

CENTENNIAL MEDICAL PAVILION I

4401 COIT RD

Medical Office Available for Lease



CLICK
TO VIEW
FLOORPLANS



BUILDING HIGHLIGHTS



Medical office building directly next to the hospital.



Competitive lease rates and tenant improvement allowances.



Suites available from 993 SF to 4,974 SF.



Referral opportunities among tenants.



On-site property management.



Easy access patient drop-off/pick-up area.

LEASING INFORMATION

Jeff Smith

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Healthpeak focuses on investing in healthcare real estate, particularly in lab and outpatient medical sectors, leveraging two decades of expertise and relationships. Their clear strategy, operational excellence, and innovative approach drive long-term growth and deliver value to shareholders, customers, and employees.



Connected to hospital via a climate controlled walkway.

Located in the fastest growing part of DFW.

Easy access from all of DFW.

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GAP ANALYSIS

Column1	FTEs in 5 Mile Drive	Indicated Demand	Gap	
Internal Medicine	152	209.2	57	
Radiology	24	72.3	48	
Emergency Medicine	31	76.4	45	
Family Medicine	161	205.5	44	
Anesthesiology	79	97.9	19	
Gastroenterology	6	24.6	19	
Hematology	3	15.9	13	
Urology	5	16.6	12	
Renal	7	16.0	9	
Endocrinology & Diabetes	2	10.5	8	
Hospitalist	11	17.3	6	
Critical Care	4	9.5	6	
Allergy & Immunology	3	7.6	5	
Cardiology & Vascular	40	43.6	4	
Dermatology	16	18.8	3	
Nuclear Medicine	2	4.6	3	
Medical Genetics	0	1.7	2	
Sports Medicine	3	3.7	1	
Geriatrics	6	6.4	0	
Hospice & Palliative	1	1.0	0	
Rheumatology	10	8.9	-1	
Infectious Disease	12	10.8	-1	
Sleep	4	2.6	-1	
Surgery	103	89.3	-14	
Vision	150	117.4	-33	
Dental	404	370.7	-33	

Source: Revista



GAP DETECTED
Unmet demand will support
new, relocating, and expanding.



COMPETITION DETECTED
Providers should optimize location to
maximize accessibility & patient.

DEMOGRAPHICS



**2024
Population**

1 mile drive	34,484
3 mile drive	205,845
10 min drive	547,595



**2029
Population
Projection**

1 mile drive	37,592
3 mile drive	217,347
10 min drive	577,007



**2024
Households**

1 mile drive	13,180
3 mile drive	76,205
10 min drive	204,356



**2024 Average
Household
Income**

1 mile drive	\$183,267
3 mile drive	\$148,679
10 min drive	\$153,217

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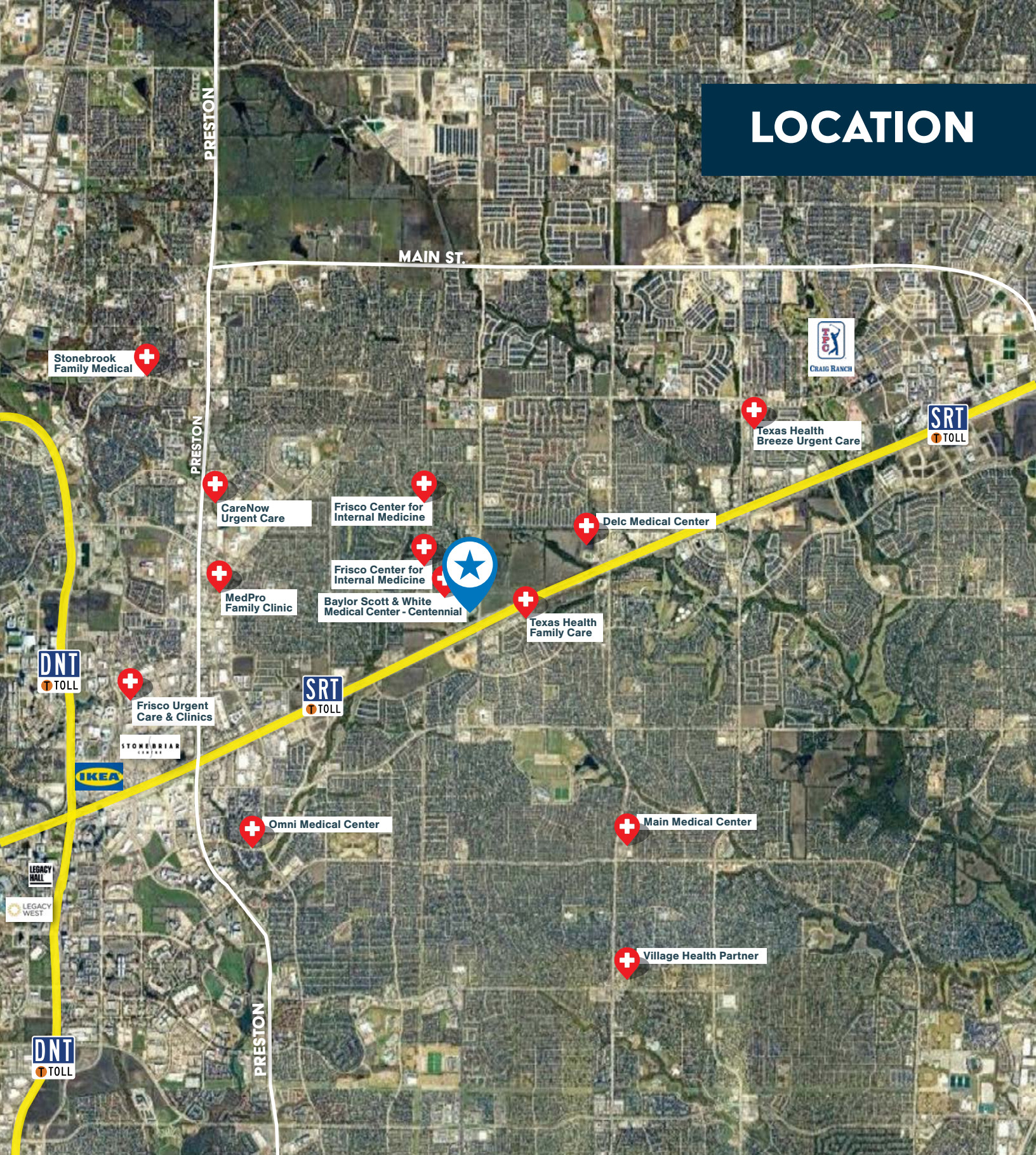
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LOCATION



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