



For Lease

Tuscan Professional Building

701 Tuscan Dr, Irving, TX 75039

Jeff Smith

972.774.2516

jeff.smith@transwestern.com

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For Lease



Class A Medical Office Serving Dallas County

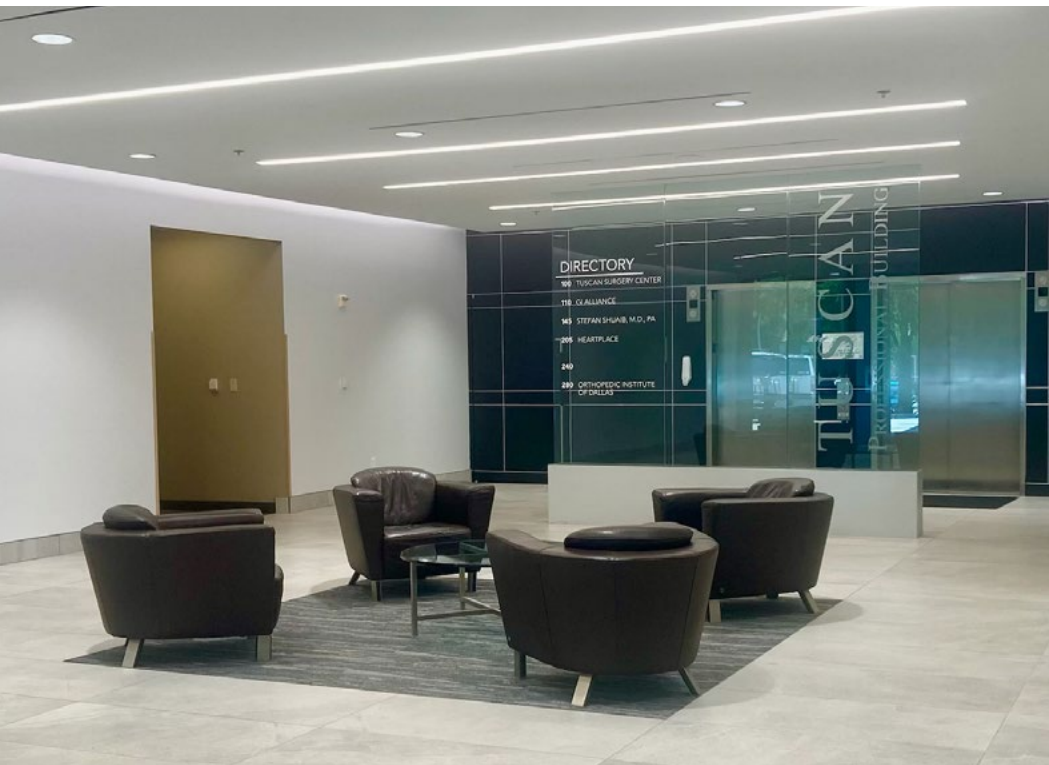
PROPERTY HIGHLIGHTS

- 53,000 SF Class A medical office building
- Conveniently located in the medical hub of Las Colinas
- New lobby renovations now complete
- Close proximity to Las Colinas Medical Center and Baylor Scott & White Medical Center – Irving
- Full-service ambulatory surgery center
- Covered and reserved physician parking
- Built-out medical office suites available for immediate occupancy
- Institutional ownership/generous tenant improvement allowances available

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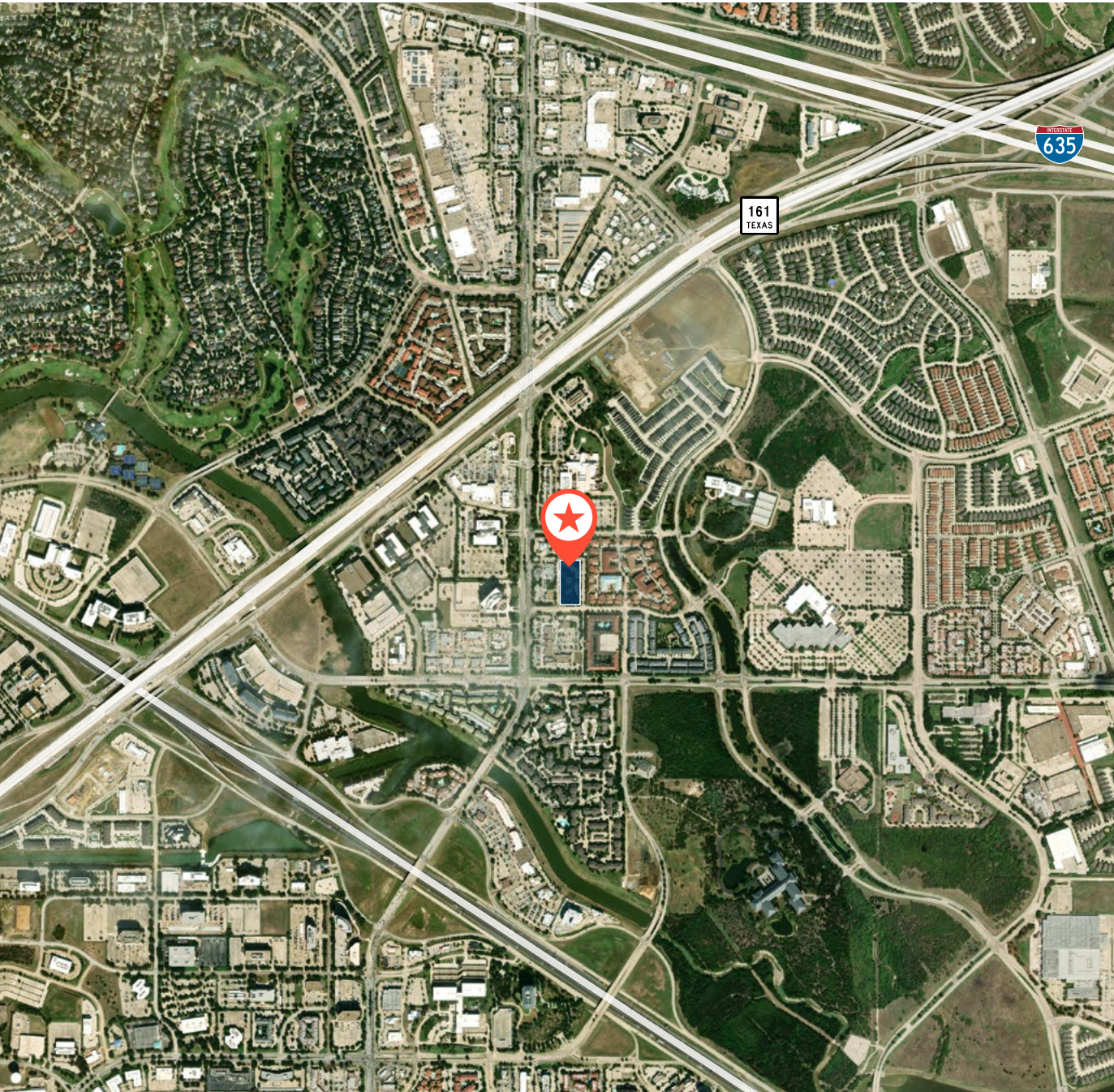
Class A medical office building consisting of approximately 53,000 SF located in the heart of Las Colinas.

Demographics	1 Mile	3 Miles	5 Miles
Total Households	5,115	45,697	92,950
Total Population	12,139	102,373	239,270
Average HH Income	\$142,588	\$129,301	\$114,142

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Area Amenities

80+ DINING OPTIONS WITHIN 5 TO 10 MINUTES



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FOR LEASING INFORMATION:

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Leased & Managed By:



Owned By:

