

FOR LEASE



CLASS A MEDICAL OFFICE BUILDING

7410 N Highway 161

LAS COLINAS TERRACES // IRVING, TX 75039

42,000 SF

THREE STORIES

Q3 2027

DELIVERY



PRACTICE
REAL ESTATE

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The newest Class A Medical Office Building in Las Colinas

TWO WINGS, ONE BRIDGE

A glass bridge links both wings on Levels 2 and 3.

VISIBILITY

Corner of SH 161 and Las Colinas Blvd, visible from both.

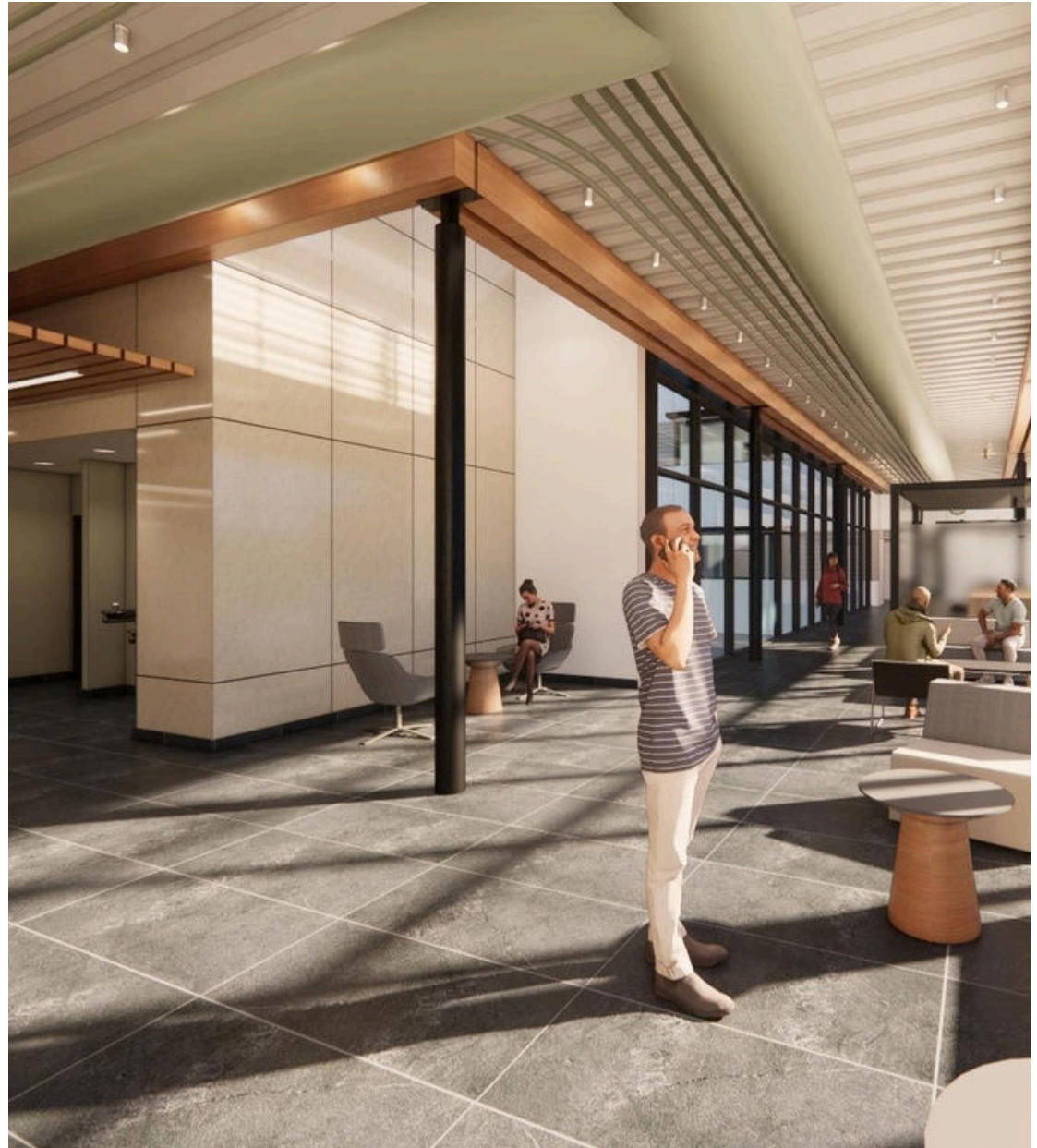
LAS COLINAS TERRACES

Mixed-use community with fitness, dining, a bank and a convenience store on site.

BUILT FOR

Specialty medical: dermatology, orthopedics, plastics, dental specialists
Wellness: med spa, PT, chiropractic.

Also suited for professional office users.



7410 N Highway 161

MEDICAL OFFICE BUILDING FOR LEASE



REGIONAL ACCESS



SITE AERIAL

WHO LIVES HERE // ZIP 75039

24,600

RESIDENTS

33

MEDIAN AGE

\$102,400

MEDIAN HOUSEHOLD INCOME

\$567K

MEDIAN HOME VALUE

MEDICAL NEIGHBORS

Medical City Las Colinas
Baylor Scott & White Surgical
Hospital
Texas Oncology Las Colinas

MAJOR EMPLOYERS

Microsoft's Las Colinas campus
CVS Caremark
Verizon
Wyndham

SHOPPING AND ENTERTAINMENT

Whole Foods
The Shops at MacArthur Hills
Toyota Music Factory
Irving Convention Center

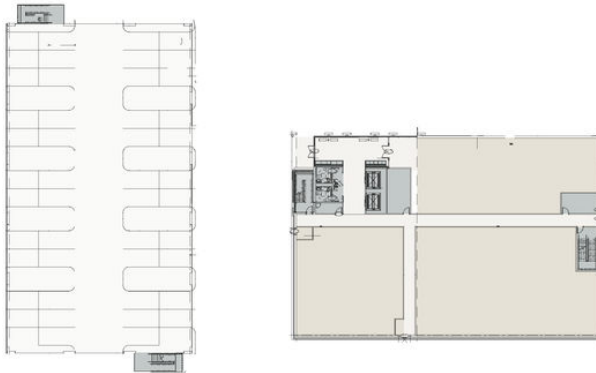
DESIGN AND LAYOUT

Two wings around a central core

Elevators and restrooms sit in the middle of the building, next to the lobby. On Levels 2 and 3, a glass bridge connects them to the west wing, which sits above covered parking.

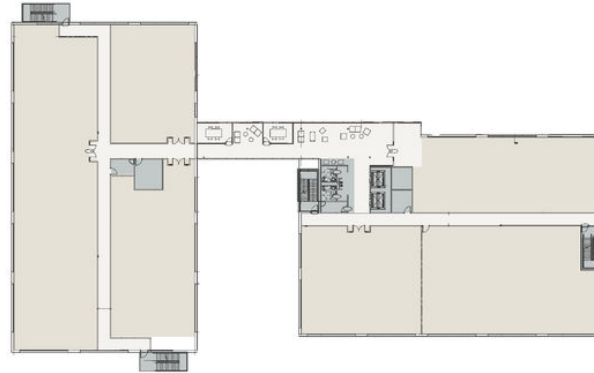
- AVAILABLE
- LOBBY AND CORRIDORS
- ELEVATORS, STAIRS, RESTROOMS
- OCCUPIED

LEVEL 1



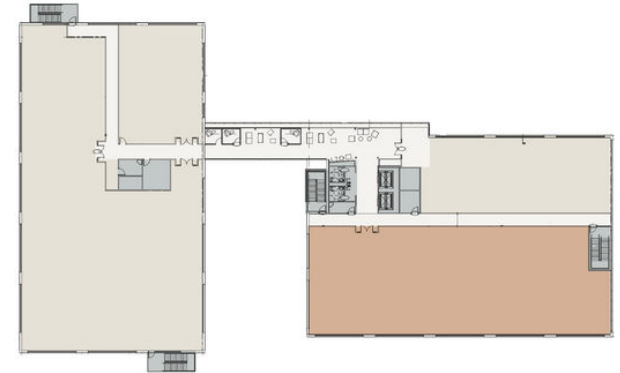
Lobby and core, covered parking

LEVEL 2



Glass bridge with conference rooms

LEVEL 3



Glass bridge with phone rooms



FLOOR-TO-CEILING GLASS

Glass lobbies on all three levels

NATURAL WOOD

Wood paneling and slat ceilings throughout

BUILT-IN SEATING

Benches with work surfaces in the ground-floor lobby

7410 N Highway 161

MEDICAL OFFICE BUILDING FOR LEASE

Phase One of a planned 70,000 SF development.



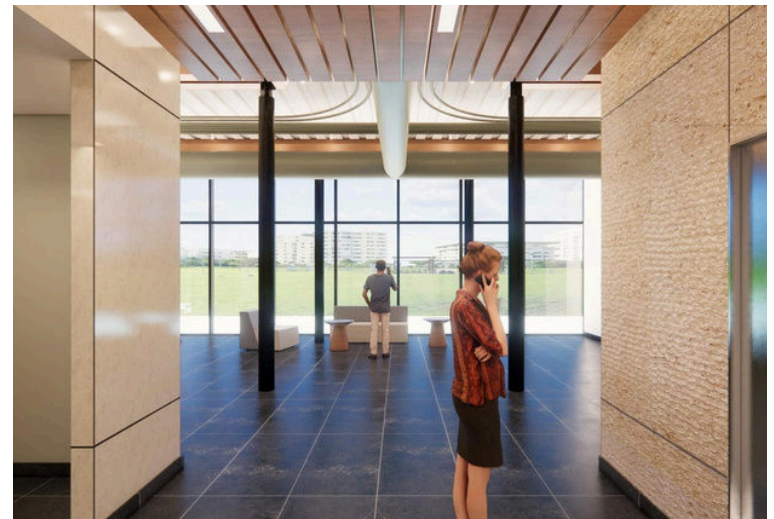
AERIAL FROM NORTH



AERIAL FROM SOUTH



2ND FLOOR BRIDGE



3RD FLOOR LOBBY



For more information

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interest of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must say who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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