

6705 &amp; 6701 Heritage Parkway, Rowlett, Texas 75087

# MEDICAL SPACE FOR LEASE



## 6705 HERITAGE PKWY:

31,518 SF GLA

Available:

Suite 101: 2,648 RSF

Suite 203: 3,177 RSF

Suites 204-206: 7,634 RSF\*

(\*can be demised as small as 2,000 RSF)

## 6701 HERITAGE PKWY:

15,200 SF GLA

Available:

Suite 120: 1.570 RSF\*\*

Suite 135: 1,711 RSF\*\*

Suite 150: 1,229 RSF

Suite 160: 1,273 RSF\*\*

(\*\*can be combined to total 4,554 RSF)

**LEASE RATE:**

## Contact Broker

## TRAFFIC COUNTS:

Lakeview Pkwy: 32,262 VPD  
(TXDOT 2021)

**LOCATION:**

SWQ of Heritage Parkway  
& SH-66, Rowlett, TX 75087

## PROPERTY INFORMATION:

Second gen medical suites & brand new second floor space available

Directly adjacent to Baylor Scott & White Lake  
Pointe Medical Center with over 175 beds

5 minute commute to Downtown Rockwall & 25 minutes from Downtown Dallas

Nearby tenancy includes Walmart, Tom Thumb, and dozens of restaurants

Generous tenant improvement allowance available for new shell space.

DEMOGRAPHICS:	1 mile	3 miles	5 miles
2022 Population	7,556	54,045	126,585
2027 Proj. Pop.	7,919	56,745	133,219
Avg. HH Income	\$128,225	\$135,813	\$135,674

**For more information, please contact:**

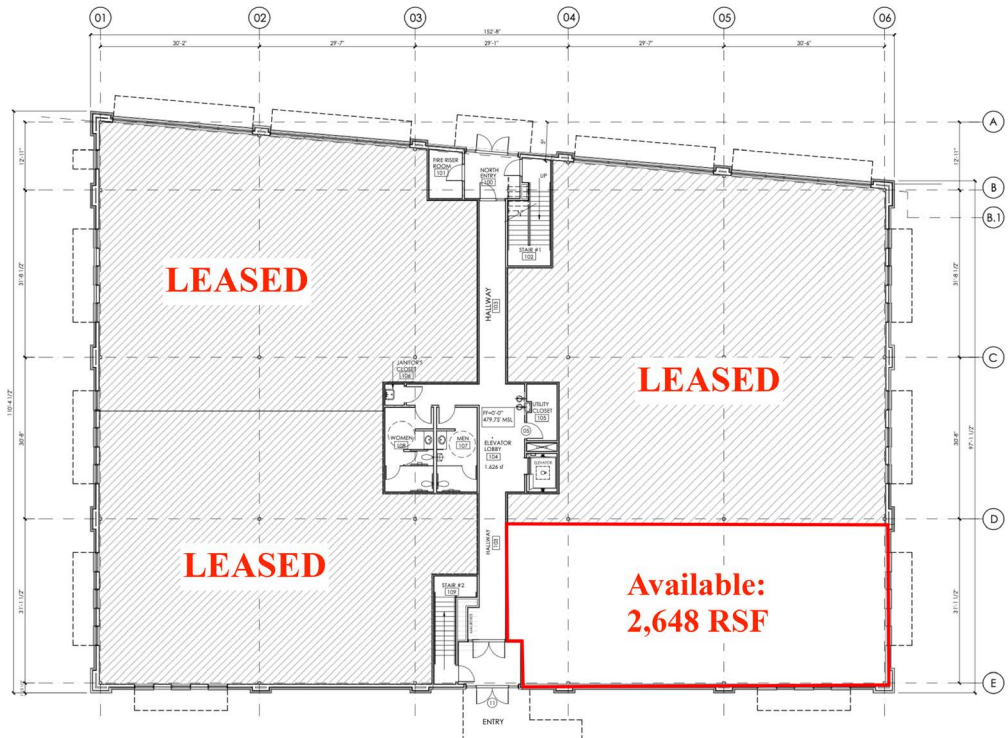
**Jonathan Young** 972-961-8532 (o) • 214-796-8898 (m) • [jyoung@ridgepcr.com](mailto:jyoung@ridgepcr.com)

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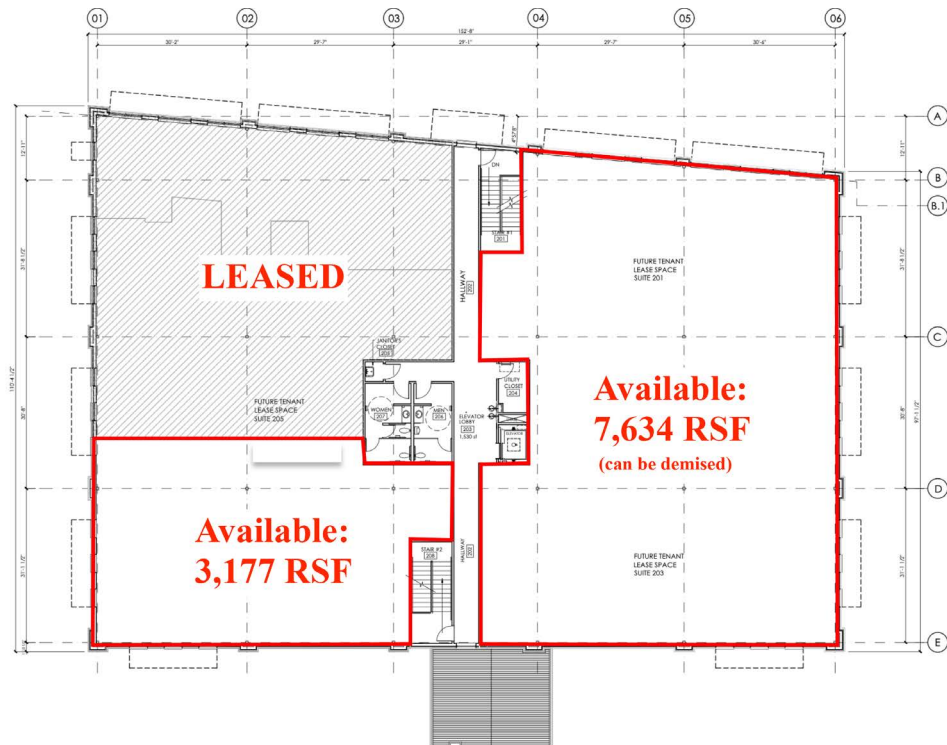
## LAKE POINTE MEDICAL PLAZA I & II

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### 6705 HERITAGE - 1ST FLOOR



### 6705 HERITAGE - 2ND FLOOR



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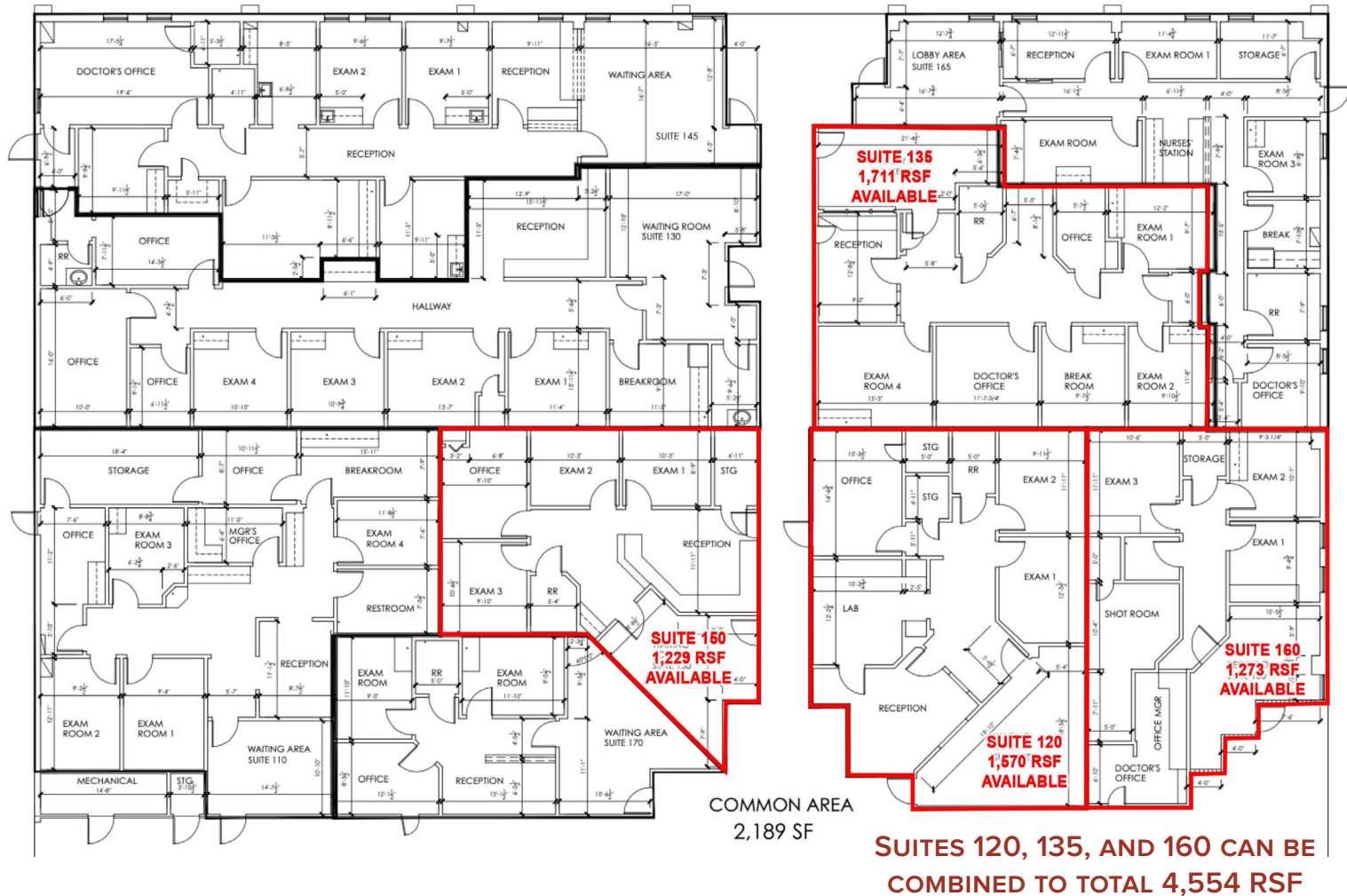
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### 6701 HERITAGE



**SUITES 120, 135, AND 160 CAN BE COMBINED TO TOTAL 4,554 RSF**

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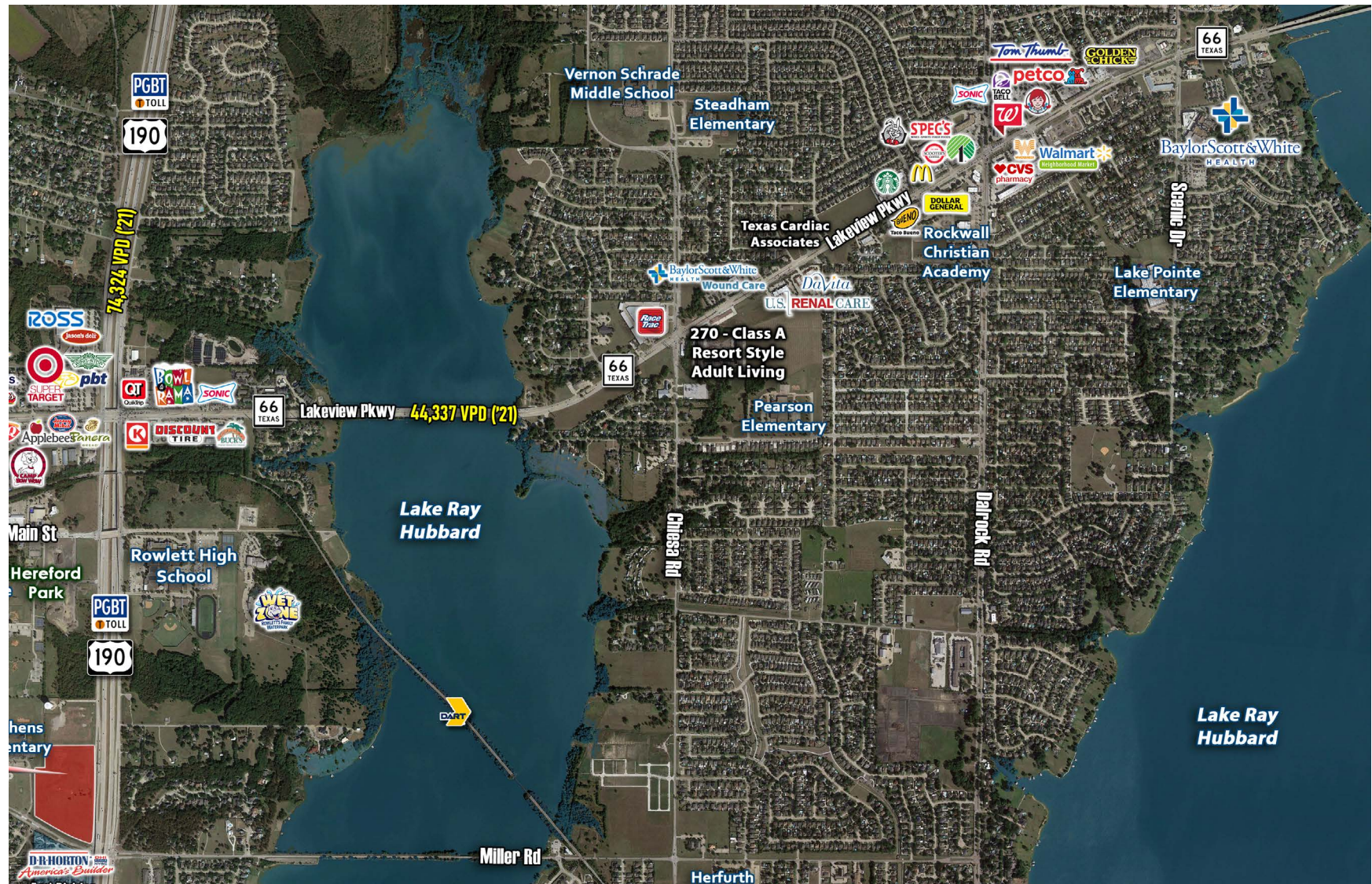
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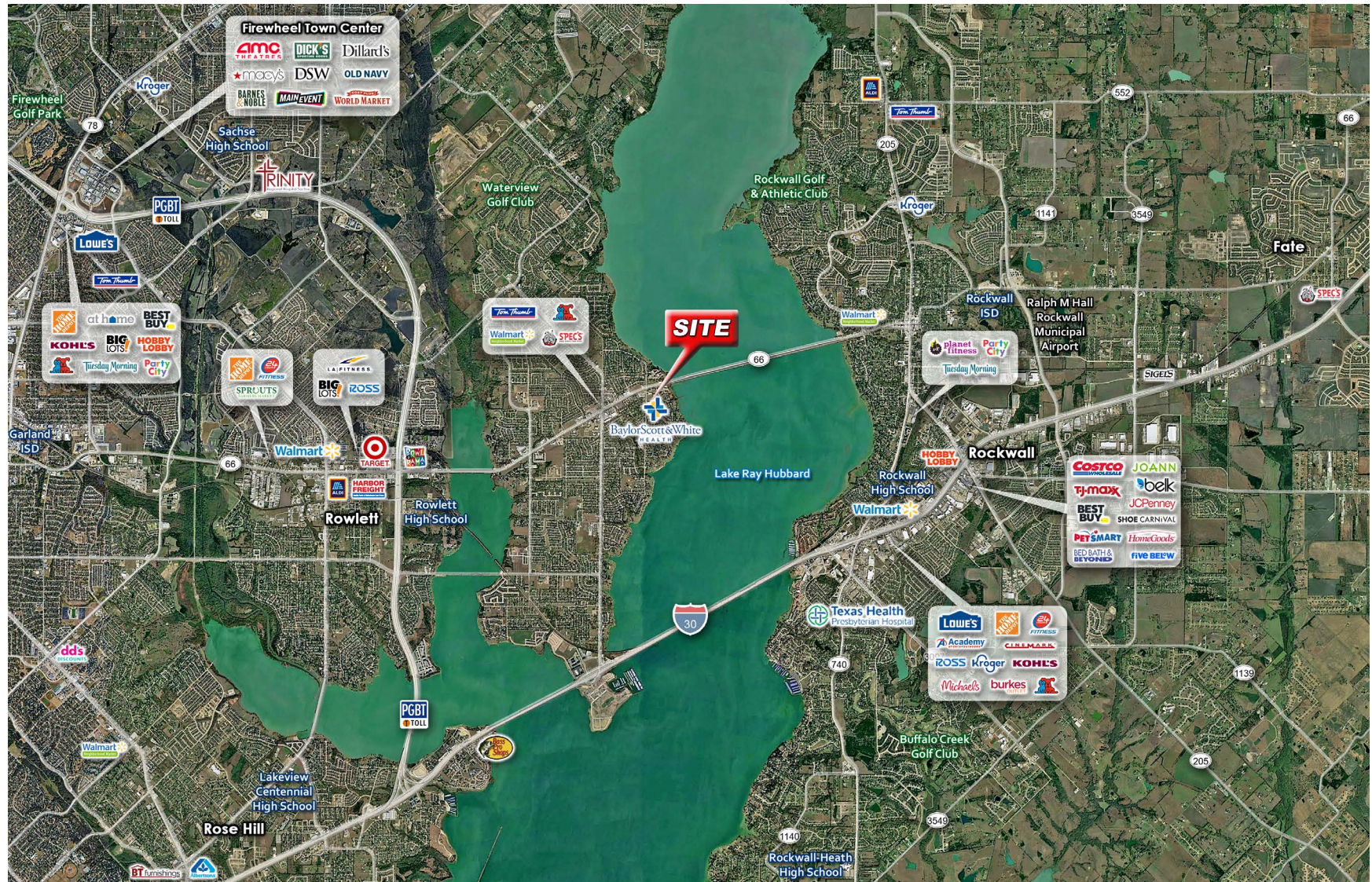
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## Information About Brokerage Services

*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 interests 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 state 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 or any other 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 the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A 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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Designated Broker of Firm	License No.	Email	Phone
Jonathan Young	763785	jyoung@ridgepcr.com	214-796-8898
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date