



Tuscan Professional Building

701 TUSCAN DRIVE, IRVING, TX 75039



Accelerating success.

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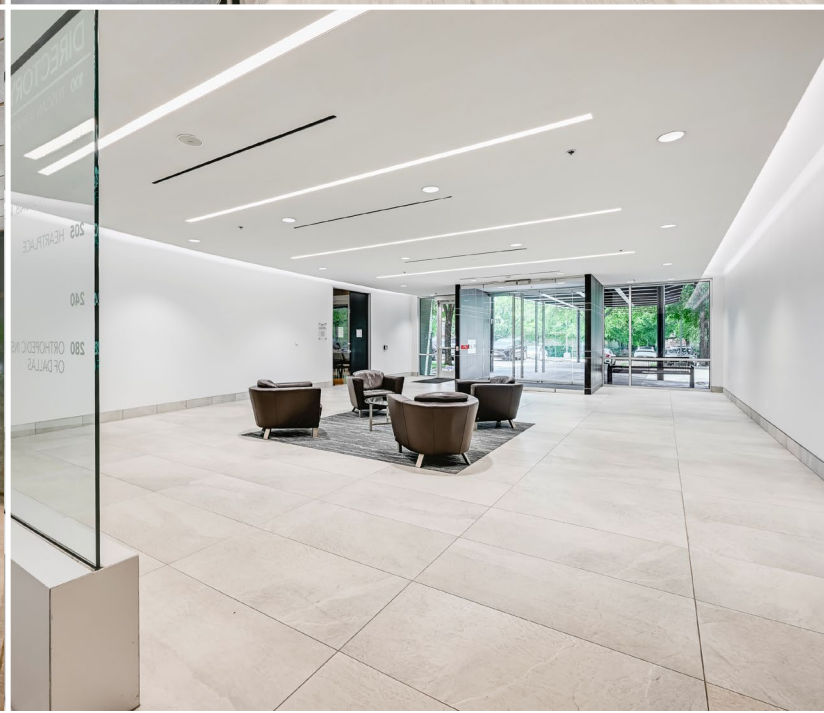
Institutionally Owned by

UHT
Universal Health Realty Income Trust



Property Overview

Position your practice for growth at 701 Tuscan Drive. This 53,000 SF medical office building is anchored by Tuscan Surgery Center and supports a strong mix of complementary specialties. Located within the Los Colinas medical hub, it offers free surface parking, covered physicians' parking, and a patient-friendly layout. With immediate access to SH-114 and the President George Bush Turnpike, seamless connectivity to the growing DFW market along with convenient access to numerous dining and retail options within a 5-minute drive.



Property Highlights

Strategically located within the Las Colinas medical hub

Covered and reserved physician parking and patient drop-off

Highly accessible location with immediate connectivity to SH-114, President George Bush Turnpike and I-635

Prominent exterior and monument signage opportunities available

Walking distance to a variety of dining options

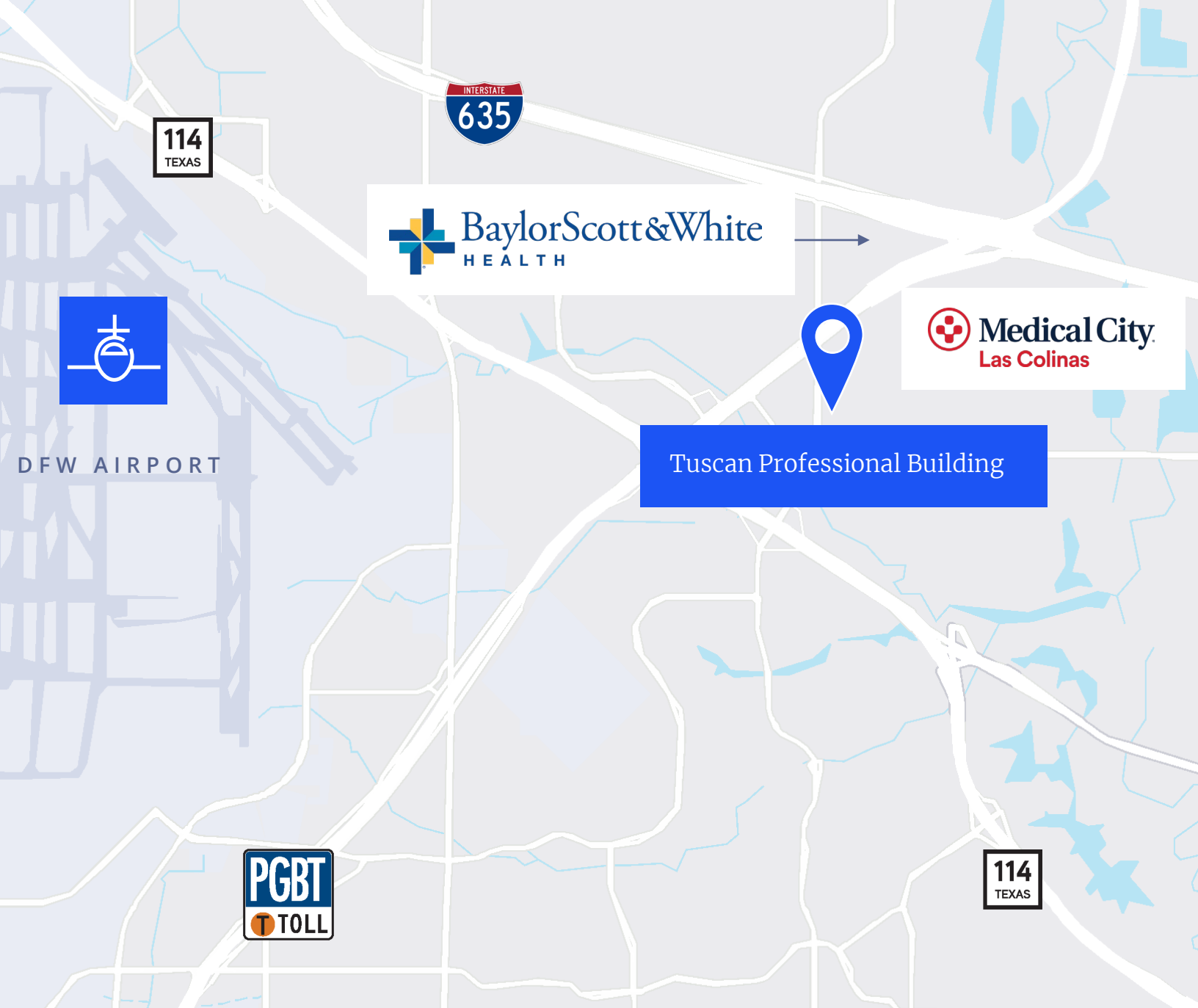
Just 0.6 miles from Medical City Irving and 1.5 miles from Baylor Scott & White Medical Center – Las Colinas

Competitive rental rates with generous tenant improvement allowances available

Anchored by a full-service ambulatory surgery center

Institutional ownership with on-site property management





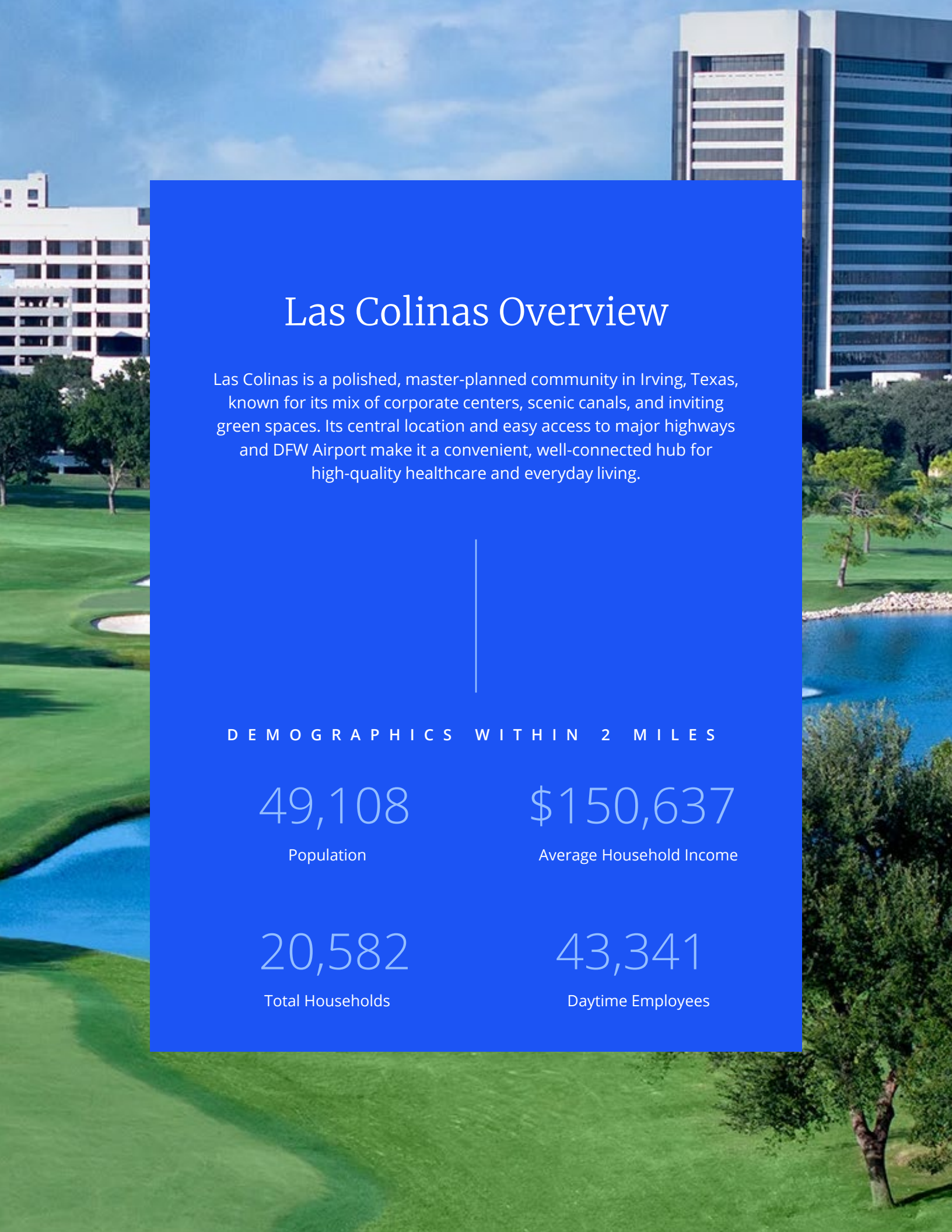
Area Amenities



HUDSON HOUSE



little ★ katana



Las Colinas Overview

Las Colinas is a polished, master-planned community in Irving, Texas, known for its mix of corporate centers, scenic canals, and inviting green spaces. Its central location and easy access to major highways and DFW Airport make it a convenient, well-connected hub for high-quality healthcare and everyday living.

DEMOGRAPHICS WITHIN 2 MILES

49,108

Population

\$150,637

Average Household Income

20,582

Total Households

43,341

Daytime Employees

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