

MEDICAL OFFICE BUILDING FOR SALE



ROWLETT MEDICAL PLAZA BUILDING II ROWLETT, TX



LOCATION: 5702 Rowlett Road
Rowlett, TX 57089

BLDG SIZE: 10,000 SF

STORIES: 1

ACREAGE: ± 3.135

% LEASED: 100%

YEAR BUILT: 1998

PARKING: 58 spaces

SALE PRICE: \$2,150,000

HIGHLIGHTS

- ▄ Tenancy: Lake Pointe Partners, LTD.
- ▄ Master Lease Expiration : February 2014
- ▄ Ground Lease Expiration: June 2043
- ▄ Lake Pointe Partners, LTD. is a wholly owned subsidiary of Tenet Healthcare.
- ▄ Tenet Healthcare has guaranteed the lease.
- ▄ Low cost, long term ground lease from Lake Pointe Medical Center has three ten-year extension options.
- ▄ Ideal location with easy access to SH 190 (George Bush Turnpike) which gives direct route through Plano to Interstate 35.
- ▄ Associated with Lake Pointe Medical Center.
- ▄ Property is zoned C-2 Commercial/Retail District which is appropriate for the current use.

For more information please contact:

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