



PHYSICIANS REALTY TRUST



LINCOLN
HARRIS | CSG
Corporate Services Group

FOR LEASE

3144 Horizon Road Rockwall, TX 75032



Rockwall MOB II is a state-of-the-art Medical Office Building on the THR-Rockwall campus.

2,621-6,172 SF AVAILABLE

ROCKWALL MEDICAL OFFICE BUILDING II

CUSTOMIZABLE SUITES

Generous tenant improvement allowances available for customizable space layouts.

NUMEROUS AMENITIES

Property features include surface patient parking, contemporary lobby, convenient drop off/pick up location..

AMPLE PARKING

Above market parking for tenants and patients (Ratio est. 6/1000).

ROCKWALL

MEDICAL OFFICE BUILDING II



OVERVIEW

The Rockwall Medical Office Building II Professional is a Class-A two-story Institutionally owned Medical Office Building consisting of 55,012 square feet in Rockwall, TX. Located on the campus of the Texas Health Presbyterian Hospital Rockwall, with easy access to Horizon Road (19,500 VPD), Ridge Road (26,403), and Interstate 30, the building provides great ingress/egress for patients and physicians.

MEDICAL DISCIPLINES IN BUILDING:

- Oncology
- Surgery Center
- Digestive Consultants
- Women's Care

DEMOGRAPHICS 5-MILE RADIUS



POPULATION

90,219
2020 Population

37.8
Median Age



FINANCIAL

\$98,275.00
Median Household Income

5.4%
Unemployment Rate



5-YEAR TRENDS

11.7% Projected Population Growth

11.8% Projected Median Household Income Growth

AMENITIES

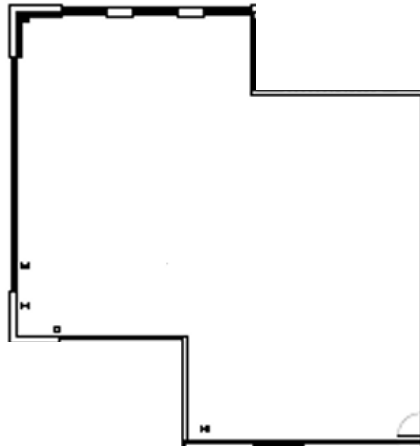
- Surface Patient Parking
- Contemporary Lobby
- Convenient Drop off/Pick up location
- Adjacent to THR-Rockwall Hospital



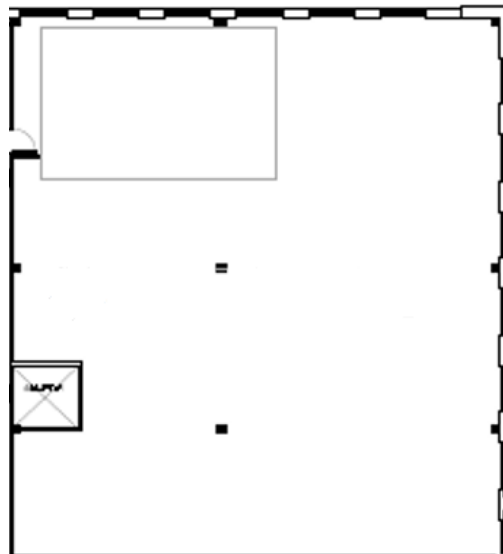
ROCKWALL

MEDICAL OFFICE BUILDING II

Second Floor Shell Space: 2,621 SF



Second Floor Shell Space: 3,551 SF

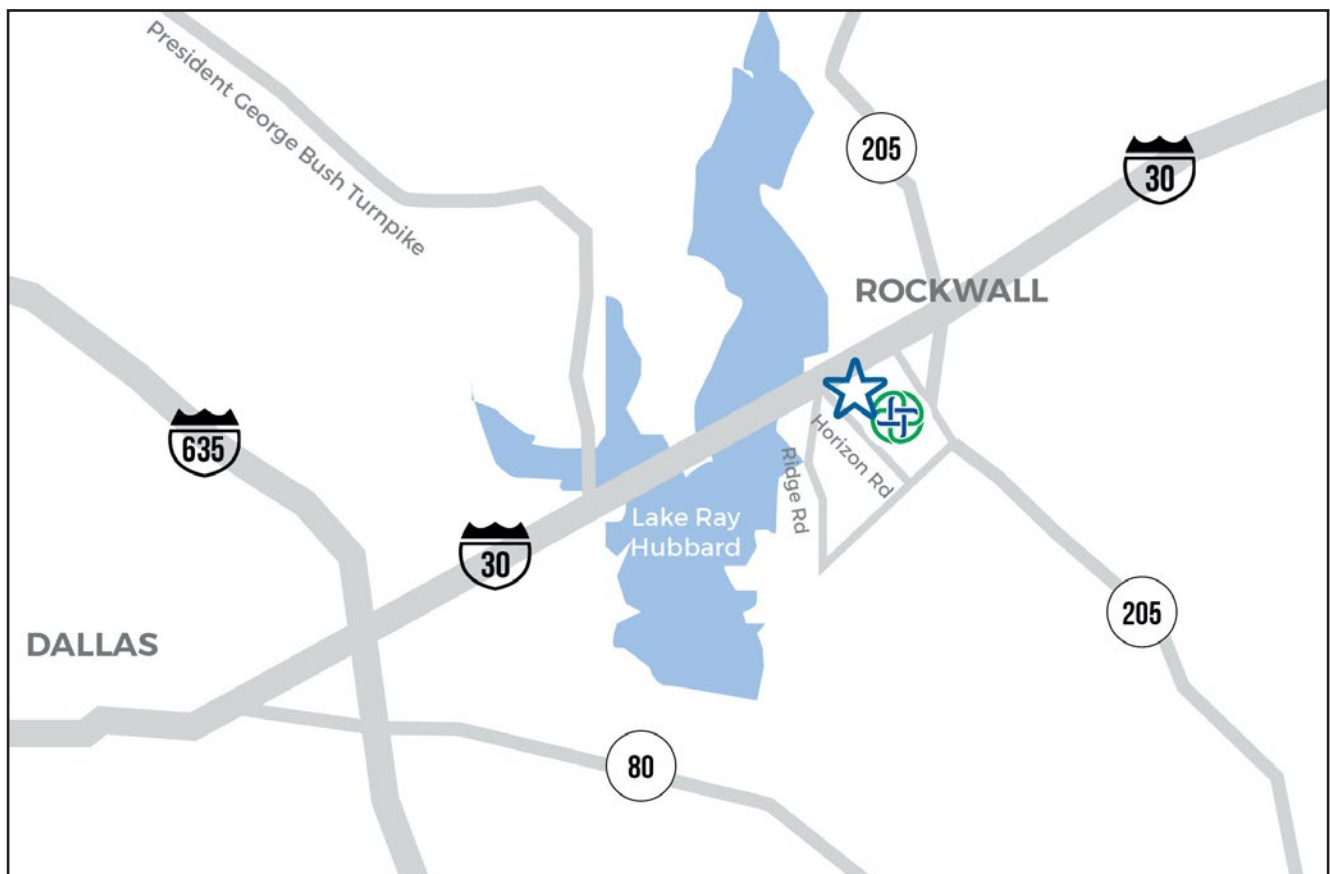




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www.lincolnharrishealthcare.com

For leasing information please contact:



Nat Klein
Doug Maclay



214 261 2325
214 461 2371



nklein@lpc.com
dmaclay@lpc.com

6688 N Central Expressway, Suite 300, Dallas TX 75260