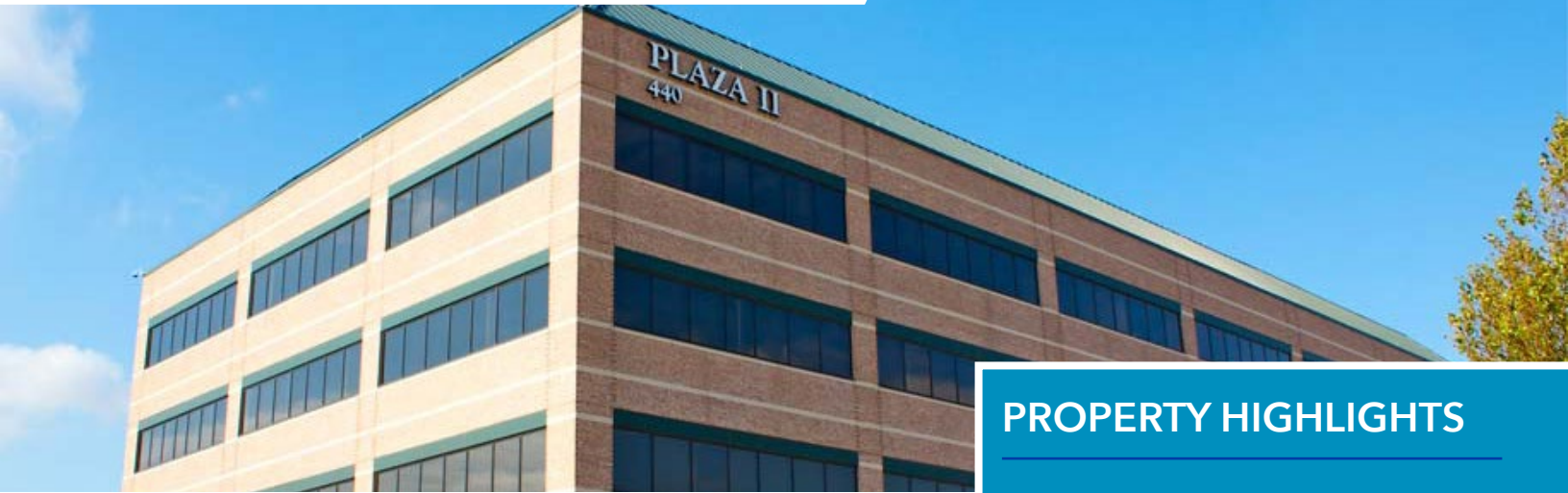
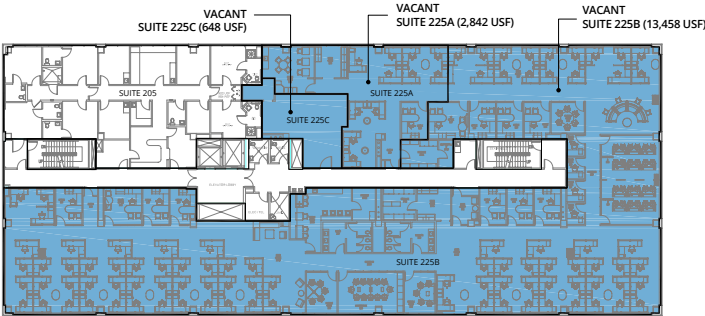


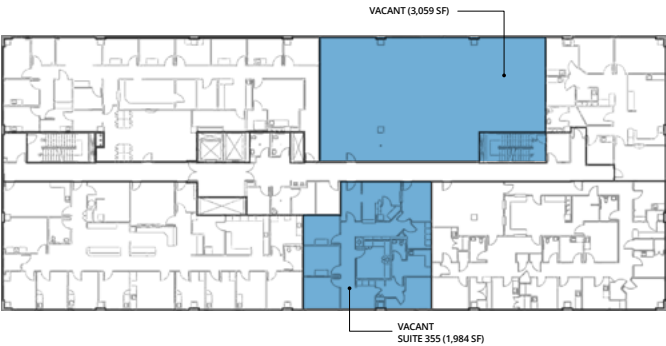


FLOORPLAN - 21,991 SF AVAILABLE

2ND FLOOR



3RD FLOOR



AREA DEMOGRAPHICS

	2 MILE	5 MILES	10 MILES
2020 POPULATION	50,281	184,651	868,520
2024 POPULATION	49,940	229,372	1,006,310
2029 POP. PROJECTION	49,654	228,587	1,061,872
MEDIAN HH INCOME	\$97,872	\$84,587	\$77,125
AVERAGE HH INCOME	\$123,540	\$109,475	\$105,793

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PROPERTY HIGHLIGHTS

- Located on the Baylor Scott & White North Irving Campus
- Amenity Rich Area
- 9 Min Drive to DFW Airport
- Easy Access to 635 and PGBT
- 5.0/ 1,000 RSF Parking Ratio

