



PHYSICIANS REALTY TRUST



FOR LEASE

3410 Worth Street, Dallas, Texas 75246



Baylor Charles A. Sammons Cancer Center is a world-class cancer care center and is directly connected to the Baylor University Medical Center.

495 - 18,475 SF AVAILABLE

BAYLOR SCOTT & WHITE CHARLES A. SAMMONS CANCER CENTER

CUSTOMIZABLE SUITES

Generous tenant improvement allowances available for customizable space layouts.

NUMEROUS AMENITIES

Property features include on-site pharmacy, concierge desk, full-service cafeteria and coffee bar, gift shop, retail and 24/7 campus security.

PATIENT & RESEARCH SPECIALTIES

All forms of cancer are treated at this premier location with particular emphasis on prostate, breast, lung, colon and gynecologic cancers. On-site partners include BS&W Research Institute, Texas Oncology and U.S. Oncology.

BAYLOR SCOTT & WHITE CHARLES A. SAMMONS CANCER CENTER

OVERVIEW

The Baylor Charles A. Sammons Cancer Center is a ten-story outpatient facility consisting of 458,396 square feet located on the Baylor Hospital Campus in downtown Dallas with easy access to Interstate 30, Highway 75 and the nearby DART Rail Station. The building is connected via sky-bridge "The Bridge of Hope" to the T. Boone Pickens Cancer Hospital.

Outpatient Services include: Medical Oncology, Oncology Research, Transplant Center, Infectious Disease Program and Imaging Services. Additionally, the building hosts 4 linear accelerator vaults available for use by Texas Oncology.

Over the next 5 years, the surrounding healthcare market is projecting growth, 15.1% outpatient volume growth couples with 1.8% inpatient volume growth. The oncology outpatient volume is projected to grow 17.0% in the next five years.



MEDICAL DISCIPLINES IN BUILDING:

- | | |
|--|---|
| Center for Heart & Lung Disease | Oncology Radiation & Radiology |
| Clinical Trials Center | Outpatient Surgery Center |
| Genetic Counseling | Palliative Care |
| Infectious Disease | Rehabilitation |
| Integrative Medicine | Research |
| Liver Consultants of Texas | Transplant Programs |
| Medical Oncology | |

DEMOGRAPHICS 5-MILE RADIUS



POPULATION

395,423
2020 Population

33.9
Median Age



FINANCIAL

\$123,807
Median Household Income

5.9%
Unemployment Rate



5-YEAR TRENDS

7.0% Projected Population Growth

14.3% Projected Median Household Income Growth

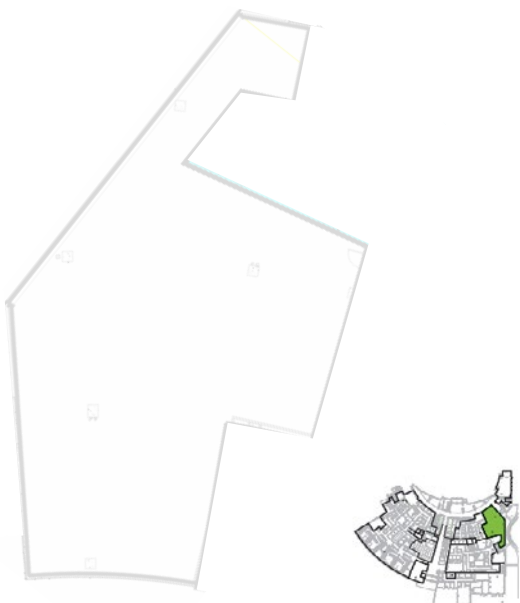
AMENITIES

- On-Site Patient Parking and Covered Valet Services
- Full-Service Cafeteria and Coffee Bar
- 10th Floor Conference Center
- Concierge Desk located on 1st Floor with Patient & Visitor Lobby Lounge
- Gift Shop, Prosthetics Retail, Pharmacy, Vending Machines, ATM
- On-Site Chapel, Healing Garden and Meditation Area
- 24/7 Campus Security
- 6 Elevators (3 oversized)
- Life-Safety Generator to support 24/7 Operations in Case of Emergency

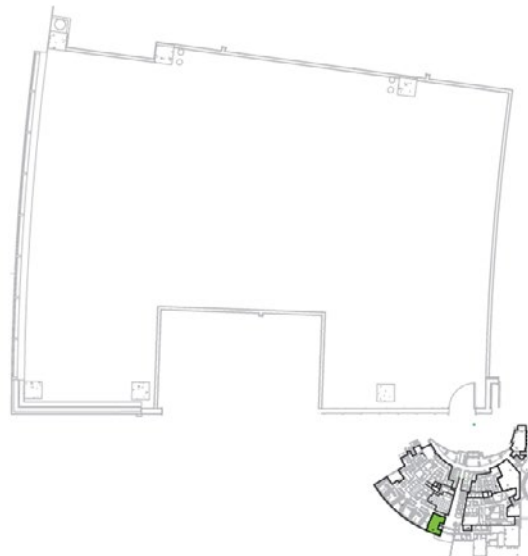


BAYLOR SCOTT & WHITE CHARLES A. SAMMONS CANCER CENTER

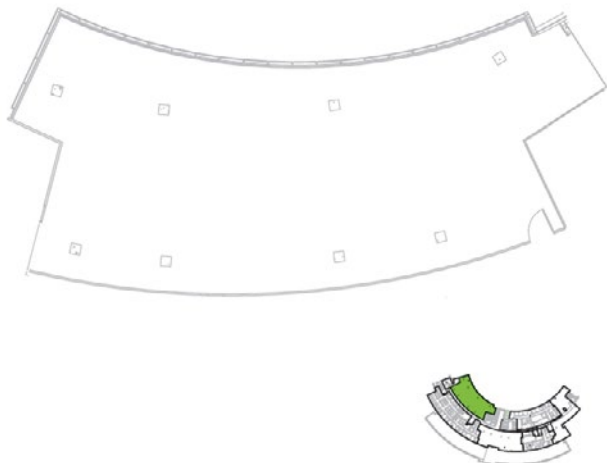
Suite 110: 4,951 RSF



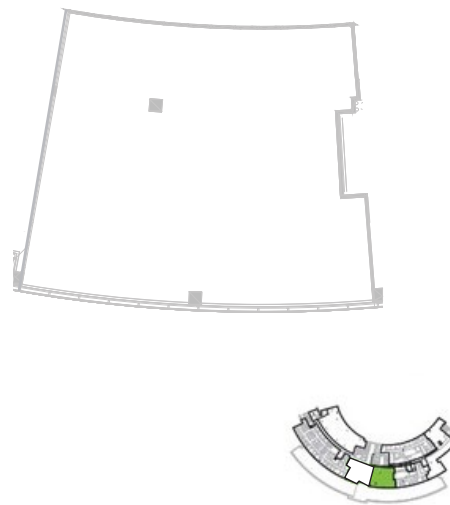
Suite 170: 2,164 RSF



Suite 760: 5,601 RSF



Suite 740B: 2,727 RSF



For leasing information please contact:



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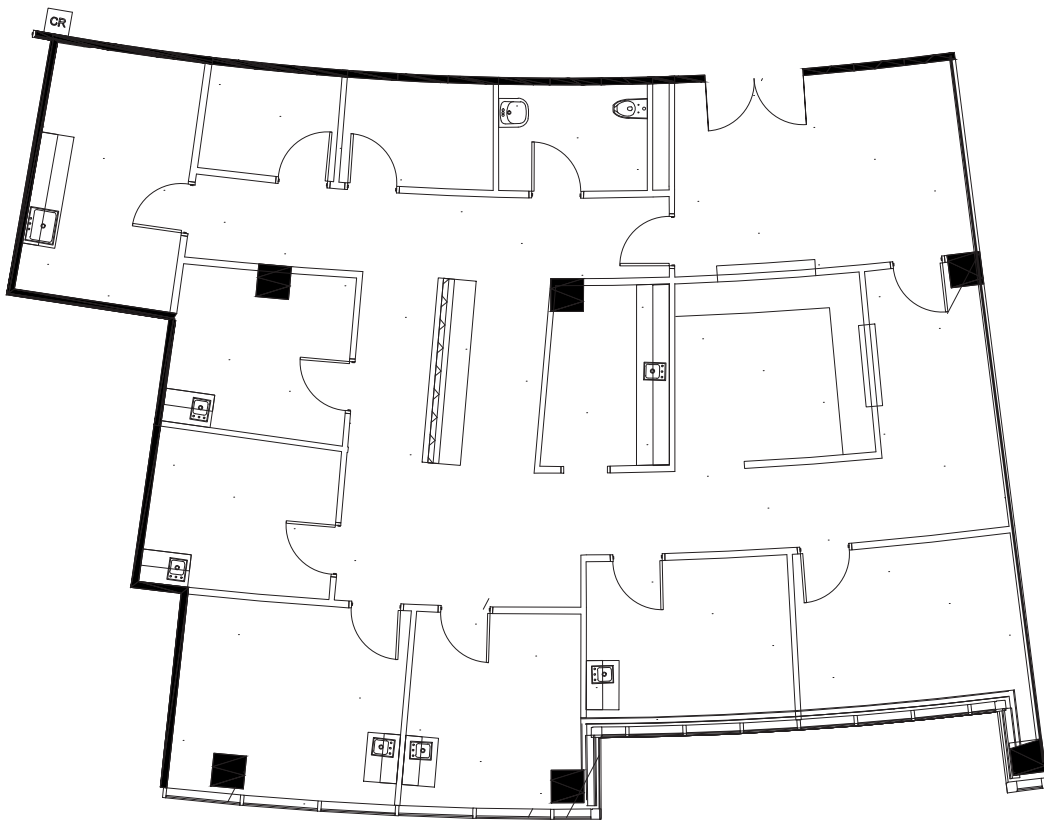
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BAYLOR SCOTT & WHITE CHARLES A. SAMMONS CANCER CENTER

3D TOUR

Spec Suite 740A: 2,819 RSF



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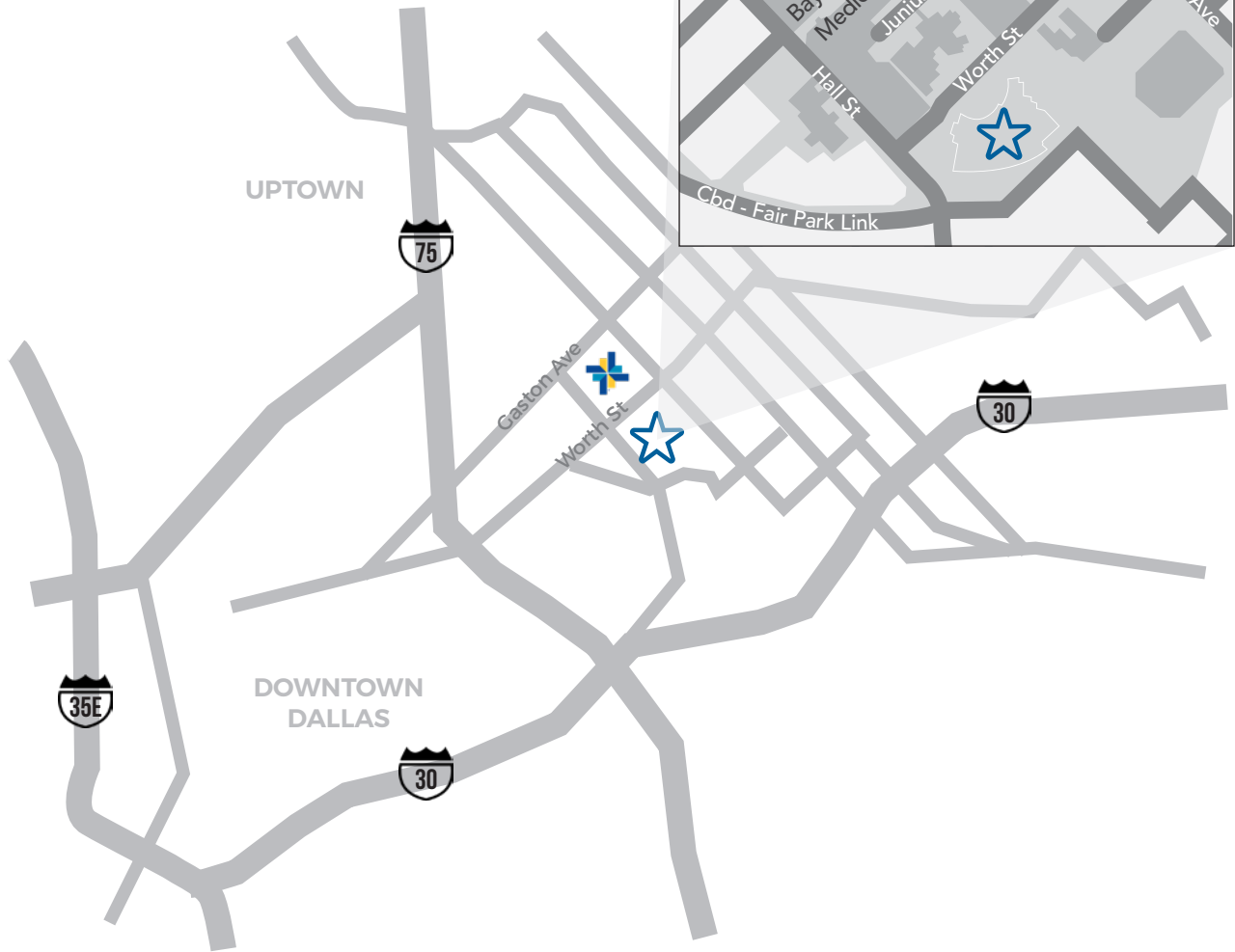
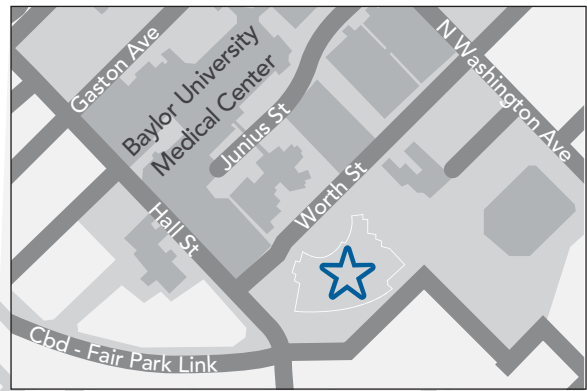


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PHYSICIANS REALTY TRUST



BAYLOR
Charles A. Simmons
Cancer Center

 **LINCOLN HARRIS** **CSG**
Corporate Services Group
www.lincolnharrishealthcare.com

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