



PHYSICIANS REALTY TRUST



LINCOLN
HARRIS | CSG
Corporate Services Group

MEDICAL OFFICE SPACE FOR LEASE

4352 North Josey Lane, Carrollton, TX 75010



Located on the Campus
of Carrollton Regional
Medical Center

**ENTIRE FACILITY:
21,470 RSF AVAILABLE 5/1/23**

BAYLOR CANCER CENTER CARROLLTON

SUPERIOR LOCATION

Located directly on the campus of The Carrollton Regional Medical Center.

2ND GENERATION SPACE

Second-generation space with tenant improvement allowance available.

SIGNAGE OPPORTUNITY

Highly visible signage opportunity available along N Josey Lane

BAYLOR CANCER CENTER CARROLLTON

OVERVIEW

Baylor Cancer Center is a single-story medical office building totaling 21,470 SF in Carrollton, Texas. Located on the campus of The Carrollton Regional Medical Center, the building features easy patient and physician ingress/egress via North Josey Lane (exceeding 30,000 VPD). The available building suites are in second-generation condition and ownership is offering tenant improvement packages for customizable space plans.

HIGHLIGHTS

- **Surface Patient Parking**
- **Close Retail Amenities**
- **Easy Patient Access**
- **Tenant Improvement Allowance Available**

DEMOGRAPHICS 5-MILE RADIUS



KEY FACTS

367,370
2020 Population

2.3
Average Household Size

38.6
Median Age



POPULATION TRENDS

3,717
2022 Population Density
(per square mile)

4.1%
2022-2027 Population Annual
Growth Rate

136,302
2022 Total Daytime Population



WEALTH

\$80,498
Median Household Income

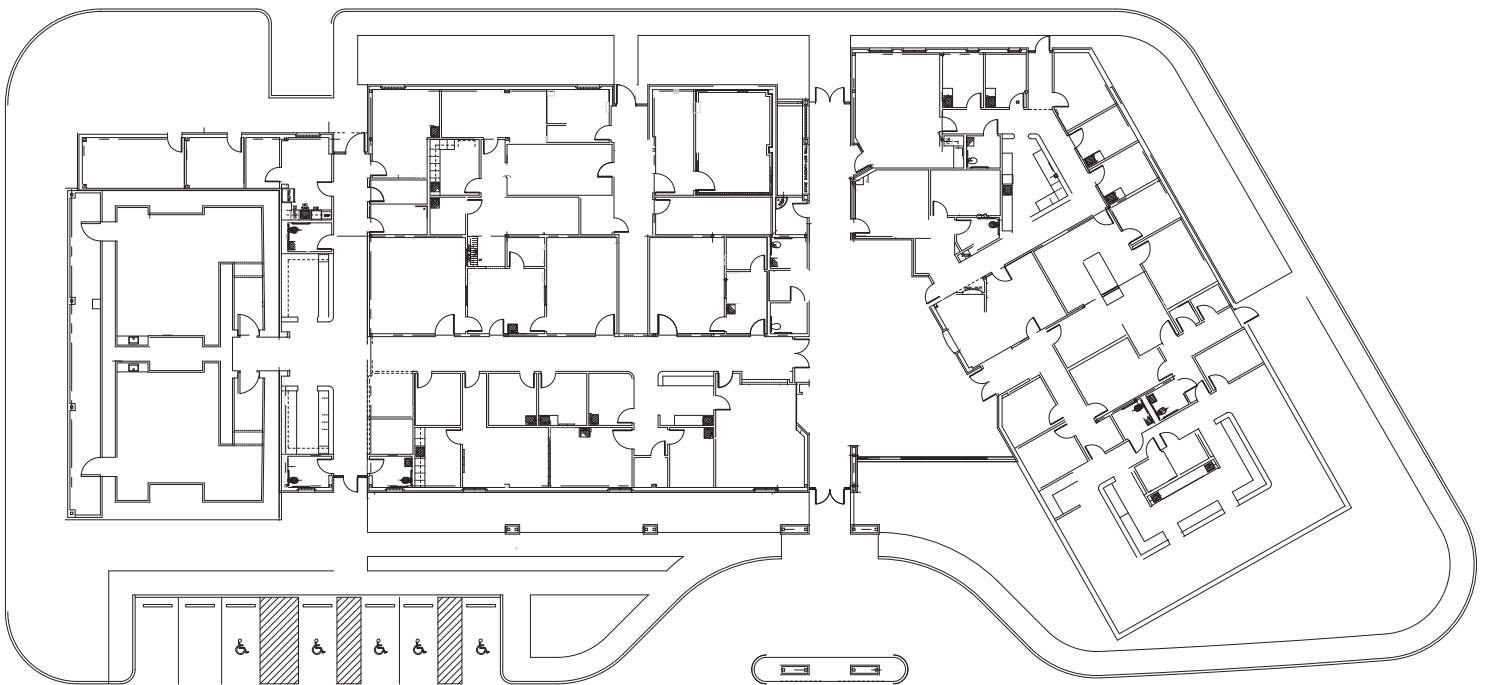
\$337,554
Median Home Value

3.3%
Unemployment Rate



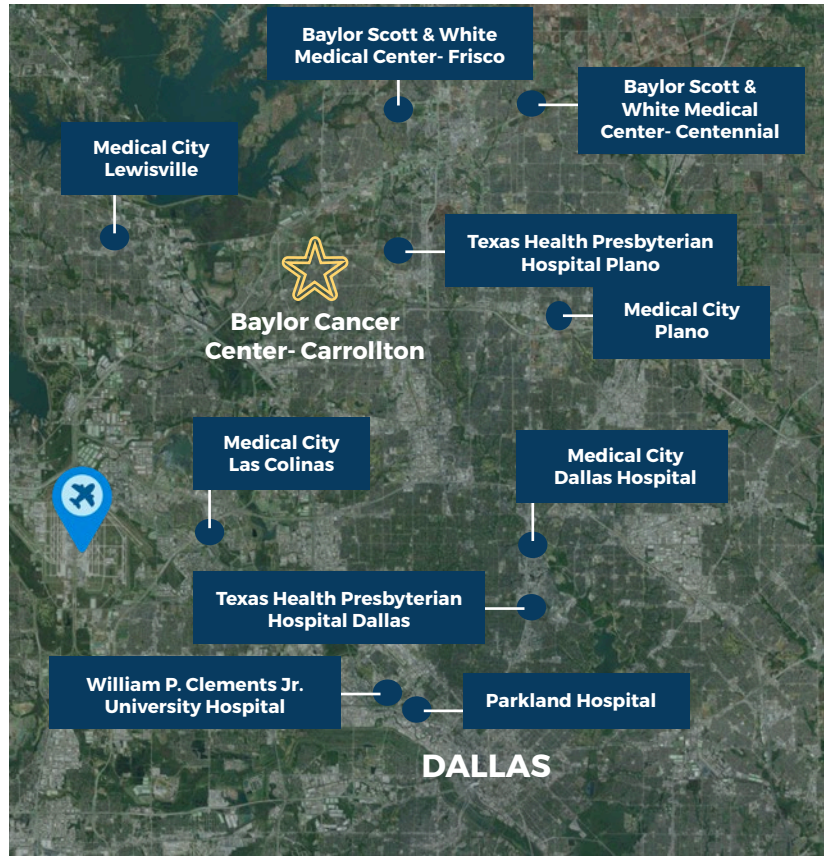
FLOOR PLAN

21,470 RSF



4352 North Josey Lane, Carrollton, TX 75010

BAYLOR CANCER CENTER CARROLLTON



For leasing information please contact:



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