FOR REHABILITATION

OUTPATIENT
PHYSICAL MEDICINE
OUTPATIENT
THERAPY

Advanced Imaging Center

Baylor Tom Landry
Fitness Center



COWBOYS

411 NORTH WASHINGTON

Introducing the re-imagined 411 North Washington. Located in the heart of the Baylor University Medical Center and bordered by Deep Ellum – Dallas' most energetic and authentic neighborhood. 411 North Washington offers healthcare providers and companies over 217,000 SF of Class A space with sweeping views of Dallas and access to the most active restaurant and entertainment district in Dallas. With recent renovations designed by global architecture firm Perkins+Wills, the building offers tenants a brand new Cowboys Fits facility and access to the almost 6 acre Landry Park, large floorplates, and garage parking.



ABOUT THE BUILDING

A+
Class A
Medical / Office

7
Stories
217,144 SF

5.8
Acre Park &
Running Track

24
Hour Campus
Security

- ⊕ Full building renovations completed
- ⊕ Hassle free location at BUMC
- ⊕ Abundant parking with 2 levels of underground garage parking
- ⊕ Access to 5.8 acre Landry Park
- ⊕ Free patient and visitor parking
- ⊕ Walking distance to Baylor DART station
- ⊕ Sweeping views of downtown Dallas
- ⊕ Full service rate - No base year
- ⊕ First class management and maintenance team
- ⊕ Strong community of referring physicians





JOIN A WINNING GROUP OF TENANTS

- + REHABILITATION
- + IMAGING
- + HEART & VASCULAR
- + MOHS SURGERY
- + NEPHROLOGY
- + EARS, NOSE, THROAT
- + INTERNAL MEDICINE
- + JOINT & SPINE
- + ORTHOPEDICS
- + DERMATOLOGY
- + OB/GYN
- + COWBOYS FIT

COWBOYS FIT



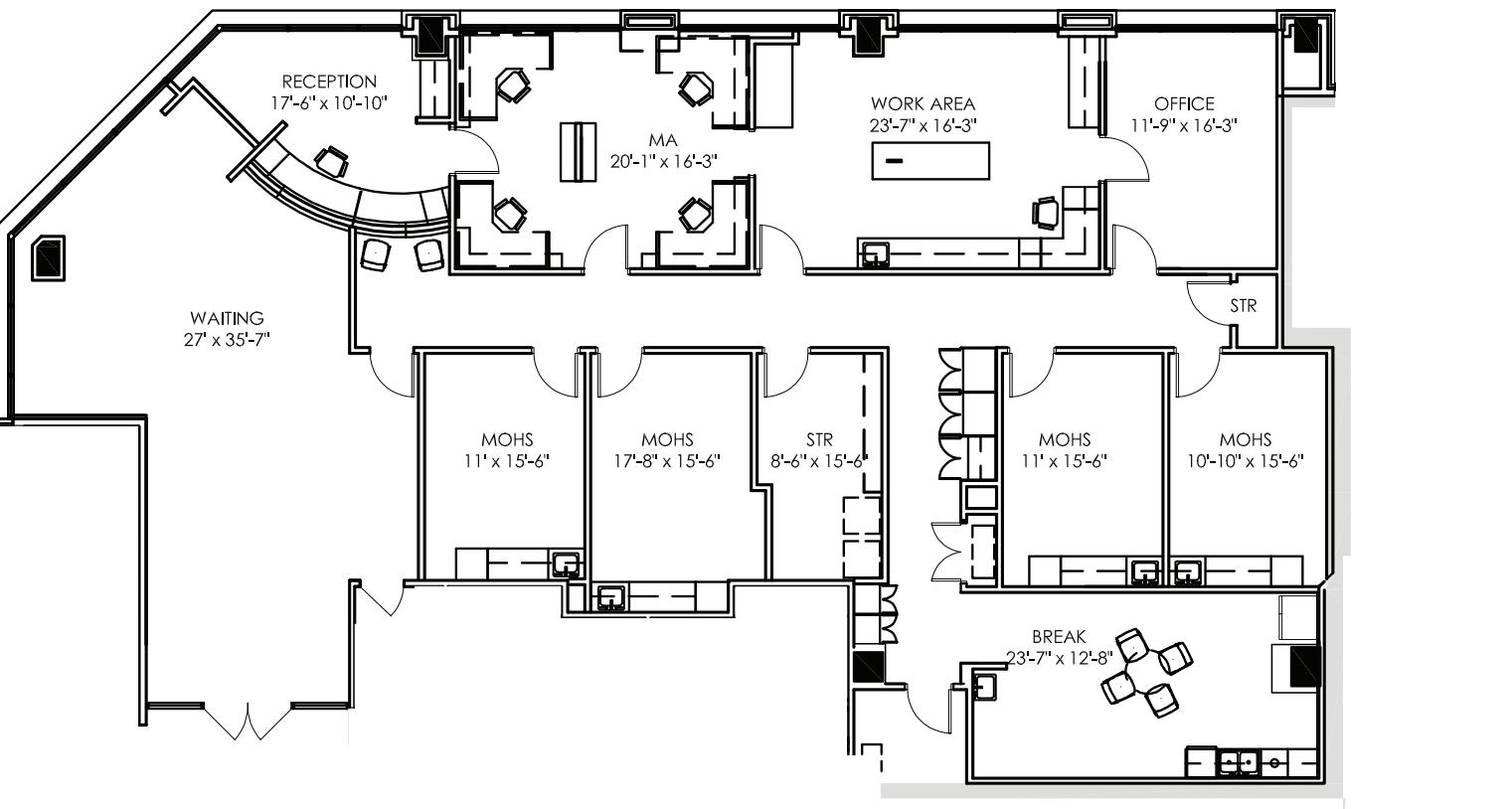
PERSONAL TRAINING

OUPE FITNESS CLASSES

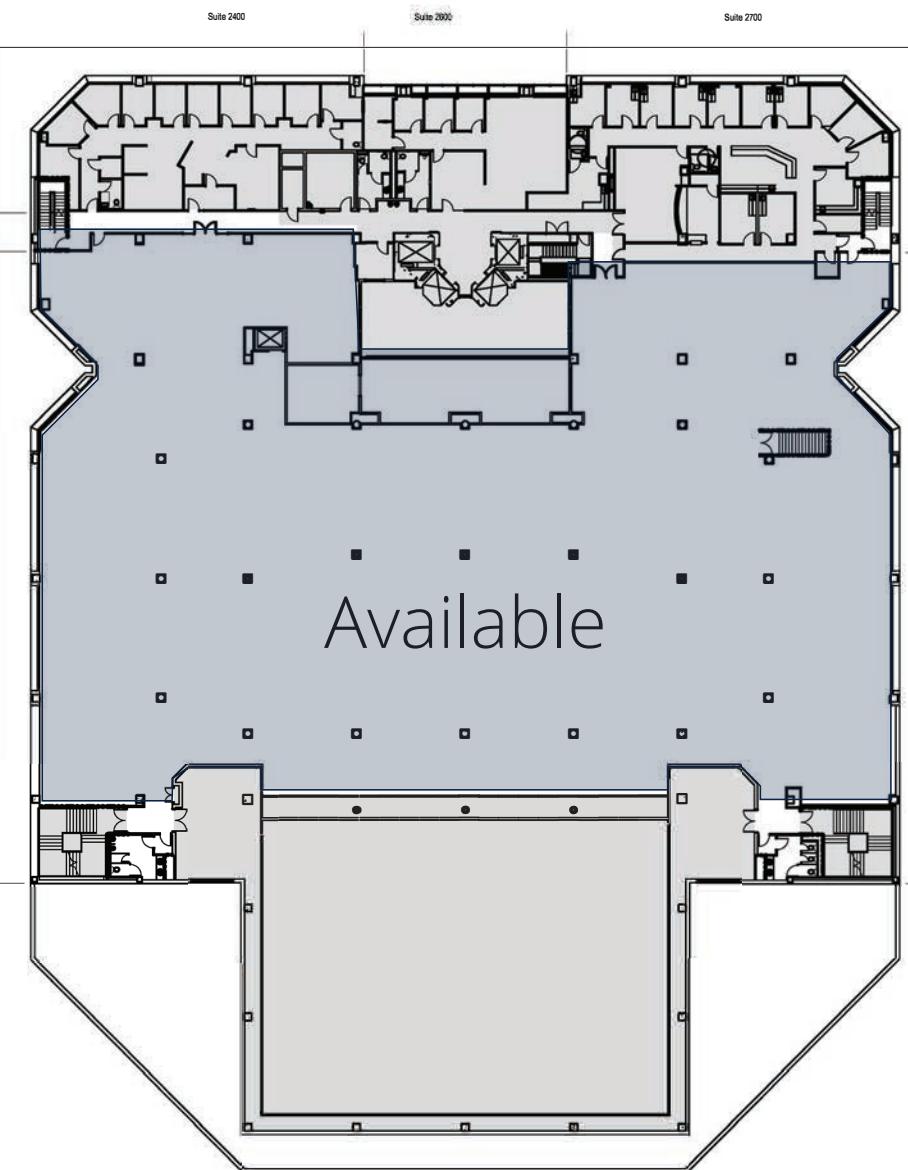
AVAILABLE SUITES

SUITE 1200

4,207 RSF Available



SUPER-SIZED FLOORPLATE



2ND FLOOR
36,967 RSF Available

ABOUT THE CAMPUS

5 Minutes from Deep Ellum

+ 20 minute drive to Love Field Airport (DAL)

+ 30 minute drive to DFW International Airport (DFW)

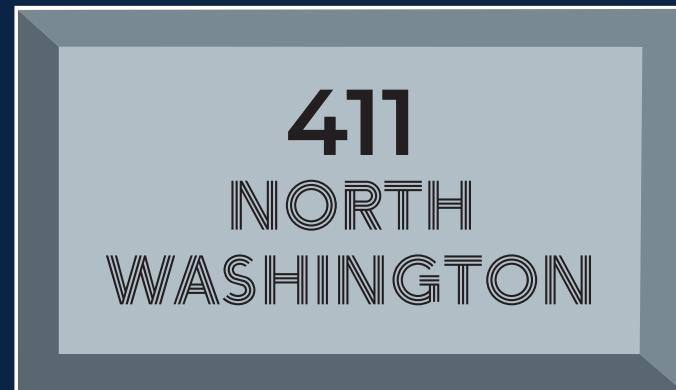
+ No hassle, convenient access to six hospitals on campus

+ Surrounded by a wide variety of restaurants and bars

7 Minutes from Downtown Dallas

8 Minutes from Uptown





CHRIS LIPSCOMB

214.237.5022

chris.lipscomb@transwestern.com

LANEY DELIN

214.237.5020

laney.delin@transwestern.com

COLLIN BURWINKEL

972.774.2531

collin.burwinkel@transwestern.com