



Lake Pointe Medical Arts

7501 LAKEVIEW PKWY, ROWLETT, TX 75088



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Professionally Managed by
Transwestern

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UHT
Universal Health Realty Income Trust



Property Overview

Located along Rowlett's high-traffic commercial corridor, Lake Pointe Medical Arts offers Class A medical office space located in one of the fastest-growing cities in DFW. It offers easy access with ample surface parking, covered physicians' parking and a patient friendly layout. With high visibility along Lakeview Parkway and close proximity to the nearby Baylor Scott & White Medical Campus, this institutionally owned facility positions healthcare providers to capture a rapidly expanding patient base.



Property Highlights

53,000 SF Class A medical office building positioned in a high-growth corridor

Excellent visibility from Lakeview Parkway (40,000 VPD)

Institutional ownership with on-site responsive property management

Competitive rental rates with generous tenant improvement allowances available

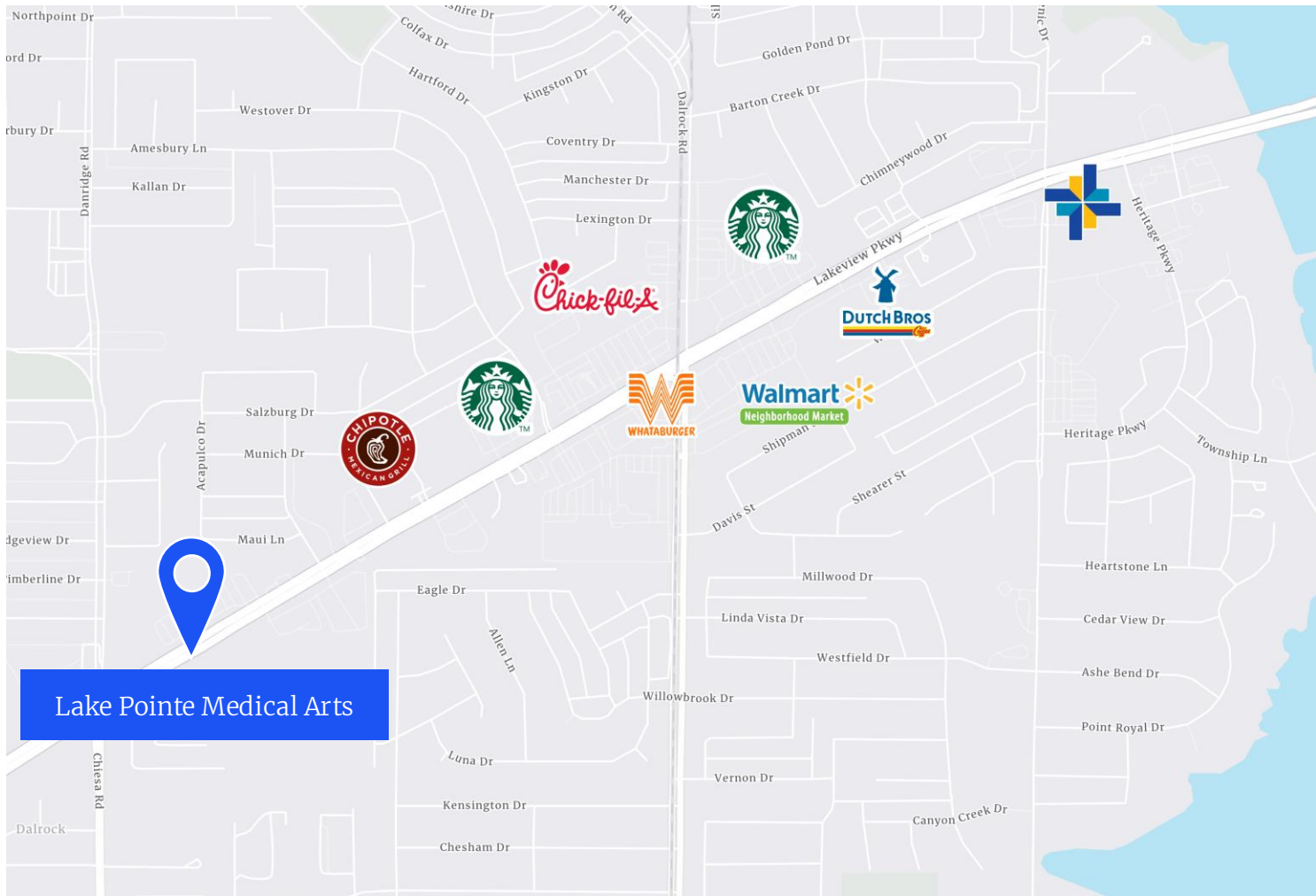
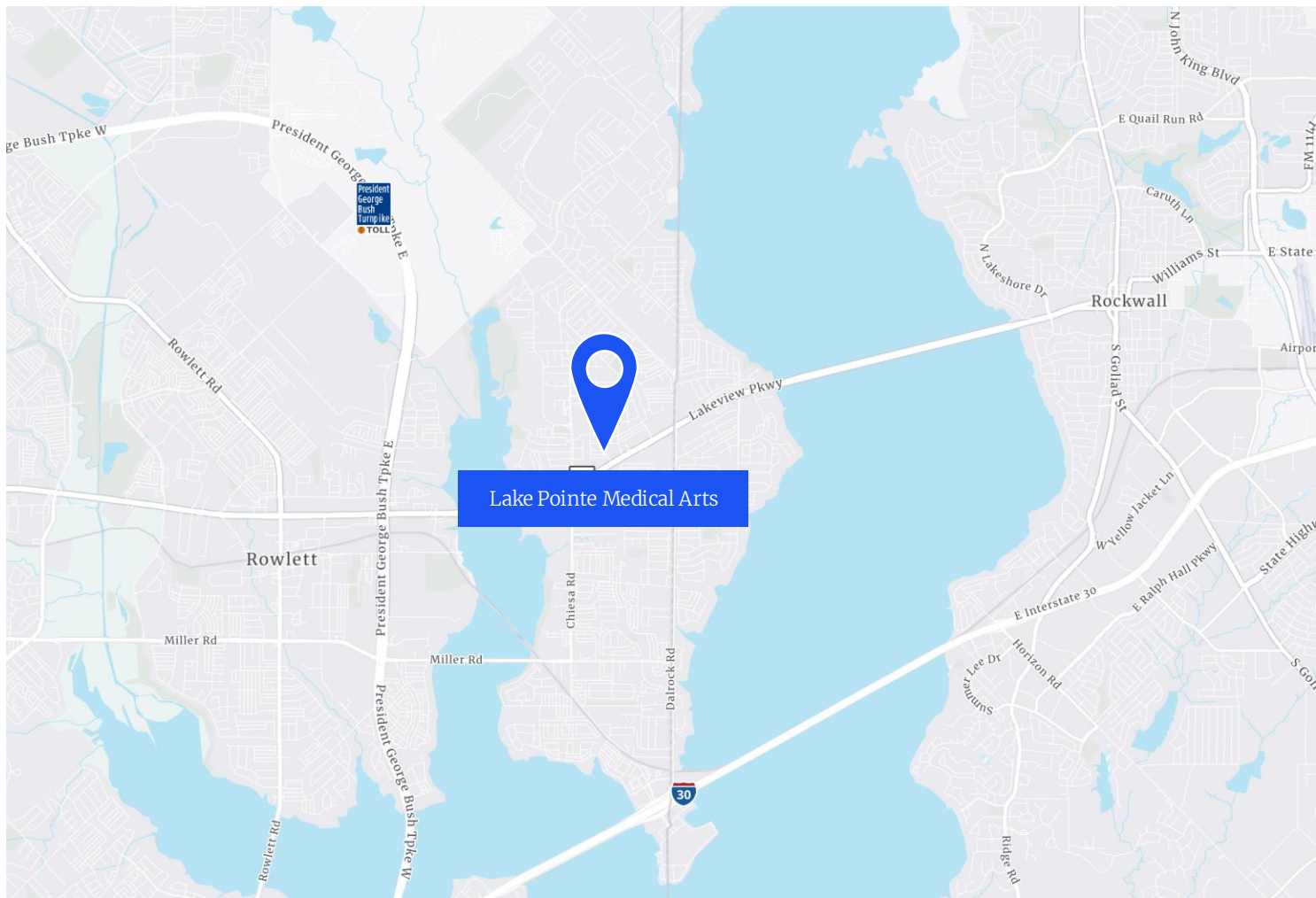
Located five minutes from Baylor Scott & White Medical Center – Lake Pointe

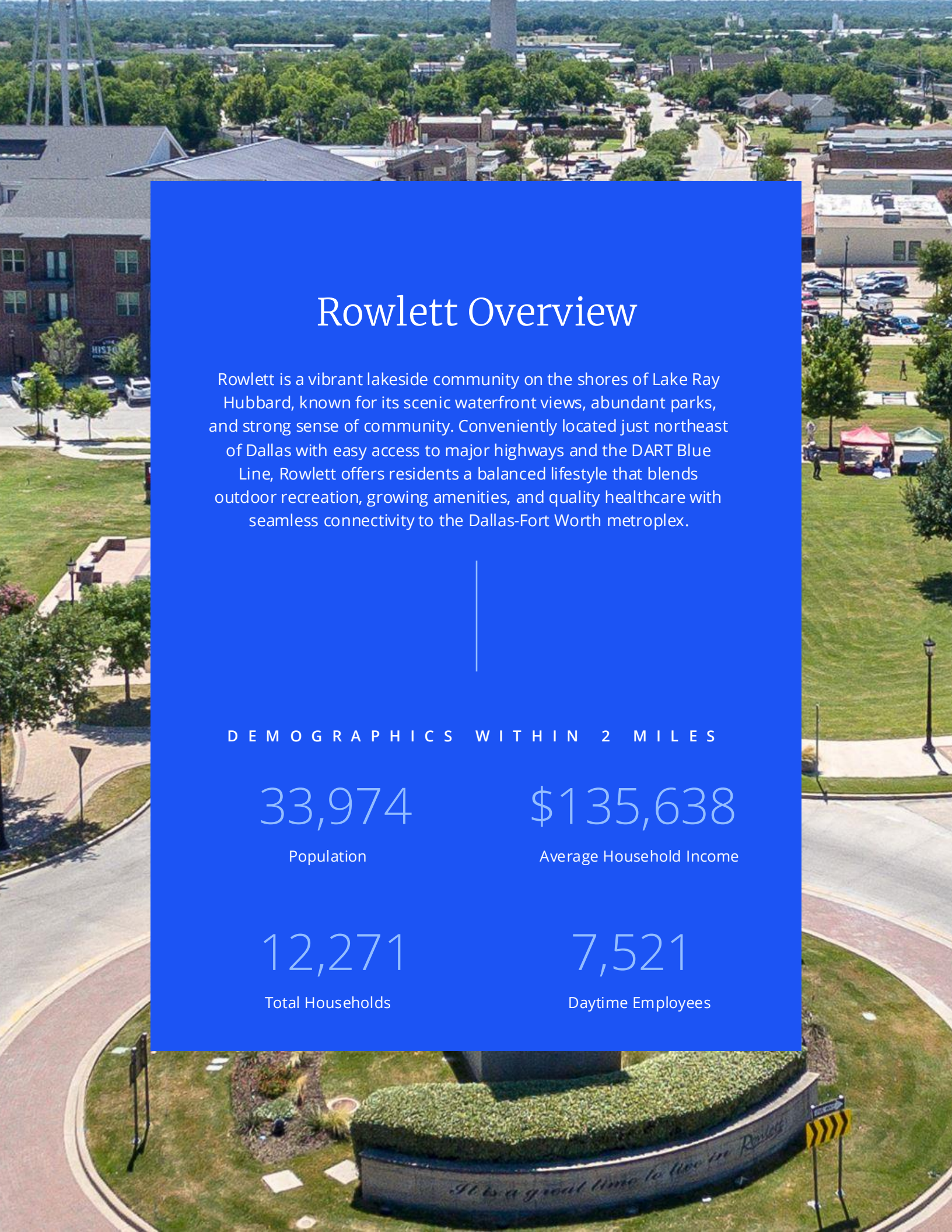
Covered and reserved physician parking available

Easy and accessible surface parking for patients

Diverse physician tenant mix with established patient referrals in place







Rowlett Overview

Rowlett is a vibrant lakeside community on the shores of Lake Ray Hubbard, known for its scenic waterfront views, abundant parks, and strong sense of community. Conveniently located just northeast of Dallas with easy access to major highways and the DART Blue Line, Rowlett offers residents a balanced lifestyle that blends outdoor recreation, growing amenities, and quality healthcare with seamless connectivity to the Dallas-Fort Worth metroplex.

DEMOGRAPHICS WITHIN 2 MILES

33,974

Population

\$135,638

Average Household Income

12,271

Total Households

7,521

Daytime Employees

It is a great time to live in Rowlett

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