

welltower

MEDICAL OFFICE SPACE

FOR LEASE

Click or Scan Below



For Information:

WELLTOWER LEASING
833.275.9355
leasing@welltower.com

West Tower at City Hospital

9330 POPPY DRIVE | DALLAS, TX

medicaloffice.welltower.com

EXECUTIVE SUMMARY

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Location Description

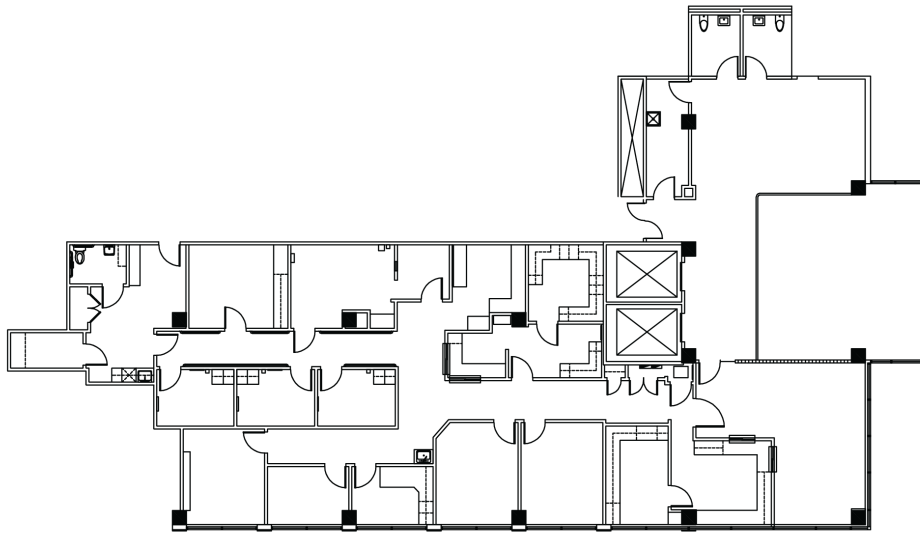
The West Tower is located on the campus of Doctor's Hospital at White Rock Lake at the intersection of Buckner Blvd and Garland Rd in Dallas, Texas. West Tower is connected to the hospital by a skybridge. The property is located approximately five miles East of Downtown Dallas on Loop 12.

Property Highlights

- Located on the campus of City Hospital at White Rock
- Directly connected to the hospital through a climate-controlled sky-bridge
- Convenient patient drop-off area and a gracious lobby to mark the entrance
- Features gurney-sized elevators
- Custom-designed office suites
- Additional features include, 500 space parking garage, Wellness Center, Aquatic Therapy Center, Cardiac/Orthopedic Rehab Center and a Conference Center
- Generous tenant improvement allowance provided for shell spaces

FLOOR PLANS

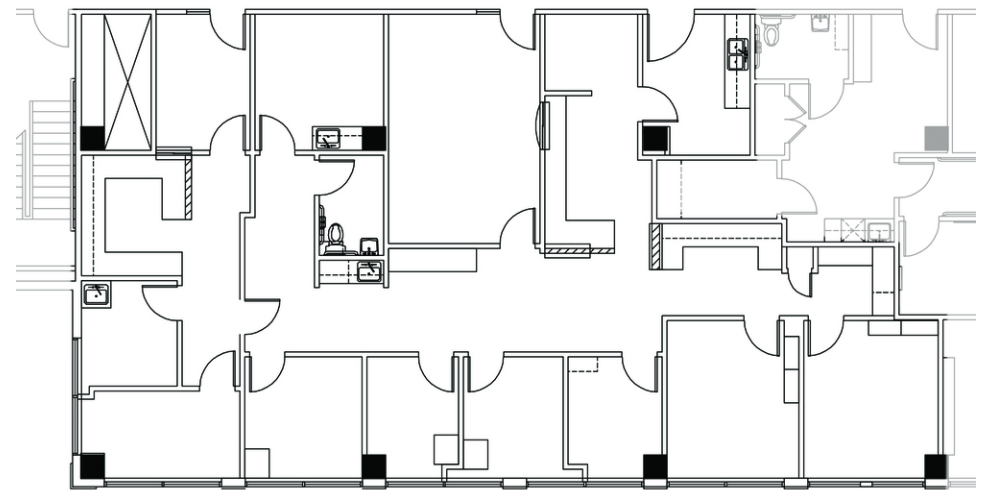
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300

2,230 RSF

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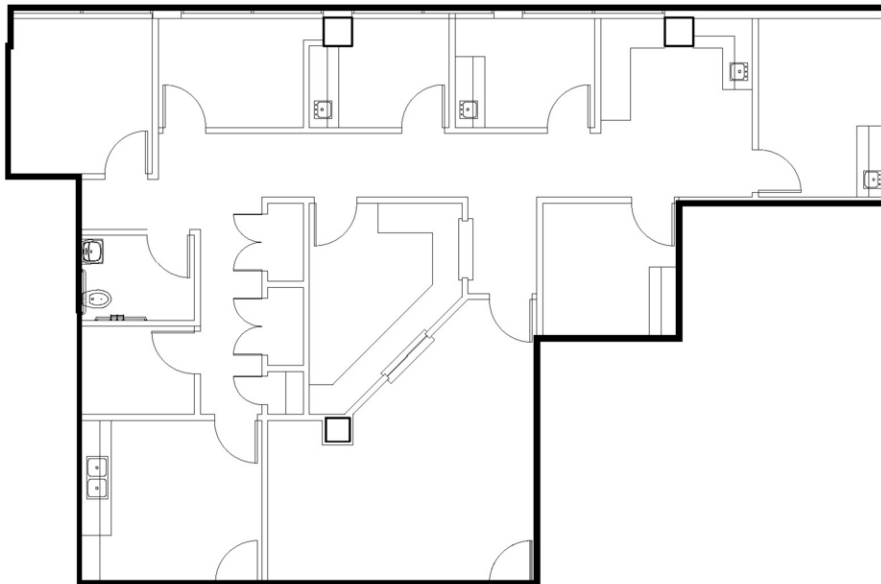
302

2,330 RSF



FLOOR PLANS

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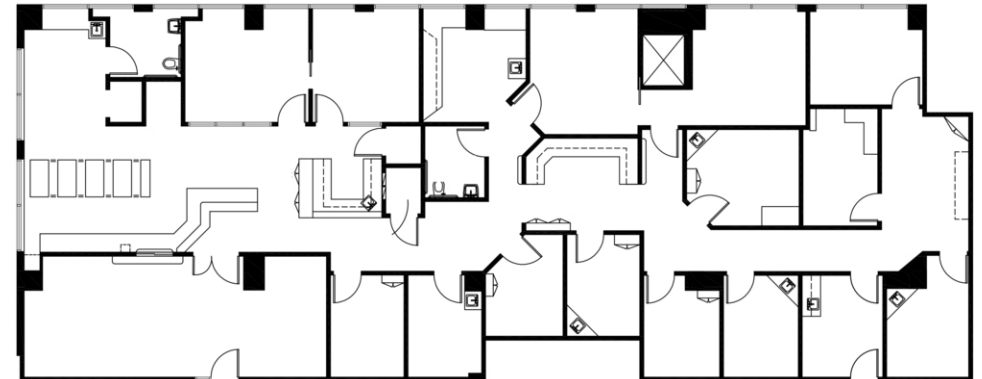
304

1,642 RSF

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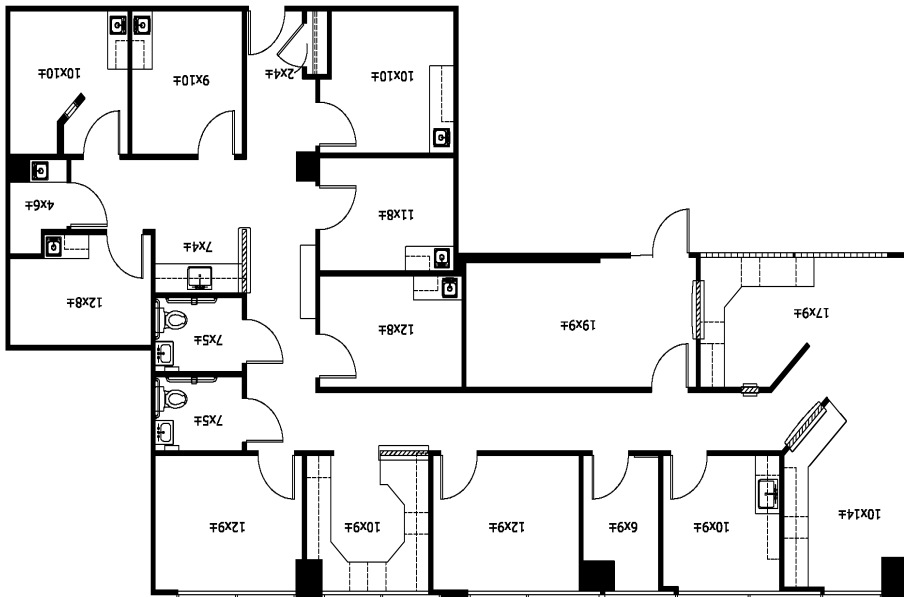


306

2,514 RSF

FLOOR PLANS

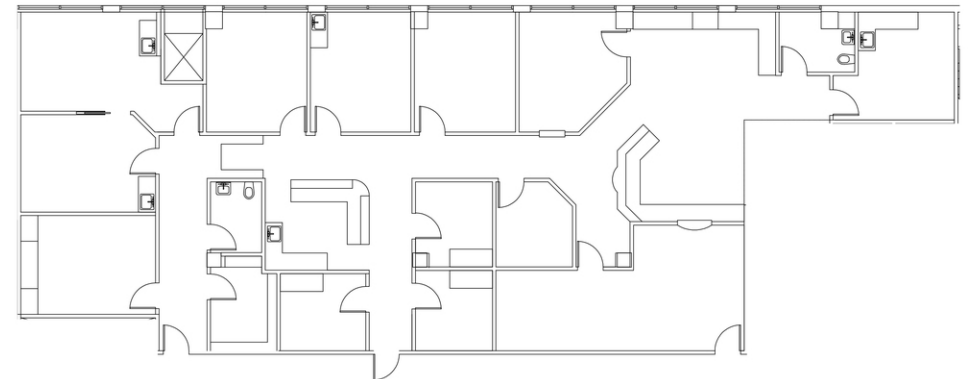
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400

2,425 RSF

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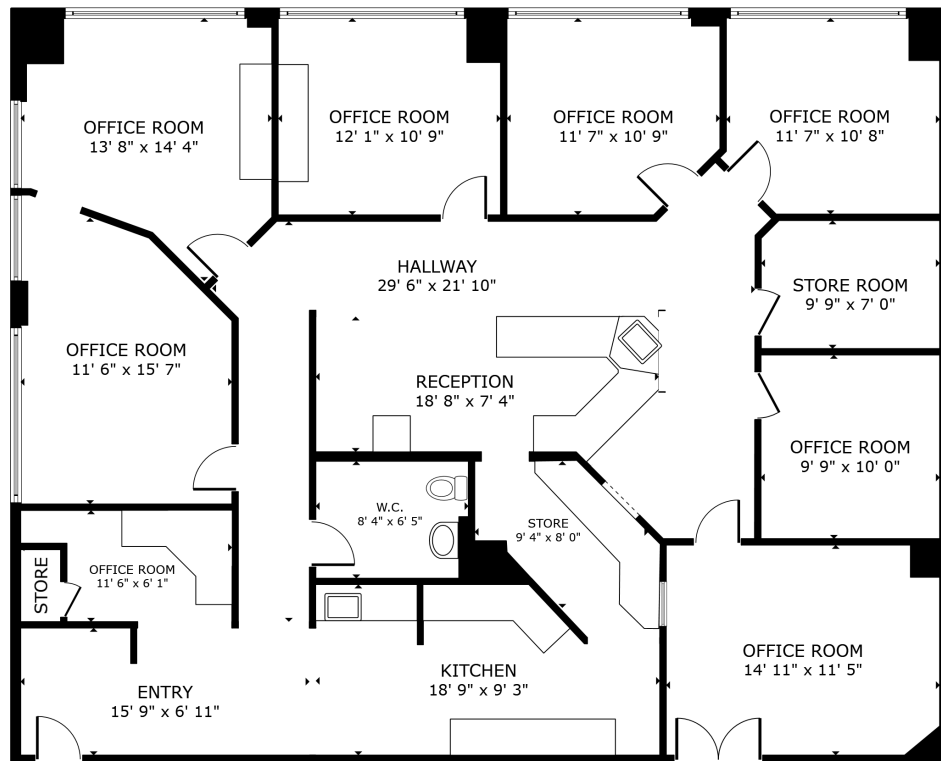


405

2,908 RSF

FLOOR PLANS

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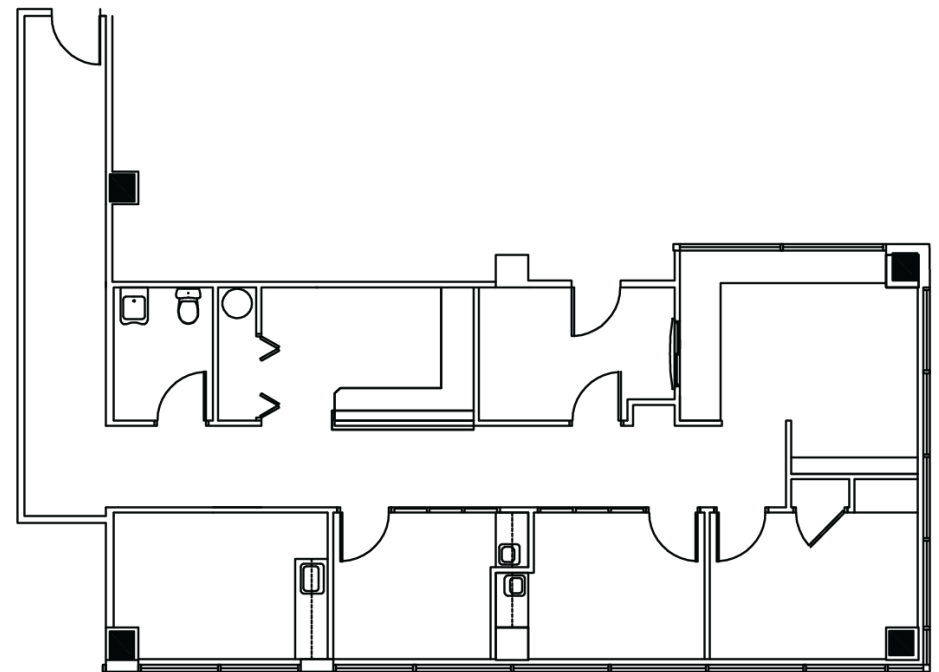
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Floor Plan Information

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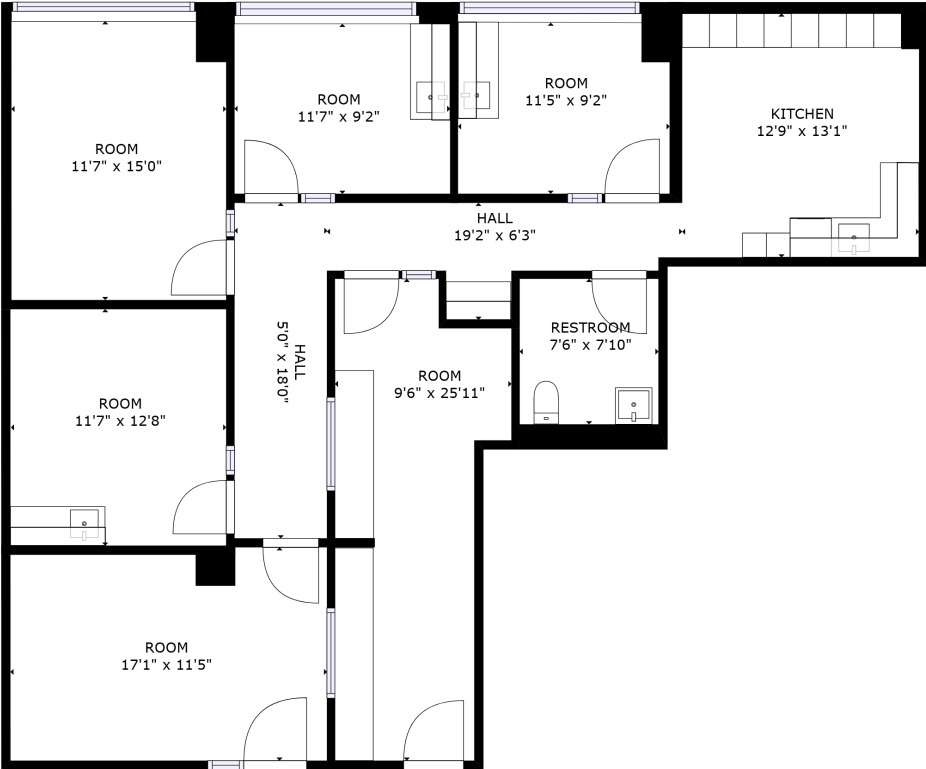


500

Floor Plan Information

FLOOR PLANS

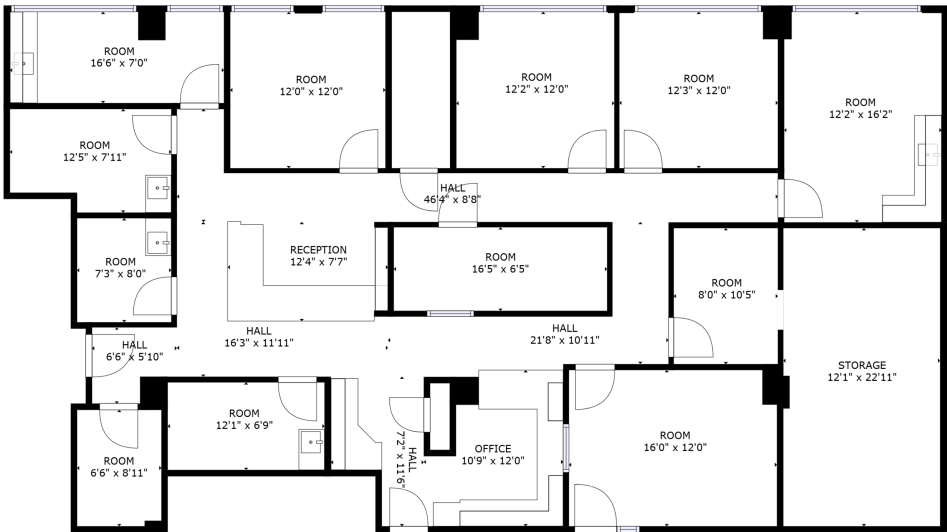
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500B

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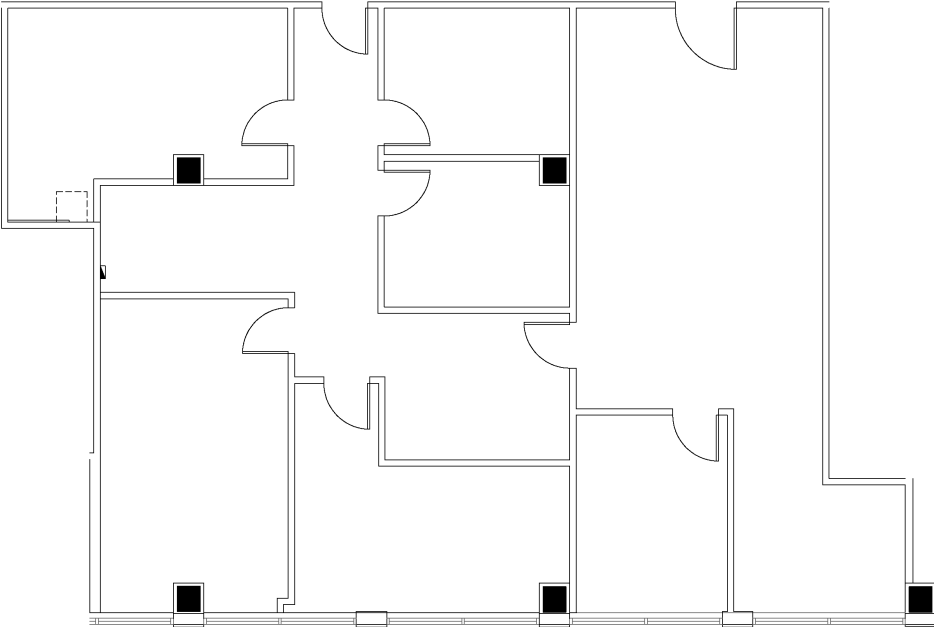


501

Floor Plan Information

FLOOR PLANS

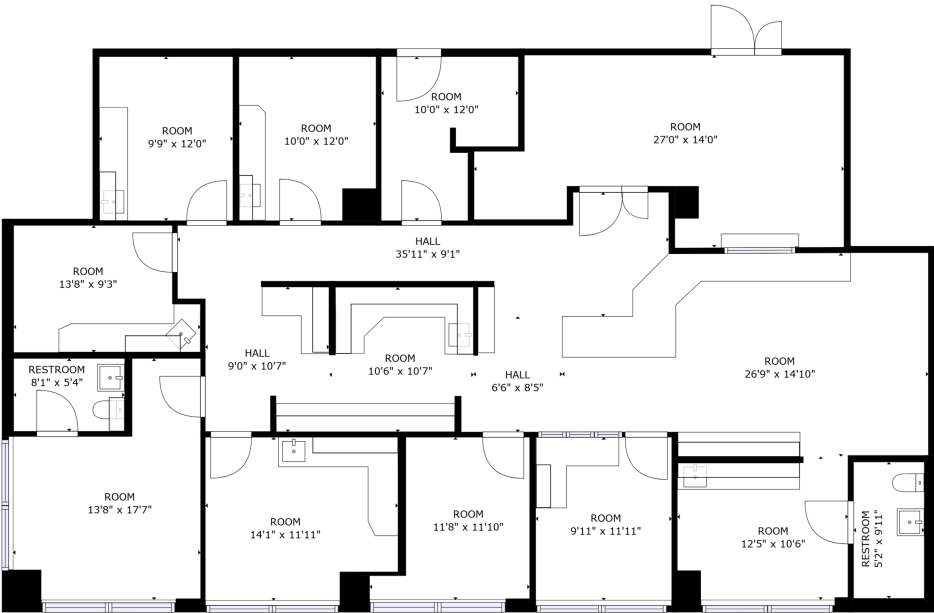
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505

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507

Floor Plan Information

DEMOGRAPHICS MAP & REPORT



Population	1 Mile	3 Miles	5 Miles
Total Population	8,651	115,078	367,668
Average Age	43.4	37.0	33.2
Average Age (Male)	43.1	34.4	32.0
Average Age (Female)	43.3	39.4	34.5

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,013	46,020	146,225
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$95,530	\$75,338	\$66,739
Average House Value	\$285,170	\$255,516	\$241,942

* Demographic data derived from 2020 ACS - US Census

