

SPACE AVAILABLE

THE PAVILIONS

MEDICAL OFFICE



HEALTHCARE
REALTY



Transwestern

CAMPUS OVERVIEW

The Medical City Heart & Spine Campus empowers physicians with a highly specialized, full-service environment, integrates advanced technology and convenient on-site amenities, and provides direct access to one of Dallas' premier healthcare hubs. This environment streamlines patient care, improves workflow, and fosters collaboration.

On Campus Services



Free Garage
Parking



Full-service café
& Starbucks
(Pavilion I)



On-site property
management &
engineering



Highway Visibility with
500,000 VPD Count

Pavilion III

Pavilion II

Medical City
Spine Hospital

Medical City
Heart Hospital

Pavilion I



MEDICAL CITY HEART & SPINE HOSPITAL SERVICES

Medical City Heart & Spine Hospital in Dallas is a specialized facility focused on advanced cardiovascular and spine care, offering comprehensive diagnostic, surgical, and inpatient services for complex conditions. It is part of the Medical City Healthcare network and is known for combining leading-edge technology with specialized physicians in heart and spine medicine.



Imaging services including CT, MRI, and X-ray



Intensive Care Unit access
(Over 100 ICU beds with
planned expansion)



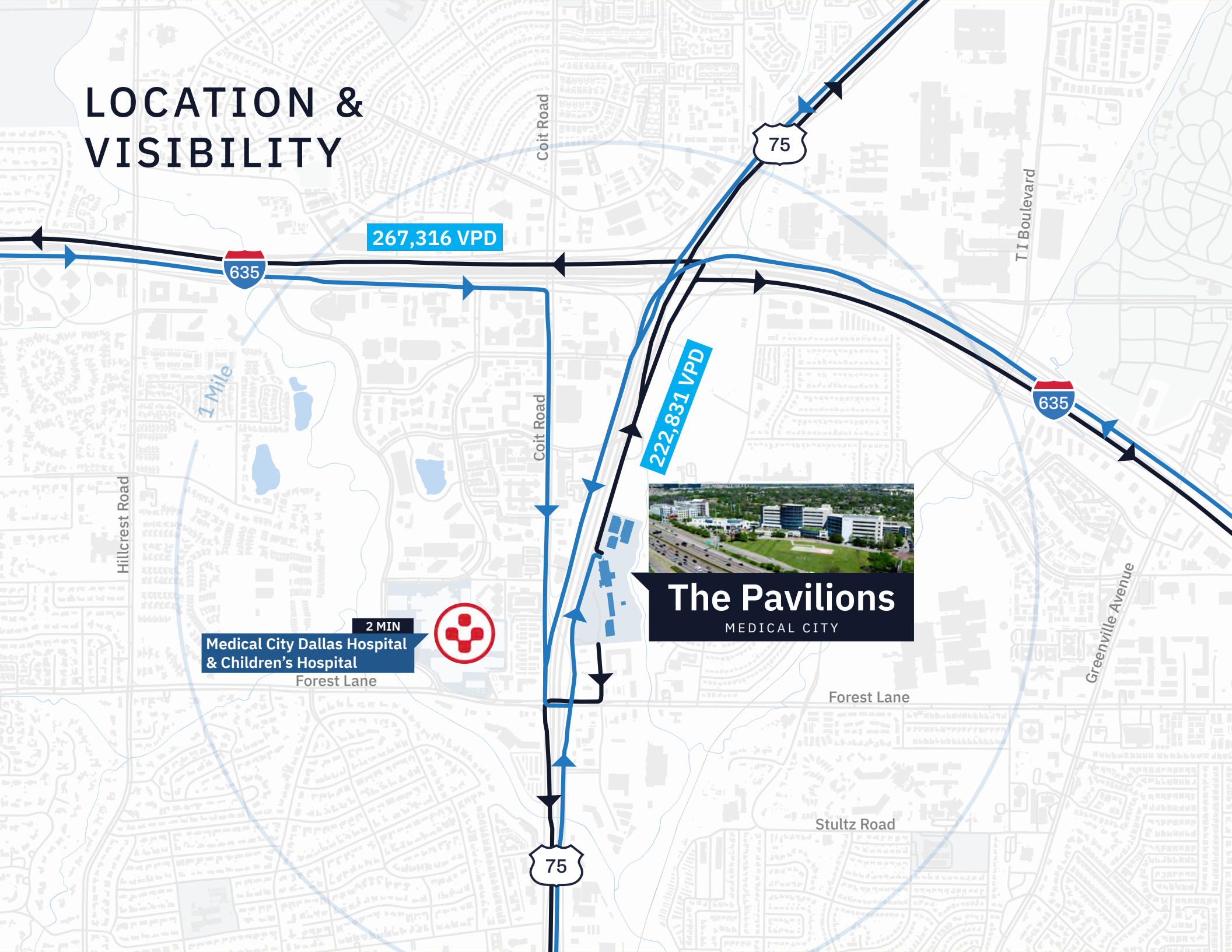
Only dedicated cardiac
emergency room in Dallas



Clinical trials and industry-
leading research



LOCATION & VISIBILITY



267,316 VPD

222,831 VPD

2 MIN
Medical City Dallas Hospital
& Children's Hospital
Forest Lane



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PAVILION I

- 11970 NCX, Dallas, TX
- 6-Story Class A
- 130,105 RSF
- Year Built 2010 / Renovated 2025
- Five Story Covered Free Parking Garage: 5/1,000
- Skybridge from Building to Parking Garage



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PAVILION II

- 12222 NCX, Dallas, TX
- 4-Story Class A
- 68,217 RSF
- Year Built 2010
- Covered Patient Drop Off
- Free Nine-Story Parking Garage with Direct Access to Building



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PAVILION III

TOUCHLESS PATIENT EXPERIENCE

- 12228 NCX, Dallas, TX
- 4-Story Class A+
- 108,506 RSF
- Year Built 2021
- Free Nine-Story Parking Garage with Direct Access to Building
- Building III offers Touchless Entry & Exit Points and State-of-the Art Building Technology



FREE & CONVENIENT PARKING



PREMIER LOCATION, ESSENTIAL STATS

Nestled between Dallas' finest districts and vibrant residential neighborhoods

Key Indicators for 2025 (1 Mile)

14,210

Total
Population

\$75,504

Median Household
Income

7,032

Total
Households

\$36,535

Median Net
Worth

2.00

Average
Household Size

77

Esri Wealth
Index

35.1

Median
Age

46

Esri Housing
Affordability Index

41,070

Daytime
Population

85

Esri Diversity
Index

Key Indicators for 2025 (3 Mile)

153,908

Total
Population

\$71,842

Median Household
Income

67,431

Total
Households

\$53,222

Median Net
Worth

2.27

Average
Household Size

107

Esri Wealth
Index

36.2

Median
Age

43

Esri Housing
Affordability Index

207,890

Daytime
Population

85

Esri Diversity
Index

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data



Preston Hollow Neighborhood



Lake Highlands Neighborhood



Prestonwood Neighborhood



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