



FOR SALE | LEASE

Approx. 11,000 SF
2nd Floor Medical Office Condo
& Sale of Practice

Woodhill Medical Park

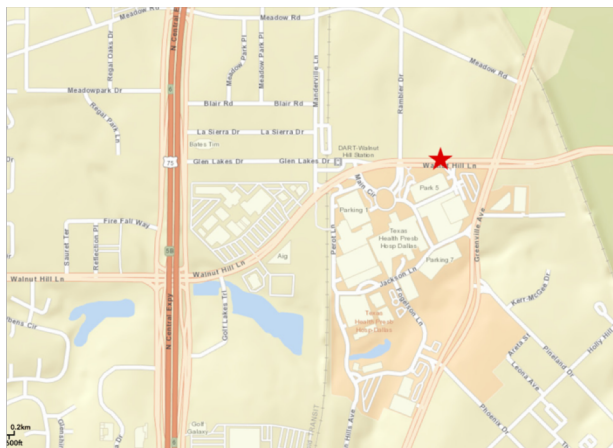
8345 Walnut Hill Lane Suite #220 | Dallas, TX 75231
\$995,000 (Sale) | \$22 PSF/YR Gross plus internet/phone (Lease)



Property website:

http://listing.realtormediasource.com/bt/8345_Walnut_Hill_Lane_Suite_220.html

- Approximately 11,000 SF medical office condominium available for sale or for lease
- Situated across from Texas Health Presbyterian, Dallas on Walnut Hill Lane
- Furniture, fixtures, and equipment available
- Practice has been in operation under the same ownership since 1974
- Ample surface parking, garage parking available for staff, numerous exam rooms with hand-wash sinks, offices, treatment rooms, labs, store, and library
- Beautiful views of the park-like campus
- Located within Woodhill Medical Park – east of US 75 and just west of Greenville Avenue
- Call today for a tour and for additional details



2nd Floor Medical Office Condominium and Medical Practice
Situated on medical campus owned by Texas Health Presbyterian
Woodhill Medical Park | Directly across from Texas Health Presbyterian Dallas

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Coldwell Banker Commercial APEX Realtors®

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About the Facility and Practice

The practice was established in 1974 and has been in continuous operation by the founding physician since that time. The facility has been specifically designed to serve and treat patients who travel to Dallas from around the world seeking specialized, custom treatment for the following conditions and many others (refer to excerpts below from the seller's website):

- mold, mycotoxins, and mold toxicity
- EMF sensitivity
- fracking
- natural gas
- chemical exposure and chemical sensitivities
- immune deregulation
- pollen, dust and dust mite sensitivities
- implant syndrome
- irritable bowel syndrome and food sensitivities
- medication sensitivities
- metal toxicity and metal sensitivities
- metal sensitivity
- oil spill exposures
- pesticide and herbicide sensitivity
- food sensitivities
- chemical incitants in the home environment
- dental material sensitivities
- neurotoxicity – pesticides, solvent exposure
- cardiovascular disease
- vasculitis-spontaneous bruising, swelling, thrombophlebitis
- nutritional imbalances
- bacteria and biologicals
- fluoride and chlorine
- allergy skin testing
- post-polio syndrome
- surgical procedures and anesthetic sensitivities
- immune boosters

“The EHCD, its staff, and its physicians are committed to the future. We will continue to offer understanding, compassion, diagnoses, and treatment for chemical sensitivity, EMF sensitivity, food, mold, mycotoxin and pollen sensitivity. We will endeavor to treat all implant syndromes and offer skin testing to afford patients appropriate choices for implantation materials used in surgery, dentistry, cataract lens, and hip and knee replacements. We remain proud and excited to offer treatment with the self-derived t-lymphocyte immune modulator, ALF.”

“The Environmental Health Center – Dallas (EHC-D) is a medical facility whose emphasis is the relationship of health and disease to environmental factors. EHC-D is unique both in its construction and in its approach to health and disease. Diagnosis and treatment is directed at determining the cause of the illness. Through thorough investigation a determination is made of the correlation of the patient's disease process to environmental factors. Our mission is to provide in depth effective medical care and education which treats the cause of illness and enables the patient to understand and become pro active in the healing process. We pledge to provide these services with the same understanding and sympathy which we expect from our health care provider.”



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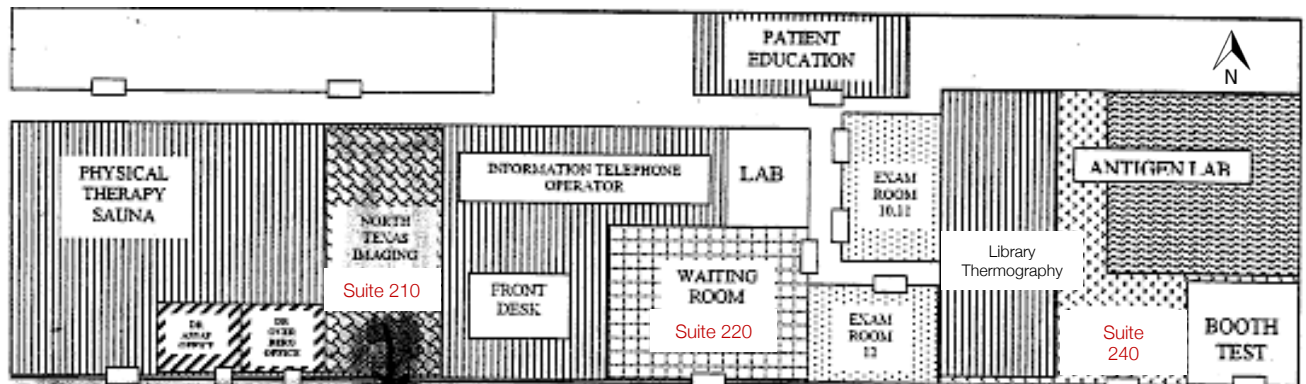
MEDICAL OFFICE CONDO | DALLAS, TX



Property Website with Additional Photos:
http://listing.realtormediasource.com/bt/8345_Walnut_Hill_Lane_Suite_220.html



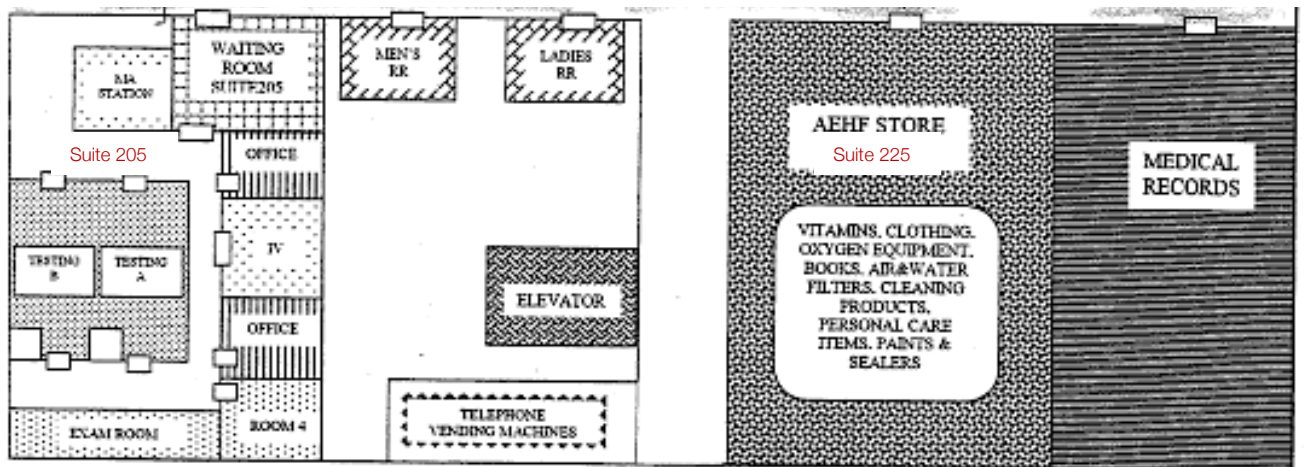
MEDICAL OFFICE CONDO | DALLAS, TX



← Outside Entrance

Hallway

Outside Entrance →

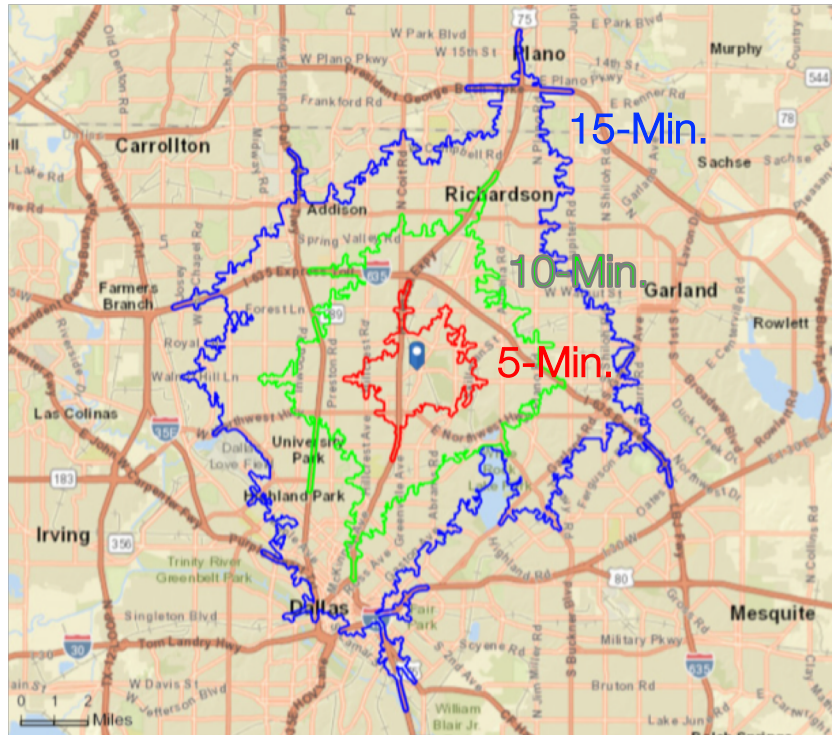


Suite #	Amenities/Equipment Summary
205	Custom-designed stainless-steel walls with porcelain enamel coating Waiting areas, registration desk, two (2) 1/2 baths, four (4) exam rooms with sinks Isolation area, copper mesh exam room, IV treatment room, observation rooms Physician/technician offices, solution mixing station with sink and walk-in cooler/freezer
225	Store and office area includes supplements, products, merchandising fixtures, storage, POS
240	Antigen lab with (3) freezers, lab-line imperial 2 incubator, (5) refrigerators, clean room, 1/2 bath, office/exam room with sink, office with file storage
235	Office equipment and storage area, copier, files, shredder
210	Lead-lined room for nuclear scan, sink, storage area, desk
220	Reception/waiting area, check-out desk, Library, thermography, drawing station/lab, (2) 1/2 baths, exam rooms with sinks, 4+ offices, cooktop Lab with sink, heratherm incubator, blue M stabilitherm incubator, biogard hood, (2) refrigerator/freezer File storage, shredder, printer, storage closets Rehab area with Massage room, waiting area, laundry room with washer, dryer and sink (2) wet/dry sauna rooms, infrared sauna, bathroom, shower, (2) closets, fitness equipment area

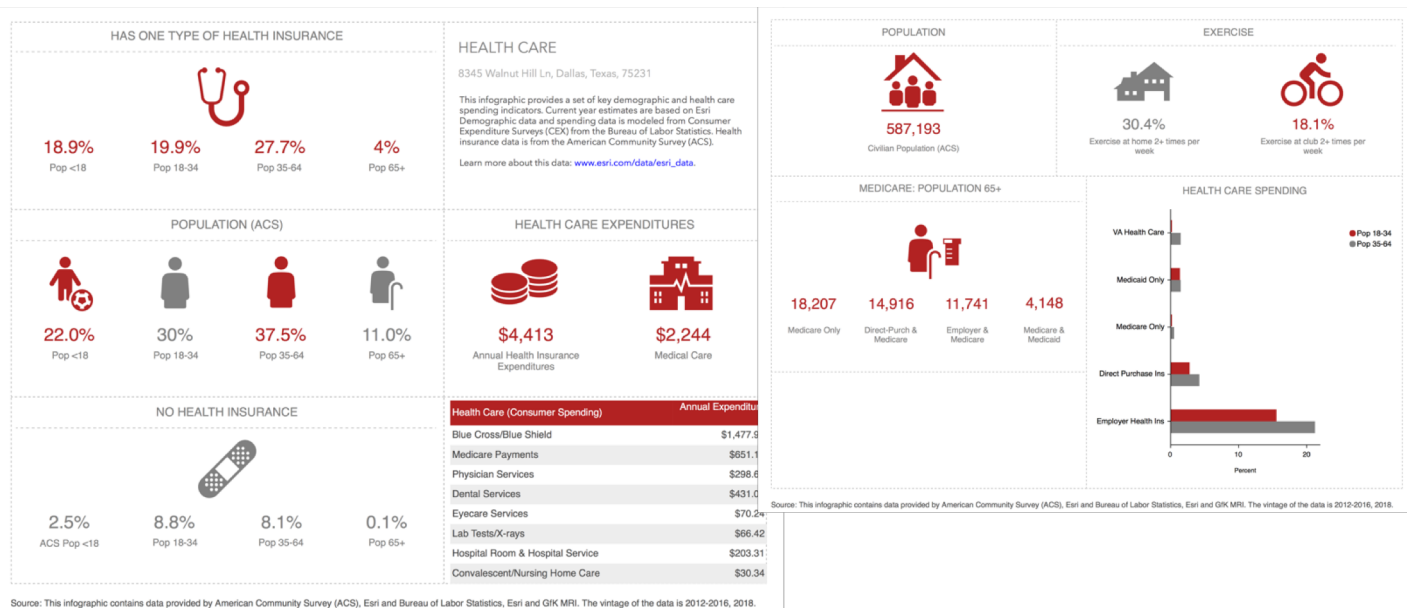
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MEDICAL OFFICE CONDO | DALLAS, TX

5-10-15 Minute Drive Time Areas



15-Minute Drive Time Health Care Demographics



11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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IABS 1-0 Date
Dr. Kurt

