



TRANSWESTERN

REAL ESTATE
SERVICES

411
NORTH
WASHINGTON

411
NORTH WASHINGTON

Baylor Scott & White
The Baylor Scott & White Health System

OUTPATIENT
PHYSICAL MEDICINE
OUTPATIENT
THERAPY

Advanced Imaging Center

Baylor Scott & White
The Baylor Scott & White Health System

OUTPATIENT
PHYSICAL MEDICINE
OUTPATIENT
THERAPY

Advanced Imaging Center

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



Class A
Medical / Office



Stories
217,144 SF



Acre Park &
Running Track



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

GROUP FITNESS CLASSES



COWBOYS FIT PERSONAL TRAINING



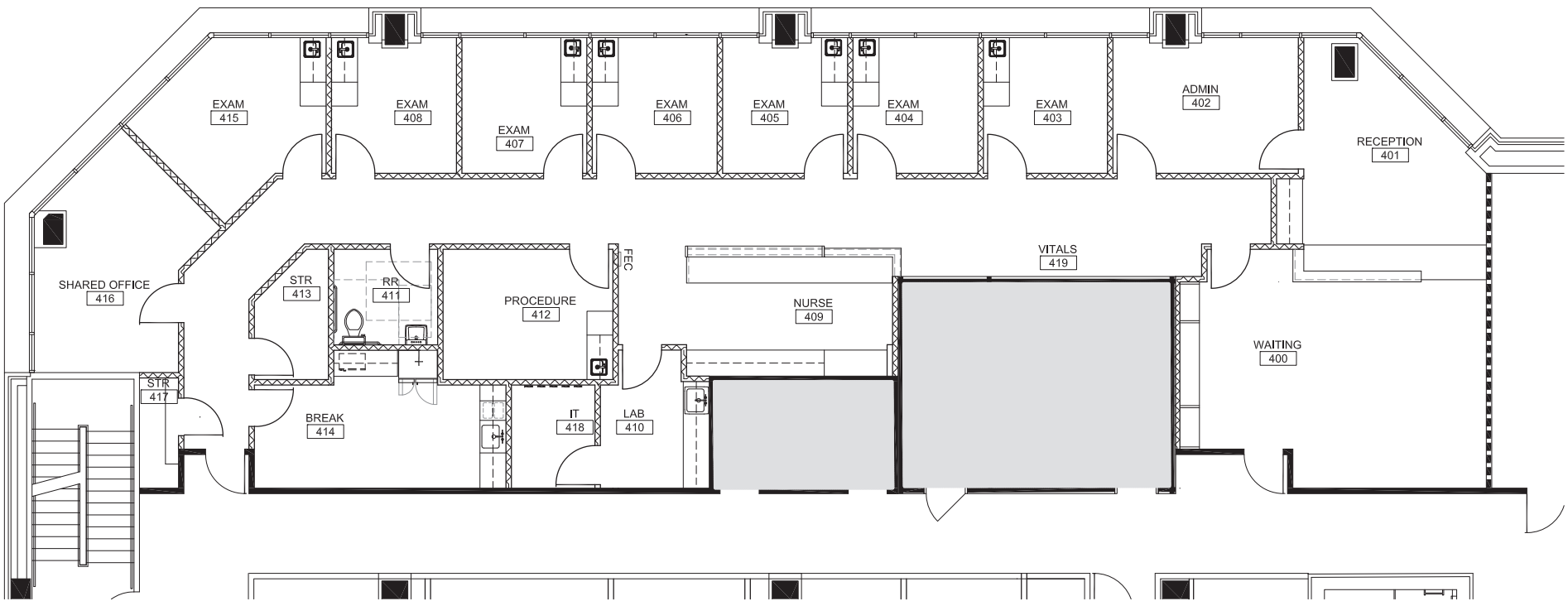
SPEC SUITE IMAGES



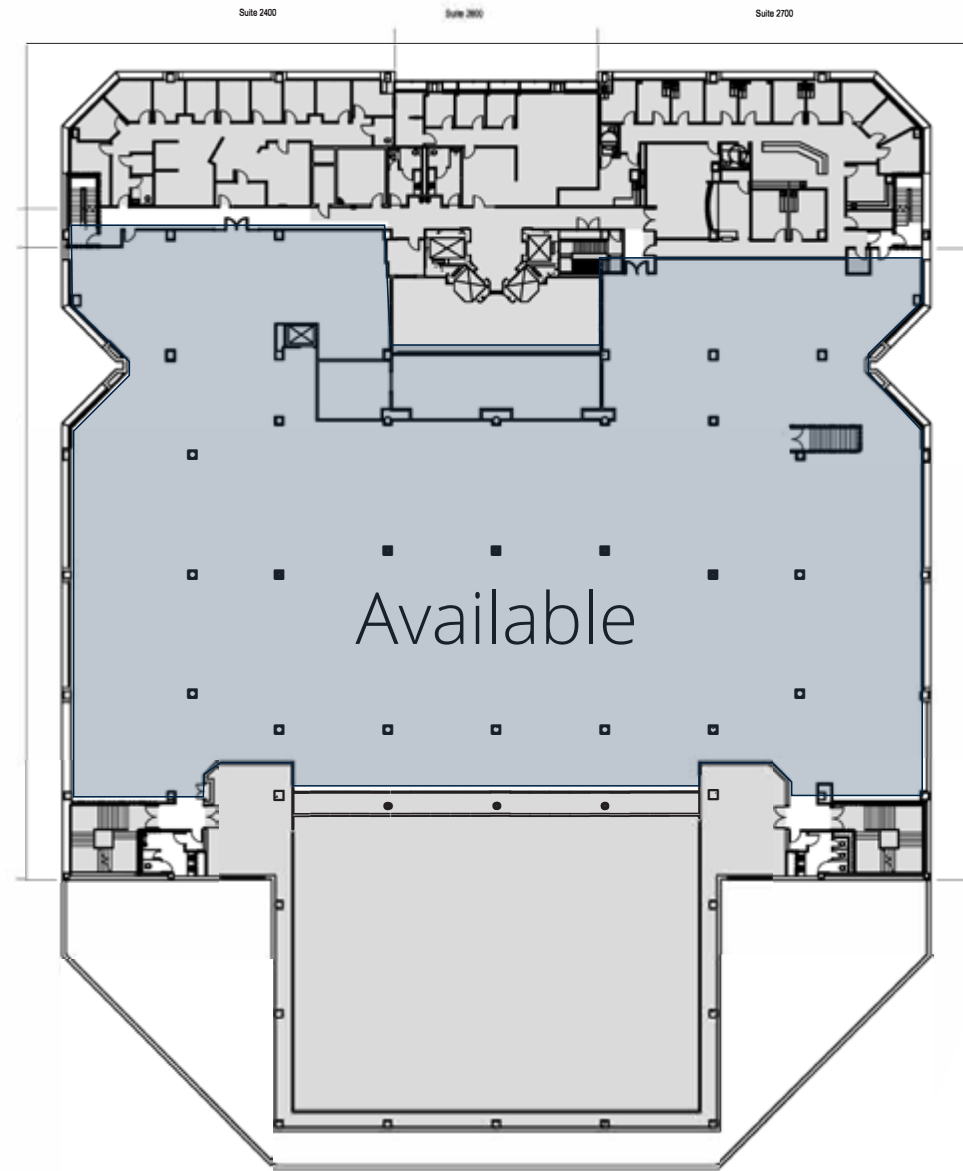
MOVE-IN READY SPEC SUITES

SUITE 4200

4,123 RSF Available



SUPER-SIZED FLOORPLATE



2ND FLOOR
36,967 RSF Available



ABOUT THE CAMPUS

5

Minutes from
Deep Ellum

7

Minutes from
Downtown Dallas

8

Minutes from
Uptown

- + 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



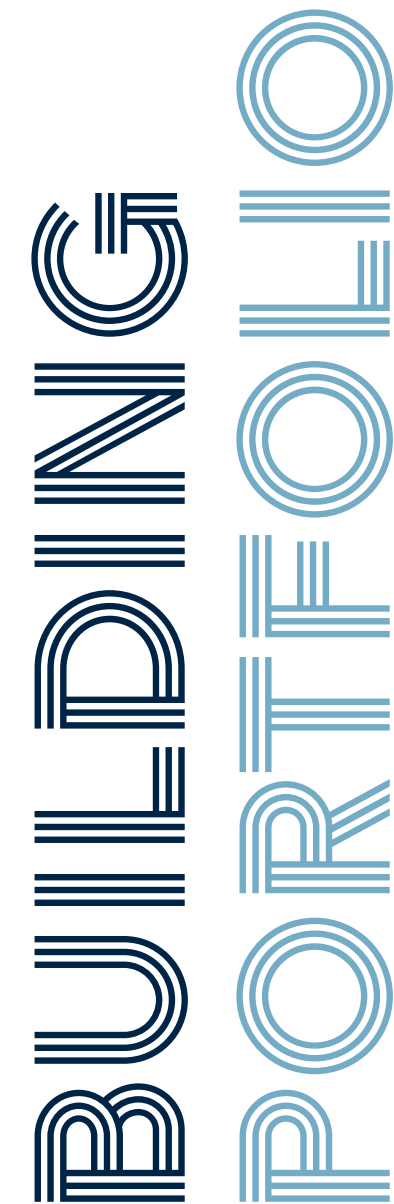
ABOUT THE OWNER



Healthcare Realty is a publicly-traded Real Estate Investment Trust (REIT) that focuses on owning, managing, acquiring and developing outpatient medical facilities throughout the United States. As the first REIT to specialize in medical office buildings, the Company has built a well-regarded medical real estate portfolio affiliated with market-leading healthcare systems. As of June 30, 2020, the Company owned 210 real estate properties in 24 states totaling 15.5 million square feet and was valued at approximately \$5.5 billion.

www.healthcarerealty.com

With seven medical office buildings on the Baylor Dallas Campus, Healthcare Realty is your go-to source for medical office space.



BARNETT AND
WADLEY TOWER

3600 Gaston Ave, Dallas, TX 75246



BAYLOR MEDICAL
PAVILION

3900 Junius St, Dallas, TX 75246



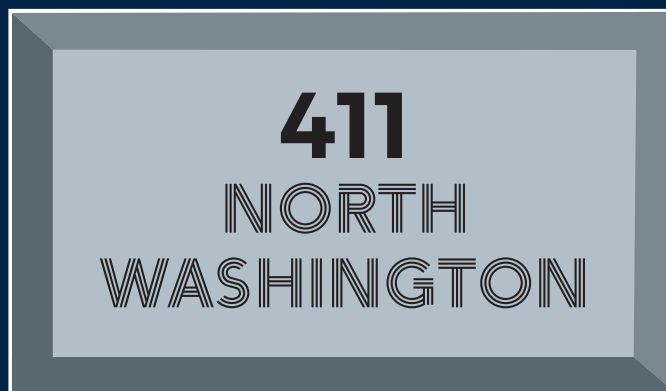
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