

FOR LEASE

Matlock Medical Office

3025 Matlock Rd | Arlington, TX 76015



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Accelerating success.

FLEX PARKS
USA

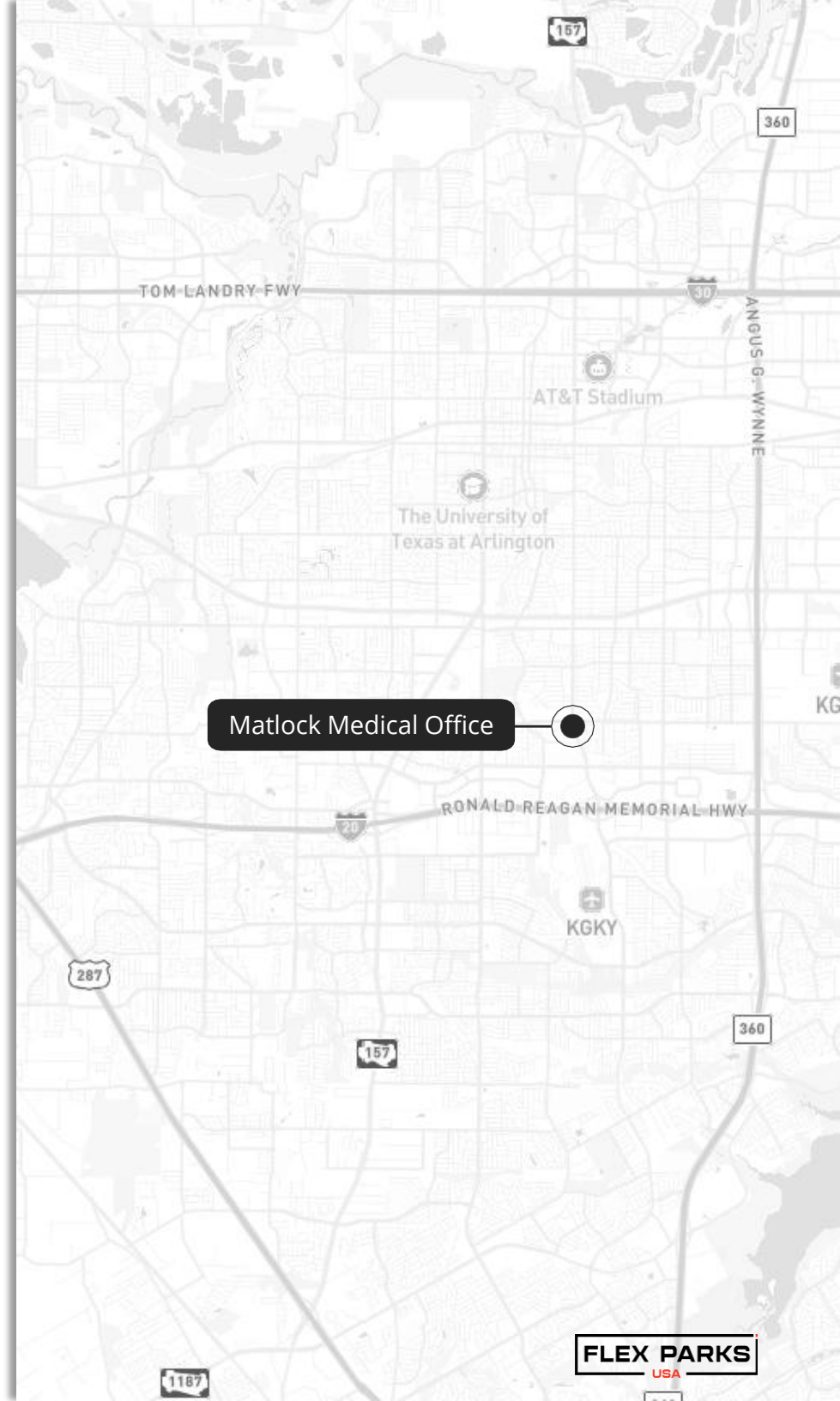
Property Details

3025 Matlock Rd | Arlington, TX 76015

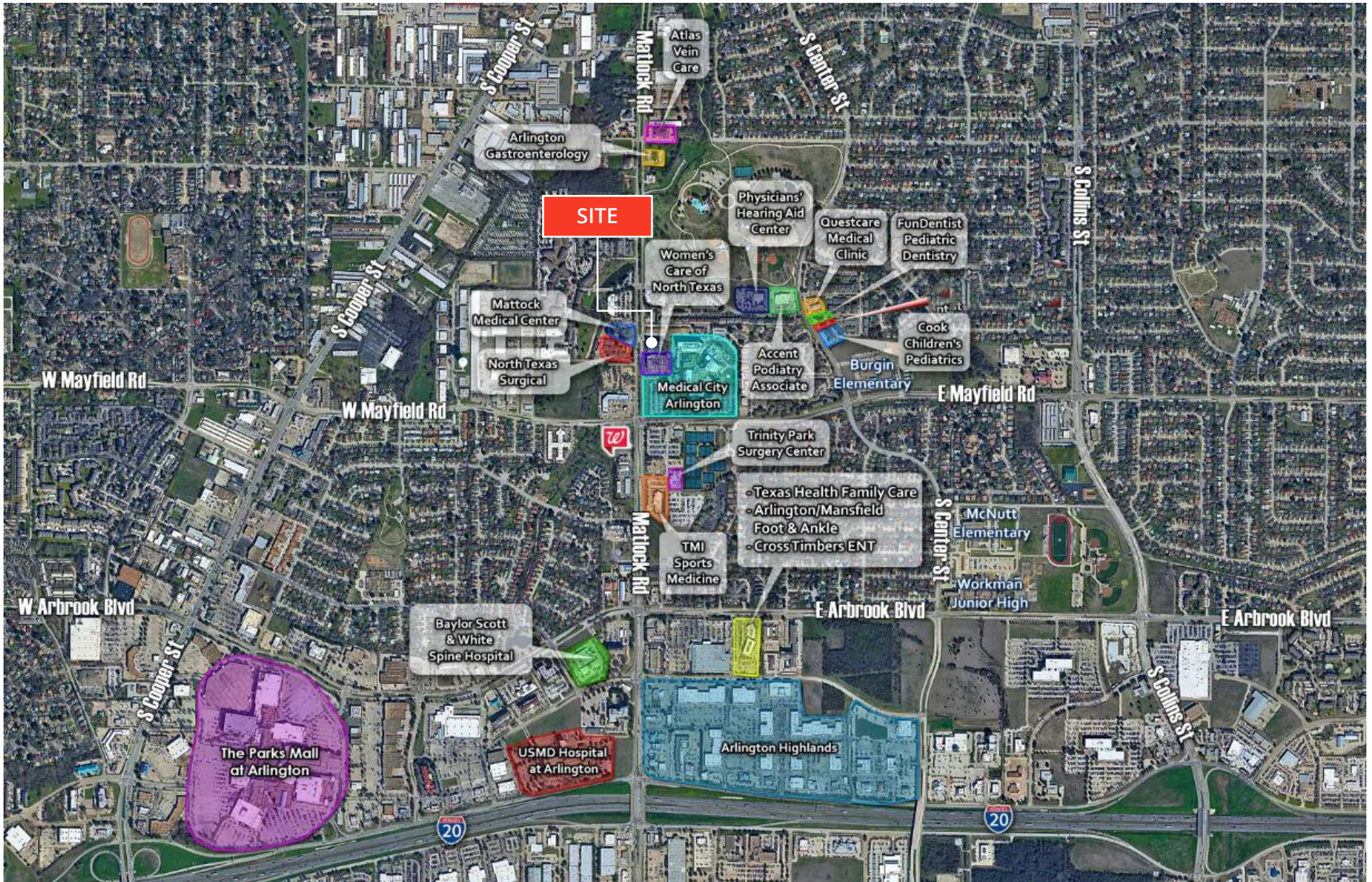
Property Type	Medical/Office
Building Size	10,836 SF
Year Built	1988/2023
Parking Ratio	70 spaces - 13 covered 6.0/1,000 SF
Zoning	Neighborhood & Office Commercial
Availability	Suite 100: ±3,792 - 8,275 SF (Former Med Spa)
Lease Rate	\$20.00 PSF + NNN

Features

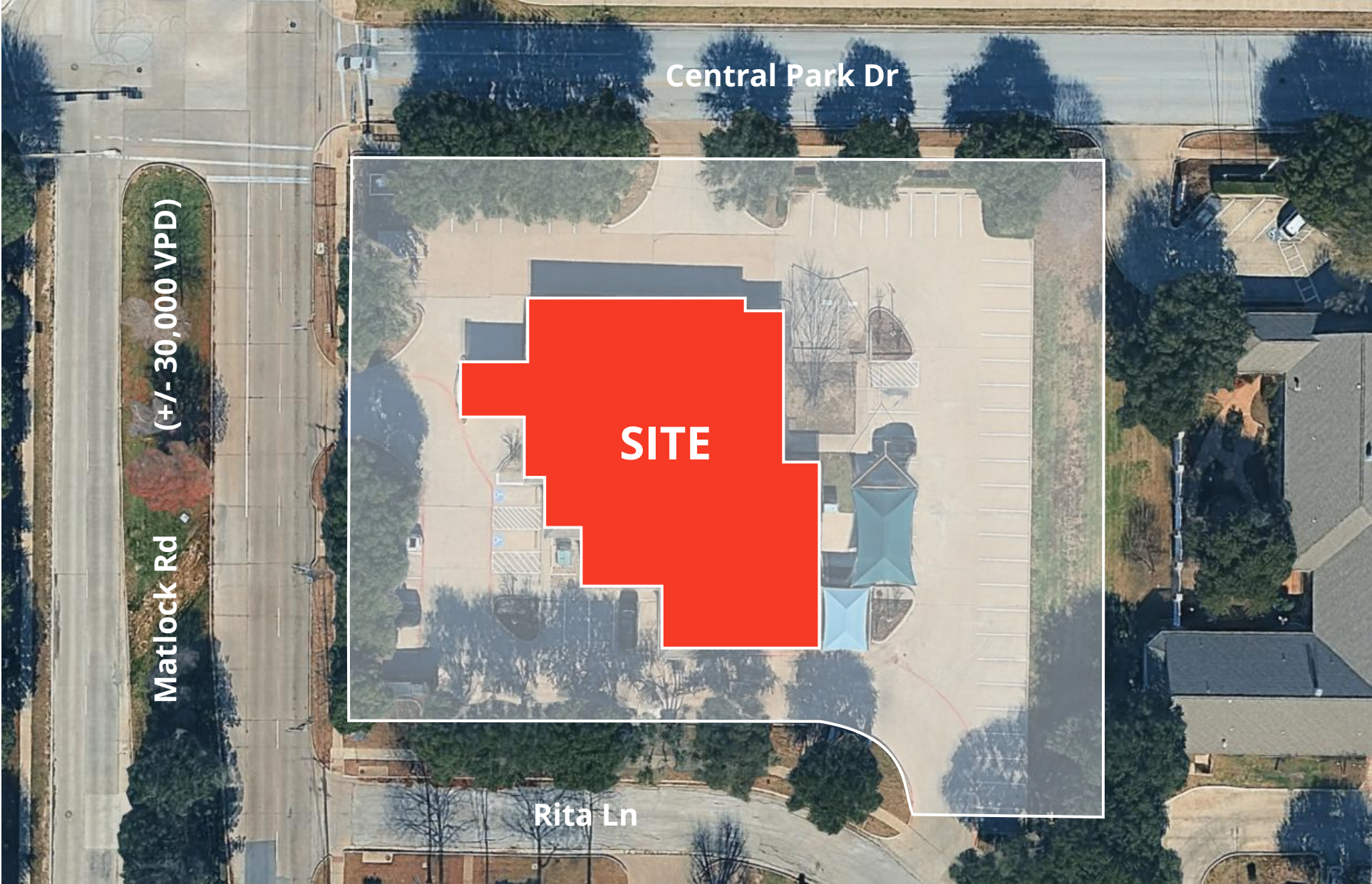
- 2nd gen medical office located less than 1 mile from Medical City Arlington and USMD Hospital
- Located at a signalized intersection with ±30,000 VPD on Matlock Rd
- Building & monument signage available
- Covered patient drop-off with ample surface and covered parking
- Divisible floor plan – can accommodate one large user or two separate medical suites
- \$156M+ in annual healthcare spending within a 5-mile radius



Area Map

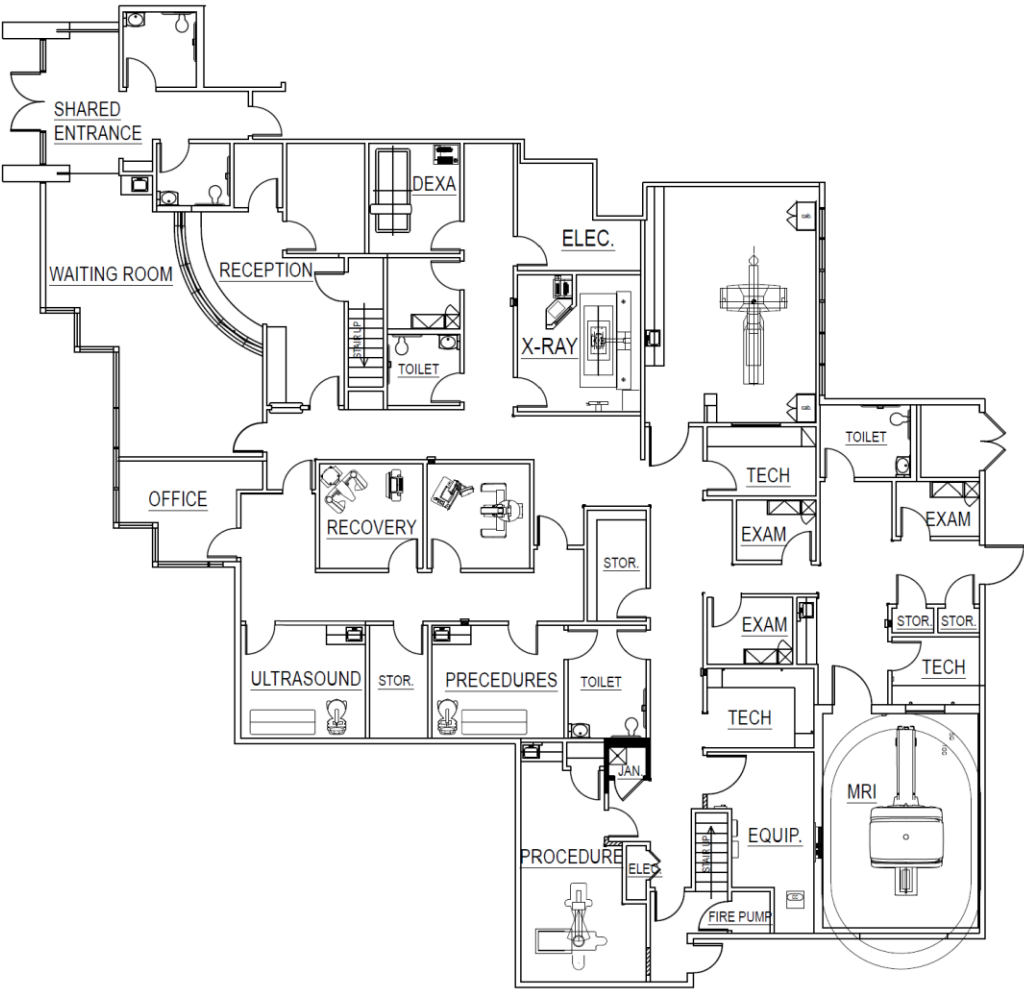


Site Plan

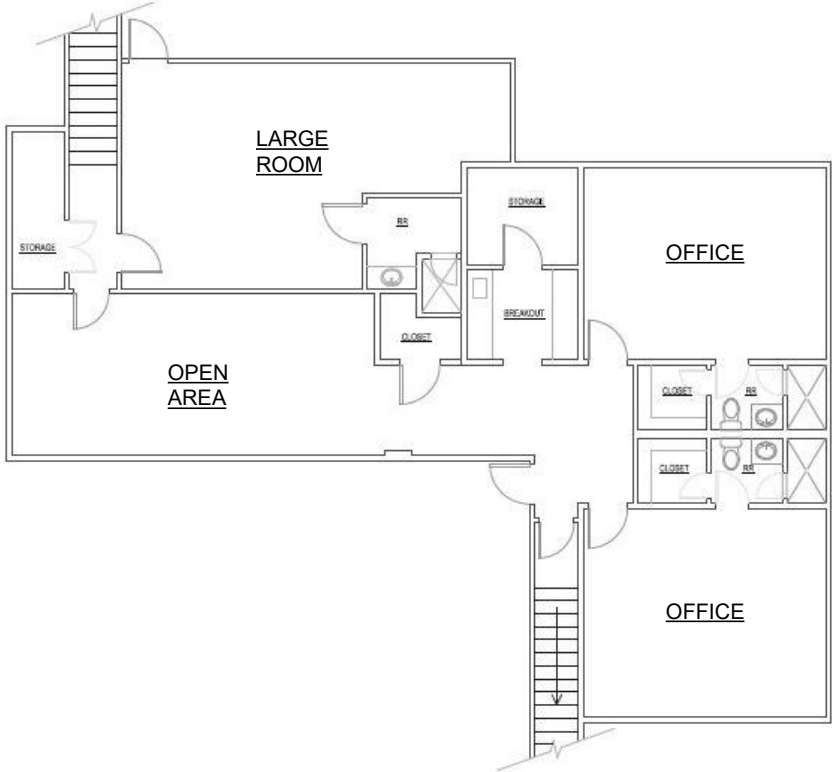


Floor Plan | Suite 100

FIRST FLOOR | 5,796 SF

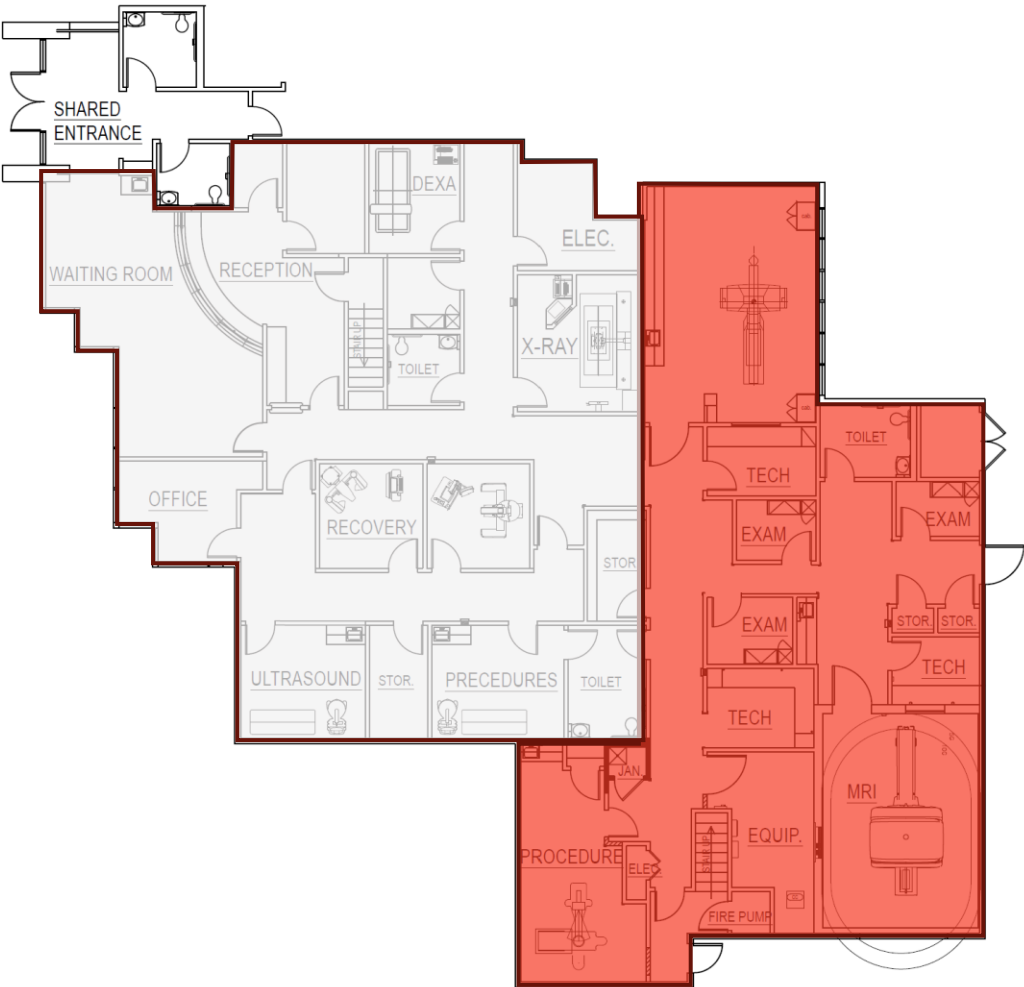


SECOND FLOOR | 2,091 SF

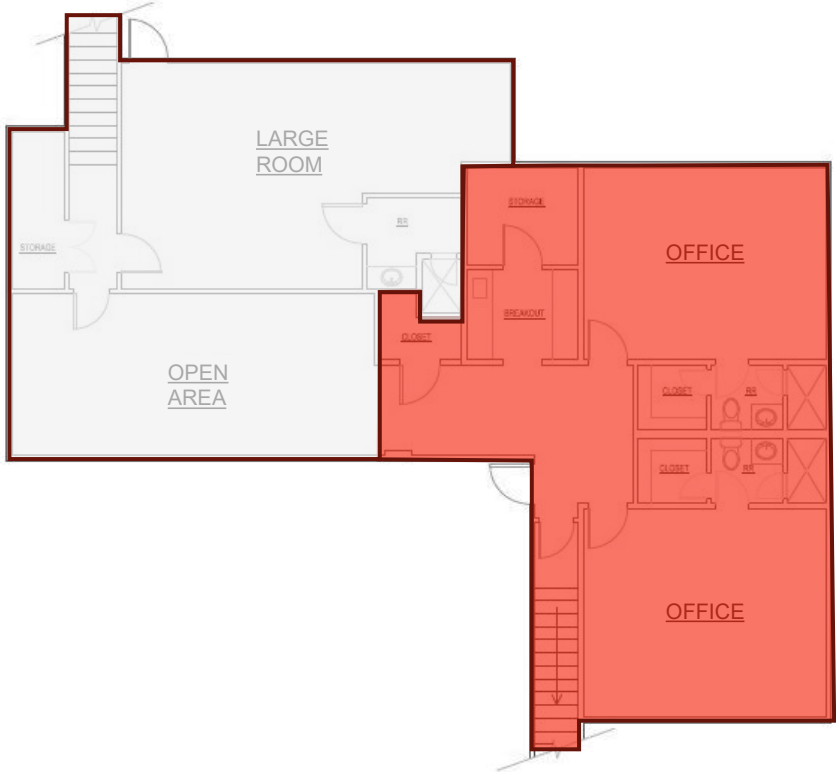


Floor Plan | Options

FIRST FLOOR

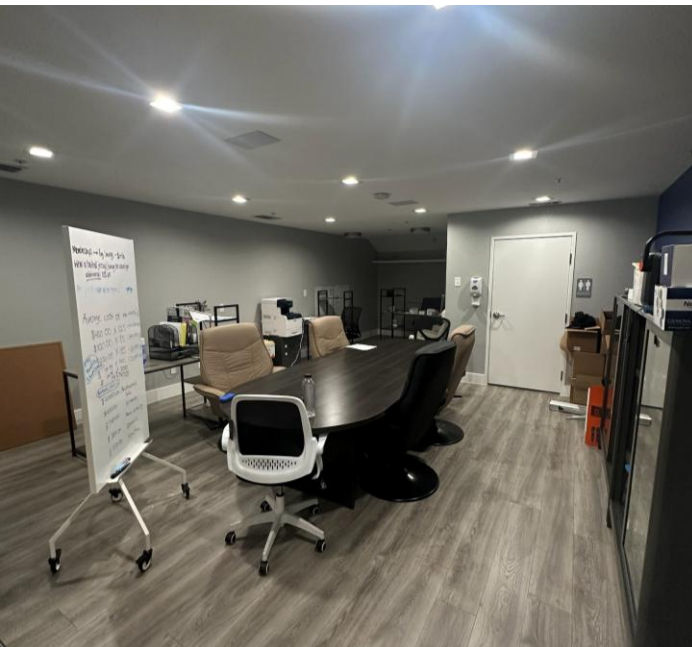


SECOND FLOOR



	1st Floor	2nd Floor	Total SF
 Option 1	2,913 SF	879 SF	3,792 SF
 Option 2	3,282 SF	1,212 SF	4,494 SF

Building Photos



Demographics

Population

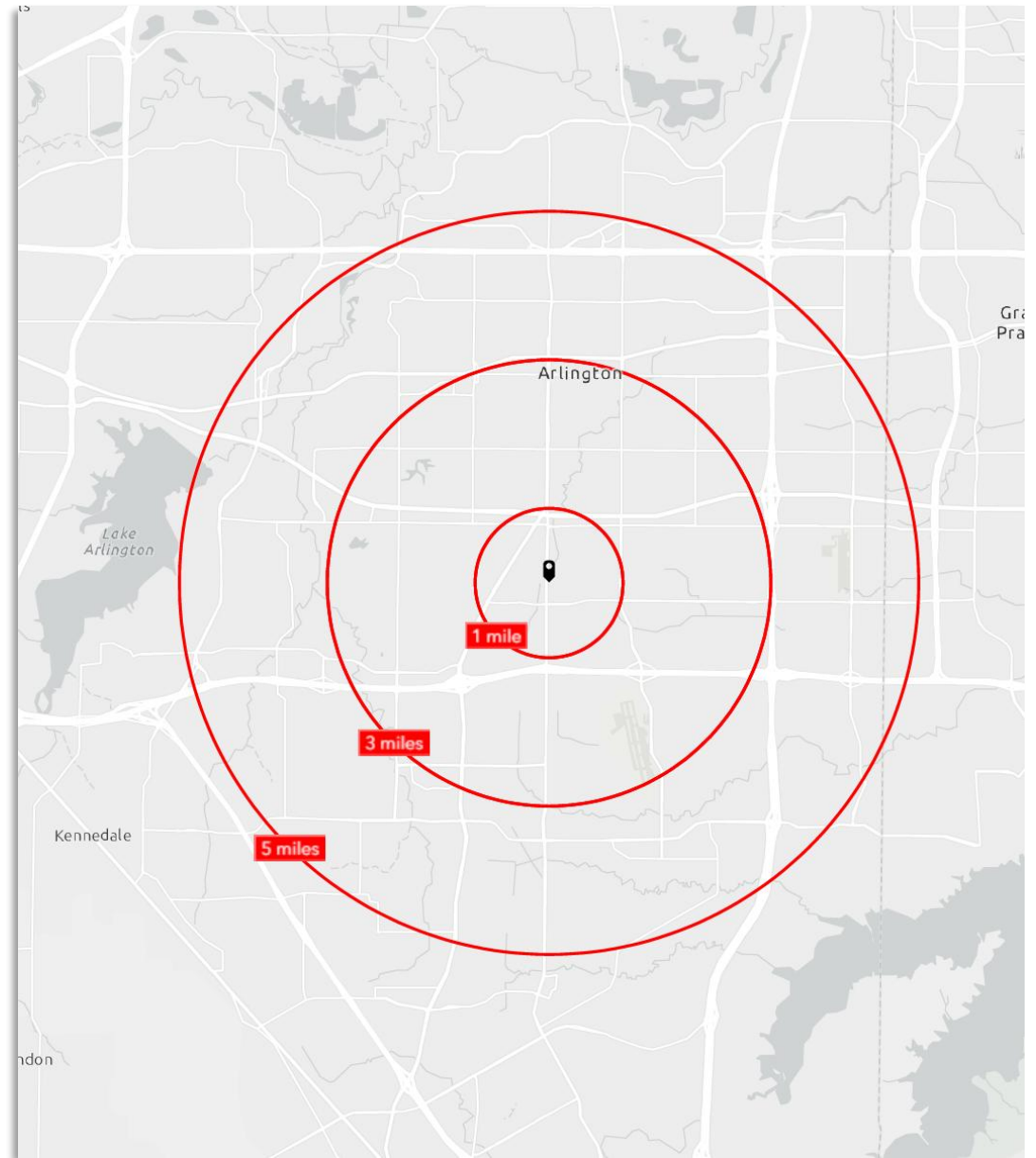
	1-Mile	3-Mile	5-Mile
2025 Population	18,611	117,369	202,246
Average Age	32.9	32.6	36.3
Average Age (Male)	31.9	31.2	34.9
Average Age (Female)	33.9	34.1	37.8

Households

	1-Mile	3-Mile	5-Mile
Total Households (2025)	6,764	41,704	72,787
# of Persons per HH	2.72	2.70	2.77
Average HH Income	\$87,877	\$82,527	\$102,508
Average House Value	\$262,848	\$328,364	\$357,510

Traffic Counts

	VPD
Matlock Rd & Central Park Dr	30,727





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