

A New Standard for Medical Office in the Mid-Cities



2101 WESTPARK COURT

Premier Class A space | Modern design | Adjacent to Texas Health HEB

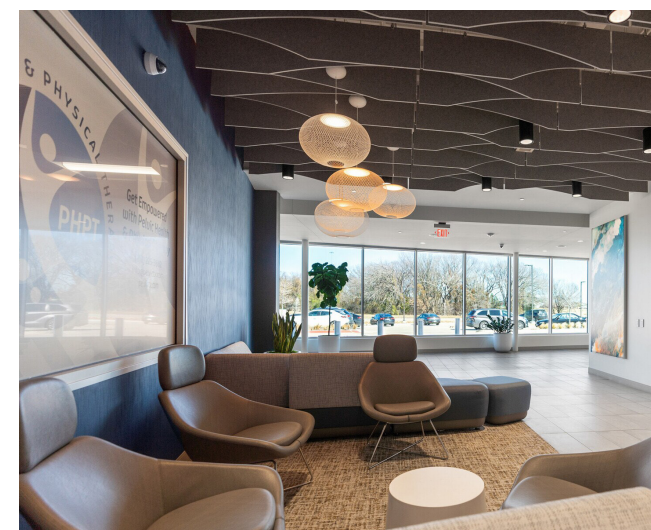
 Transwestern

Property Highlights

Ideally positioned within one of DFW's leading healthcare corridors, 2101 WestPark Court offers a modern medical environment designed to support physician practices, patient access, and long-term growth.

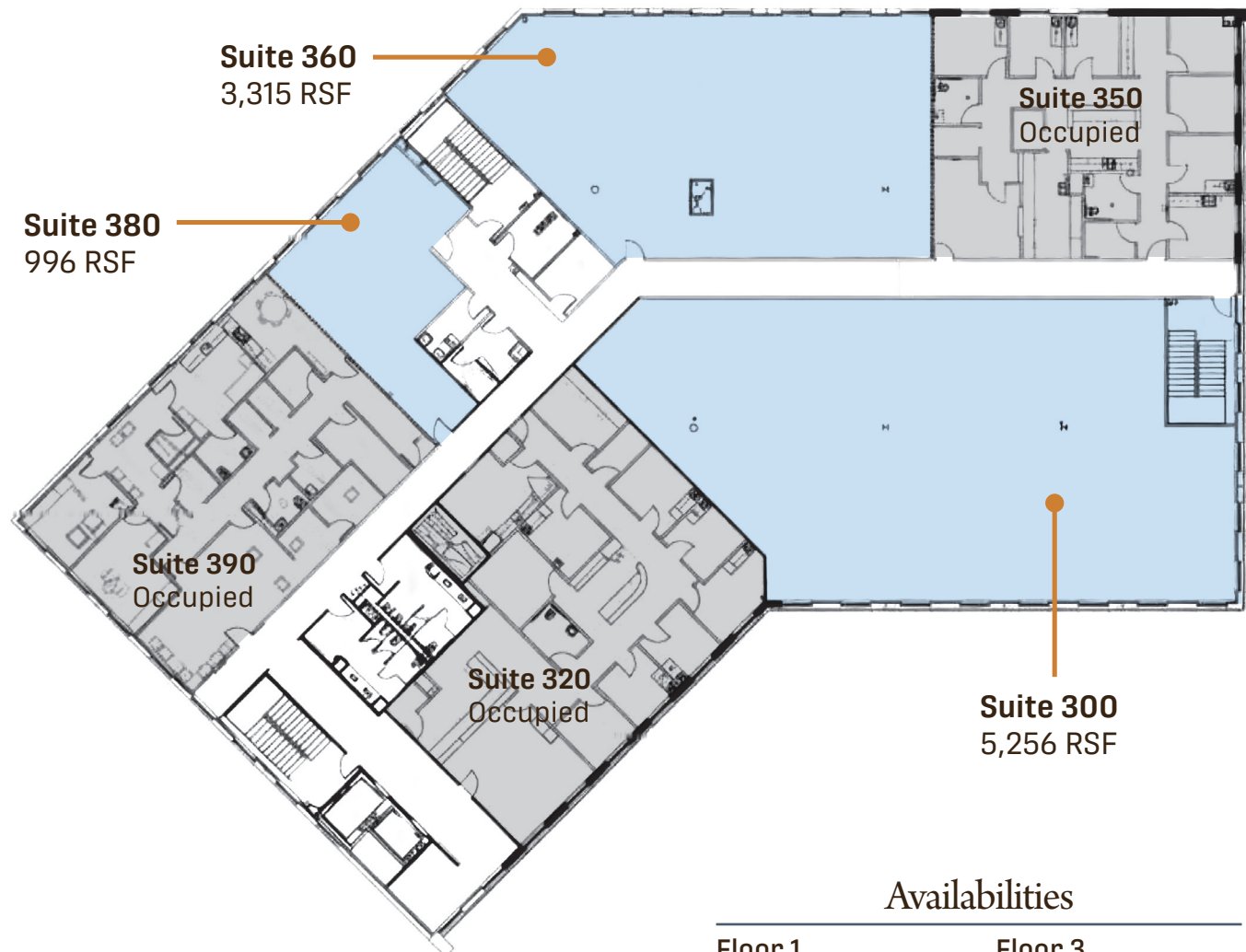
-  Class A medical office building completed in 2023, adjacent to Texas Health HEB Hospital.
-  Prime Mid-Cities location with convenient access to Highways 183, 121, and 360.
-  Institutional-quality medical environment with modern building systems, premium finishes, and established specialty providers.
-  Strong physician referral network serving a growing regional patient base.
-  Flexible suite opportunities with expansion options available.
-  Prominent medical campus with ample parking and exceptional accessibility to DFW Airport, Grapevine, Southlake, Bedford, Hurst, and Irving.





Floorplan

3rd Floor



Availabilities

Floor 1

Suite 160 – 1,033 RSF

Floor 3

Suite 300 – 5,256 RSF

Suite 360 – 3,315 RSF

Suite 380 – 996 RSF



Gap Analysis

Physician Type	5 Mile Drive	Demand	Gap
Pediatrics	29	102	73
Family Medicine	91	162	71
Dental	225	292	67
Internal Medicine	99	165	66
Anesthesiology	31	77	46
Surgery	30	70	40
Psychiatry & Neurology	42	71	29
Emergency Medicine	31	59	28
Radiology	31	57	26
Obstetrics & Gynecology	38	56	18
Podiatry	6	20	14
Cardiology & Vascular	21	34	13
Pathology	11	24	13
Hematology	3	12	9
Pulmonary	4	13	9
Orthopedics	28	36	8
Otolaryngology	6	14	8
Renal	7	13	6
Critical Care	2	7	5
Gastroenterology	14	19	5
Physical Medicine & Rehab	21	26	5
Geriatrics	1	5	4
Hospitalist	11	14	3
Endocrinology & Diabetes	6	8	2
Sleep	0	2	2
Rheumatology	5	7	2
Urology	11	13	2
Sports Medicine	1	3	2
Medical Genetics	0	1	1
Hospice & Palliative	0	1	1
Infectious Disease	8	8	0
Oncology	6	6	0
Nuclear Medicine	5	4	-1
Allergy & Immunology	8	6	-2
Dermatology	17	15	-2
Preventive Medicine	10	7	-3
Pain Medicine	12	5	-7
Vision	114	93	-21

GAP DETECTED

Unmet demand will support new, relocating, and expanding

COMPETITION DETECTED

Providers should optimize location to maximize accessibility & patient

Premier Location

Positioned at the center of a thriving healthcare corridor, neighboring Texas Health Methodist Hospital, HEB, and MacArthur Medical Center with exceptional regional connectivity.

12 mins to



3 mins to



Texas Health
Harris Methodist Hospital

> 5 mins to

183

121



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