



PHASE II—Fall 2015

Now Pre-leasing / Pre-sales

Miron Grove

OFFICE PARK



Phase I Building

- Phase II - Six Class "A" Medical / Office Buildings
- 3,000 to 5,900 square foot buildings
- Exceptional location in the heart of Southlake, Texas:
 - Adjacent to Texas Health - Harris Methodist Hospital - Southlake
 - Directly opposite Southlake Town Center
 - Approximately 2 miles west of Baylor Regional Medical Center - Grapevine
 - Approximately 2 miles south of Forest Park Medical Center-Southlake and Children's Medical Center - Southlake
- Ample parking
- TI allowance available
- Own your own office building opposite Southlake Town Square

EXCEPTIONAL DEMOGRAPHICS

Southlake 2012

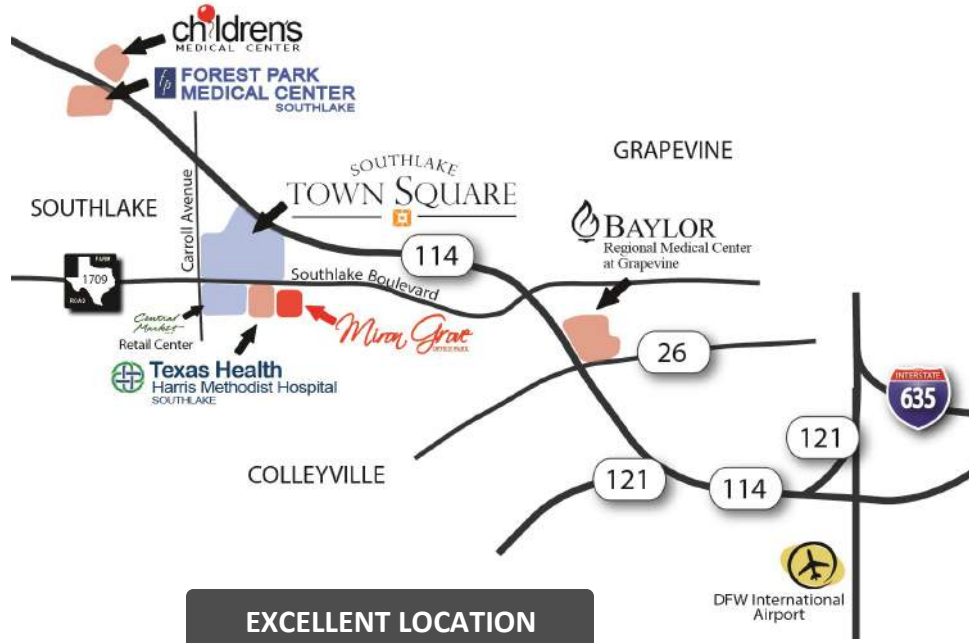
Median Household Income:	\$206,454
Average Net Worth:	\$1,601,254
Median Resident Age:	38
Average Home Sales Price:	\$592,917
School District Rating:	Exemplary

SOURCE: City of Southlake; Esri

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- **Miron Grove Office Park** is located south of FM 1709 (Southlake Boulevard) and less than a half mile west of Highway 114, one of the major highways in the interchange of Highways 121, 26, 360 and Interstate 635.
- The central location gives tenants and clients easy access from anywhere in the Dallas/Fort Worth Metroplex and is 10 minutes to DFW International Airport.
- The site's proximity to some of the area's finest hospitals makes it an ideal location for medical users.
- Southlake Town Square is the heart of the City and includes the City Hall and Library. Town Square is comprised of over 95 high-end boutiques and shops and 27 eateries including fine-dining restaurants.



Texas Health
Harris Methodist Hospital
SOUTH-LAKE

Multi-specialty surgical hospital
6 operating rooms
16 private overnight suites
350 medical staff



BAYLOR
Regional Medical Center
at Grapevine

Third largest hospital in the Baylor
Healthcare System
313 beds
800 medical staff



FOREST PARK
MEDICAL CENTER
SOUTH-LAKE

Opened: 2013
64 beds
12 fully-integrated operating
rooms
150 medical staff



childrens
MEDICAL CENTER
SOUTH-LAKE

Specialty-care center
42 Providers



SOUTH-LAKE
TOWN SQUARE

SITE PLAN



The site has numerous ingress and egress points for optimum traffic flow off FM 1709 (Southlake Boulevard) including a stop-lighted intersection at Central Avenue.

Phase I of Miron Grove Office Park is complete with five office buildings sold. A shared-parking agreement is in place between Phase I and Phase II.

CONTACT

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