



For Lease

Lake Pointe Medical Arts

7501 Lakeview Pkwy, Rowlett, TX 75088

Leased & Managed By:

 **TRANSWESTERN**

Owned By:

UHT

Lake Pointe Medical Arts

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Class A Medical Office Serving Dallas and Rockwall County.

PROPERTY HIGHLIGHTS

- 52,957 SF premier class A medical office building
- Located minutes away from Baylor Scott & White LakePointe hospital on Lakeview Parkway
- Diverse physician tenant mix with established patient referrals in place
- Generous tenant improvement allowance and experienced project management team to oversee all aspects of the design/build
- Excellent visibility from Lakeview Parkway
- Covered and reserved physician parking available
- On-site maintenance engineer and day porter
- Exterior signage available with excellent visibility from Lakeview Parkway (over 34,500 cars daily)

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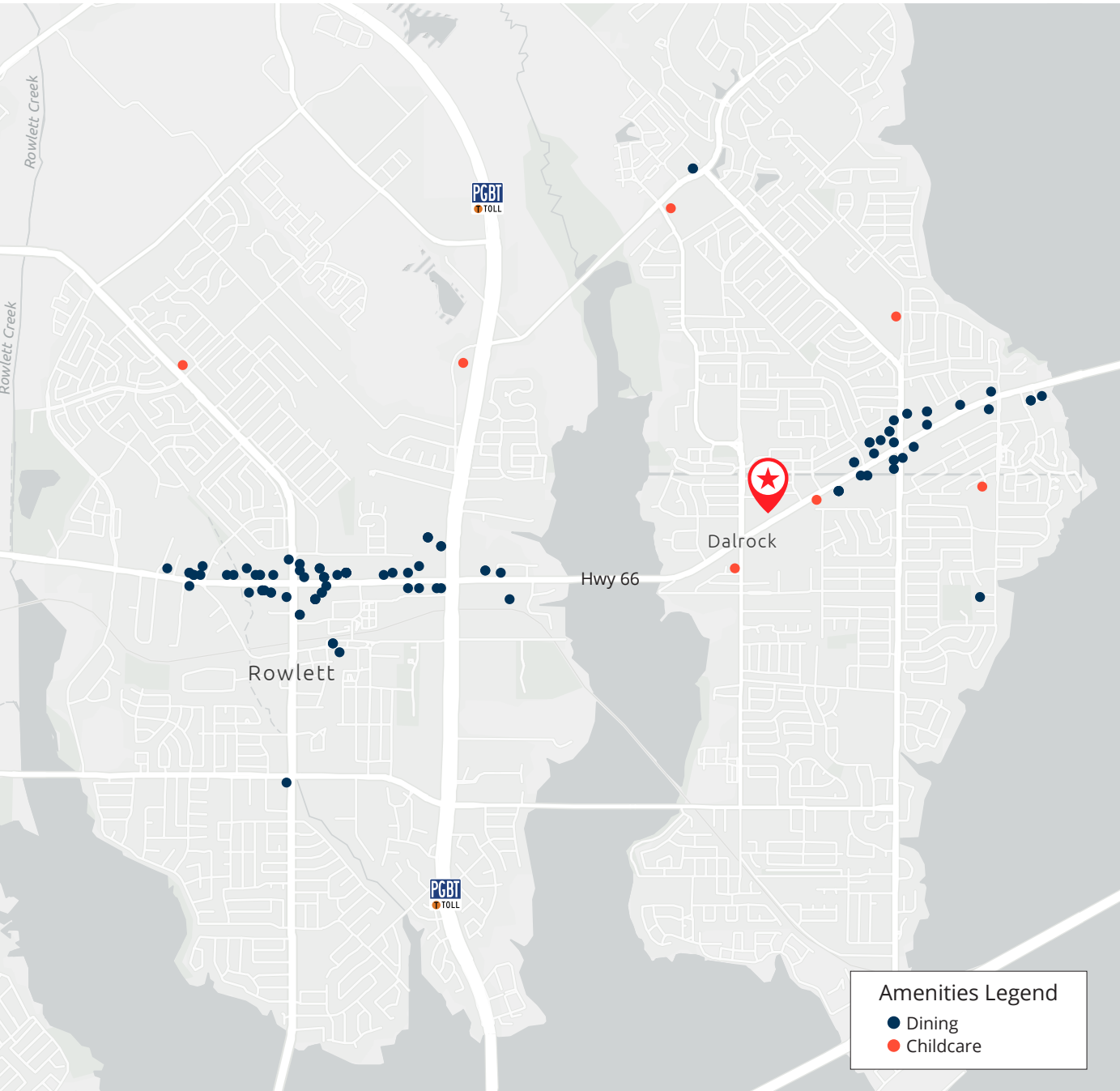
52,957 SF, state-of-the-art, class A medical office building designed to accommodate a wide variety of individual practitioners and practice groups.

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,797	18,909	51,535
Total Population	11,638	54,166	148,077
Average HH Income	\$136,033	\$150,081	\$144,405

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Amenities Legend

- Dining
- Childcare

Area Amenities

50+ DINING OPTIONS WITHIN 5 TO 10 MINUTES

Dutch Bros

HAT CREEK

HAWAIIAN BROS

Starbucks

crumbl cookies

Chick-fil-A

CHIPOTLE

Panera BREAD

WING STOP

TACO BELL

McALISTER'S DELI

Raising Cane's

Chicken EXPRESS

Taco Bueno

WHATABURGER

GOLDEN CHICK

Arby's

chili's

McDonald's

POPEYES

PANDA EXPRESS

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FOR LEASING INFORMATION:

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