

4375 Booth Calloway Road
N. Richland Hills, Texas 76180



FOR LEASE

Highly visible medical office building
directly connected to Medical City North
Hills Hospital.

NORTH HILLS MEDICAL OFFICE BUILDING

SUPERIOR LOCATION

Convenient and highly visible location
with easy access to Highway 183 and
820.

GENEROUS PARKING

Free, abundant surface parking
available for patients, doctors, and
staff.

CUSTOMIZABLE SUITES

Generous tenant improvement
allowance available for customized
space layouts.

NORTH HILLS MEDICAL OFFICE BUILDING

FEATURES

North Hills MOB is directly connected to Medical City North Hills Hospital via the 1st and 2nd floors. The building is conveniently located in N. Richland Hills with direct access to Highway 183 and 820.

Lease rate: \$17.50 - \$18.50 NNN

REFERRAL OPPORTUNITIES



MEDICAL DISCIPLINES ON CAMPUS:

Cardiology

Orthopedics

Pediatric ASC

Podiatry

Women's Services

DEMOGRAPHICS 5-MILE RADIUS



KEY FACTS

279,822
2020 Population

2.6
Average Household Size

36.7
Median Age



POPULATION TRENDS

296,822
2025 Projected Population

6.08%
2020-2025 Population Annual
Growth Rate



WEALTH

\$64,101
Median Household Income

\$201,602
Median Home Value

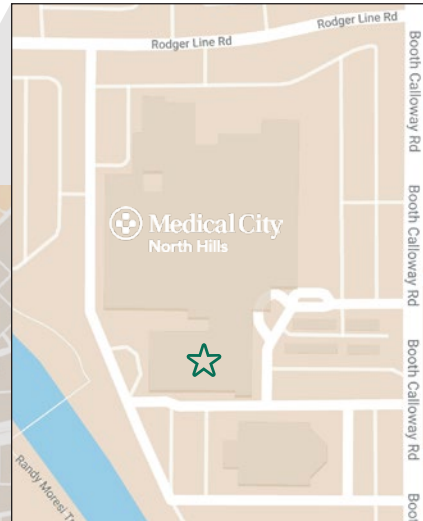
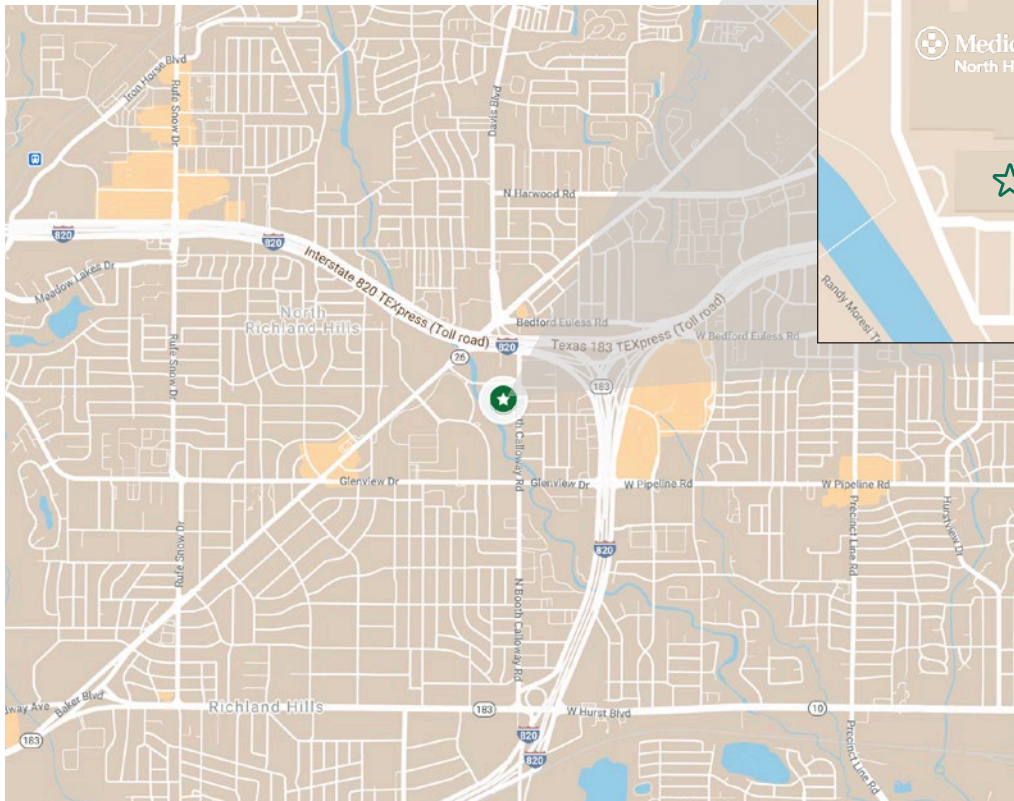
3.03%
Unemployment Rate





NORTH HILLS MEDICAL OFFICE BUILDING

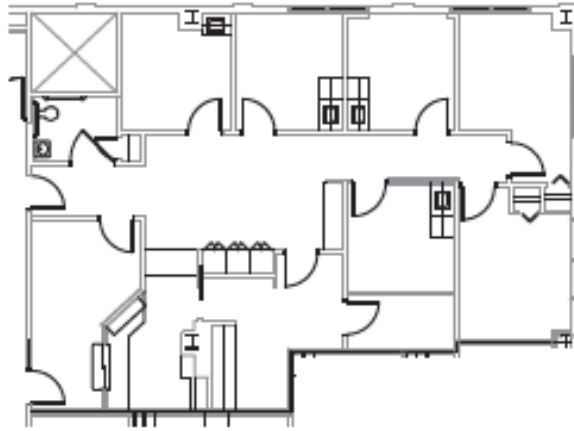
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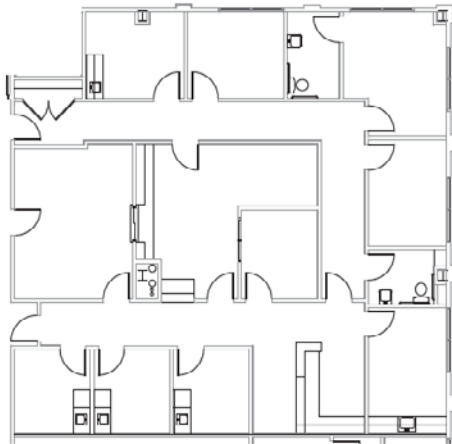
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NORTH HILLS MEDICAL OFFICE BUILDING

Suite 210: 1,863 RSF
Move-in Ready



Suite 410: 2,943 RSF



Suite 510: 2,956 RSF

