FOR LEASE

MedCorePartners.com

8500 OLYMPUS BLVD

Irving, Texas 75063

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8500 Olympus Blvd | Irving, Texas 75063

PROPERTY OVERVIEW

8500 Olympus Blvd offers a unique opportunity to lease within a 7,200-square-foot, retail-style medical office building strategically positioned on a high-traffic corner in the heart of Irving, Texas. The property features a strong medical tenant mix and is anchored by a thriving family practice, complemented by an established physical therapy group, creating an ideal environment for additional healthcare users.

The property currently has one suite remaining, totaling approximately 2,300 square feet, making this the last available space in the building. The suite provides an excellent opportunity for a medical or healthcare-related user seeking a highly visible location surrounded by complementary medical facilities and services.

Building and monument signage are available, providing exceptional visibility and convenient identification for patients and visitors. The property's prominent corner location, strong existing tenancy, and proximity to other synergistic medical facilities make 8500 Olympus Blvd an attractive option for a medical practice looking to establish or expand its presence in the Irving market.

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PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS:

- 2,300 SF Suite Available (#103) — Last Remaining Space
- Anchored by a thriving family practice
- Building and monument signage available
- High-traffic corner location
- Surrounded by synergistic medical facilties
- Conveniently located in the heart of Irving, Texas right off of I-635
- Excellent visibility and accessibility for patients and staff

BUILDING SIZE
7,200 SF

AVAILABLE SF
2,300 SF

SUITE AVAILABLE
#103

BUILDING & MONUMENT
SIGNAGE AVAILABLE

IDEALLY LOCATED
NEAR I-635 & PGBT

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PROPERTY LOCATION MAP

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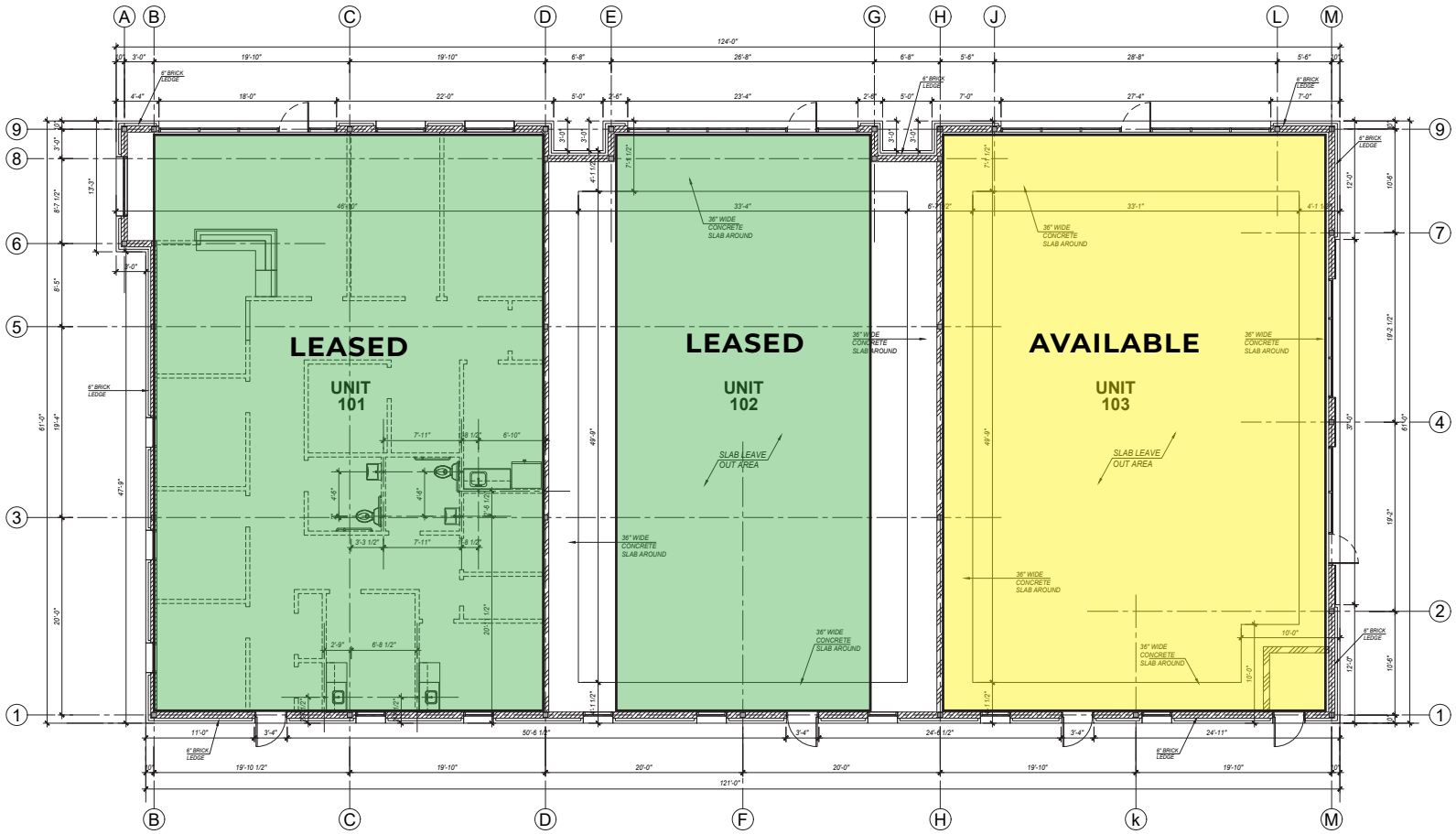
PROPERTY PHOTOS

8500 Olympus Blvd | Irving, Texas 75063

FLOOR PLAN



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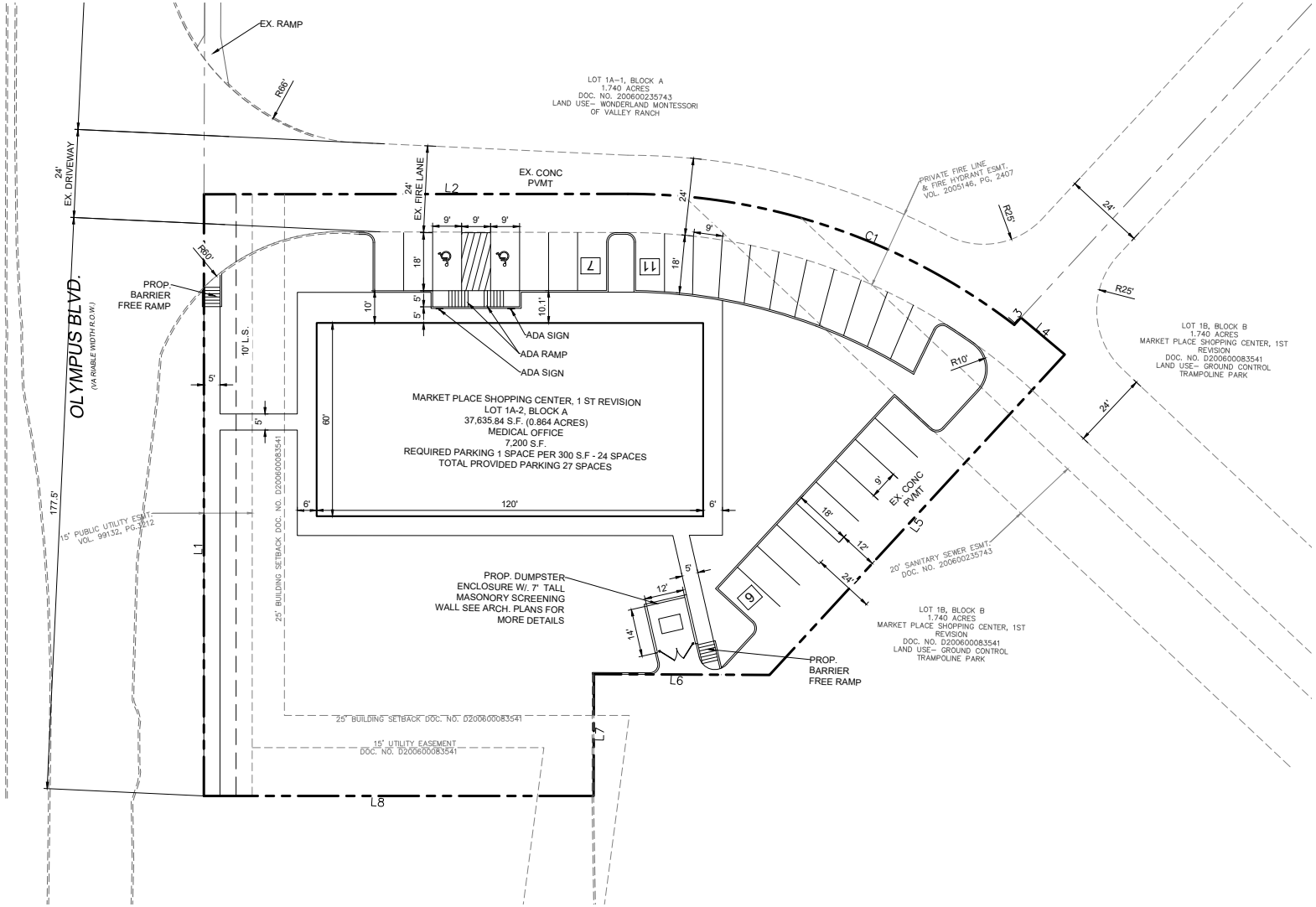
SITE PLAN



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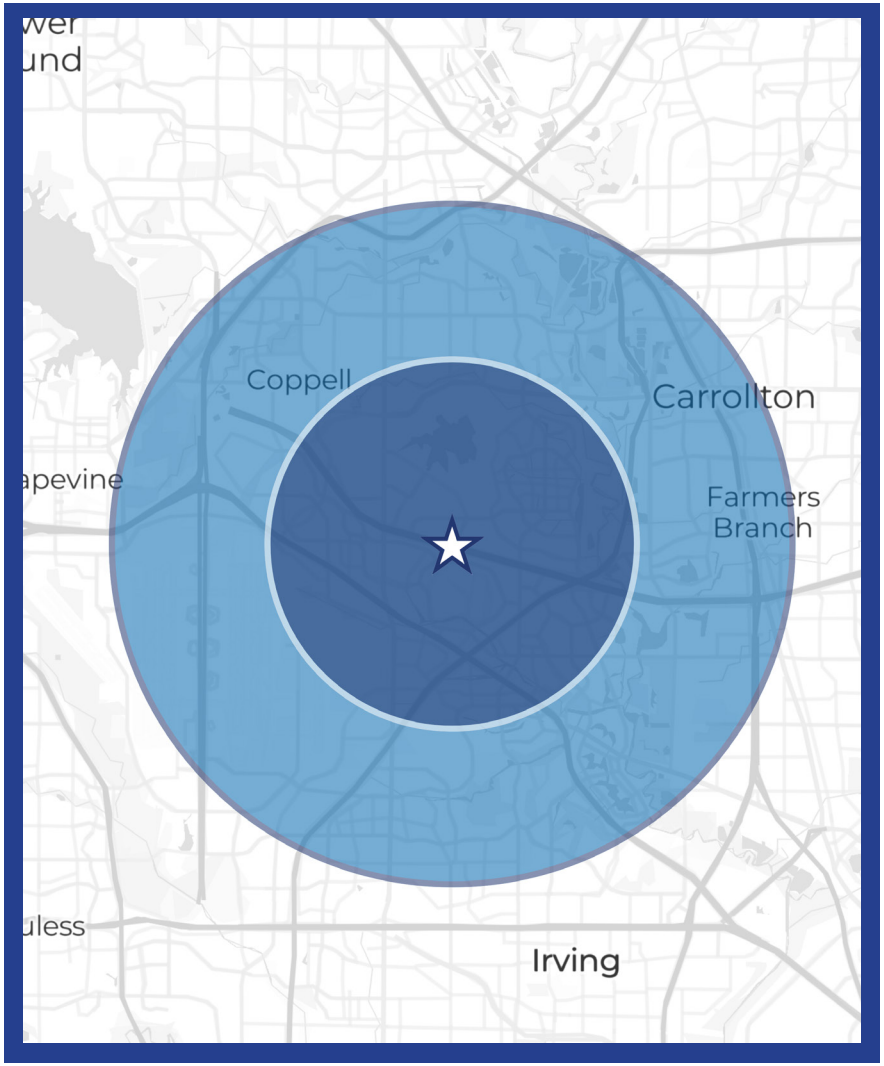
DEMOGRAPHICS



POPULATION	3 MI	5 MI
Population	89,443	202,822
Households	35,852	84,621
Average Age	35.0	35.0
Median Household Income	$117,702	$107,642
Population Growth (2026 - 2031)*	+3.58%	+3.03%
Household Growth (2026 - 2031)*	+4.24%	+4.41%

**Projected Growth as of 2026*

CONTACT FOR MORE INFORMATION

Michael Collins
Managing Director of Brokerage
mcollins@medcorepartners.com | 214.244.2278

MedCore

12377 Merit Drive, Suite 500
Dallas, Texas 75251

MedCorePartners.com
214.443.8300

Information About Brokerage Services

TREX
TEXAS REAL ESTATE COMMISSION

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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

MedCore Partners	9004098	kyle@medcorepartners.com	(214) 443-8300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle A. Libby	482468	kyle@medcorepartners.com	(214) 443-8300
Designated Broker of Firm	License No.	Email	Phone
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