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# FOR SALE OR LEASE

**Former Urgent Care Clinic**  
**Garland, Texas**



## PROPERTY INFO

**Location:** 7145 N. President George Bush Turnpike  
Garland, Texas

**Building Area:** 2,000 – 5,920 SF

**Purchase Price:** \$2,200,000 (full building)

**Lease Rate:** \$25-26 PSF + NNN

**Current Build Out:** Urgent Care Clinic

**Built:** 2001

**Construction:** Masonry

**Parking Ratio:** 6.3/1,000



## **CONTACT**

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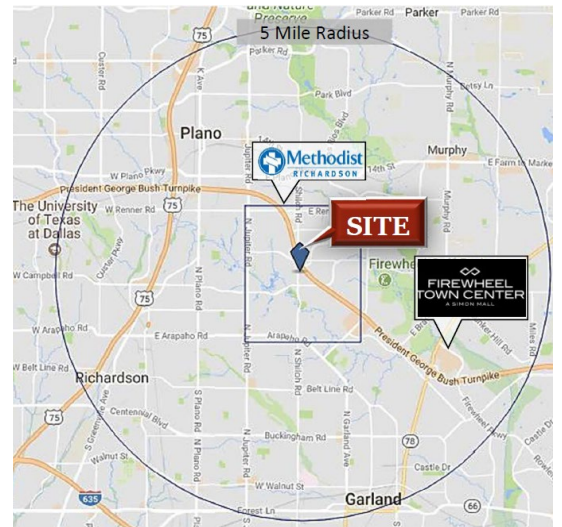
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### HIGHLIGHTS

- Fully Built-Out Medical Clinic
- Excellent Visibility & Easy Access from President George Bush Highway
- Centrally Located; within 1 Mile of Methodist Hospital and 3 Miles of Firewheel Town Center & North Garland Shopping Center



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## Freestanding 5,920 SF Building

- 13 Exam Rooms
- Large Waiting Areas
- Reception
- X-Ray Room
- Large Business Room
- Nurse Station
- Lab
- 4 Restrooms
- Break Room

