



INVESTMENT SALES & LEASING

4821 Saturn Road, Garland, TX 75041
(Unit 103, 104 & 105)

For Lease

Medical Office

Karan Aulakh, CCIM

Managing Broker

469-471-6413

karan@karecommercial.com

karecommercial.com



PROPERTY OVERVIEW

- LOT SIZE
±0.516 ACRES
- ZONING
COMMUNITY OFFICE (CO)
- FRONTAGE
± 151' ALONG SATURN RD
- VEHICLES PER DAY
±151,607 VPD (I-635)
±8,238 VPD (MARKETPLACE DR)
±7,746 VPD (SATURN RD)



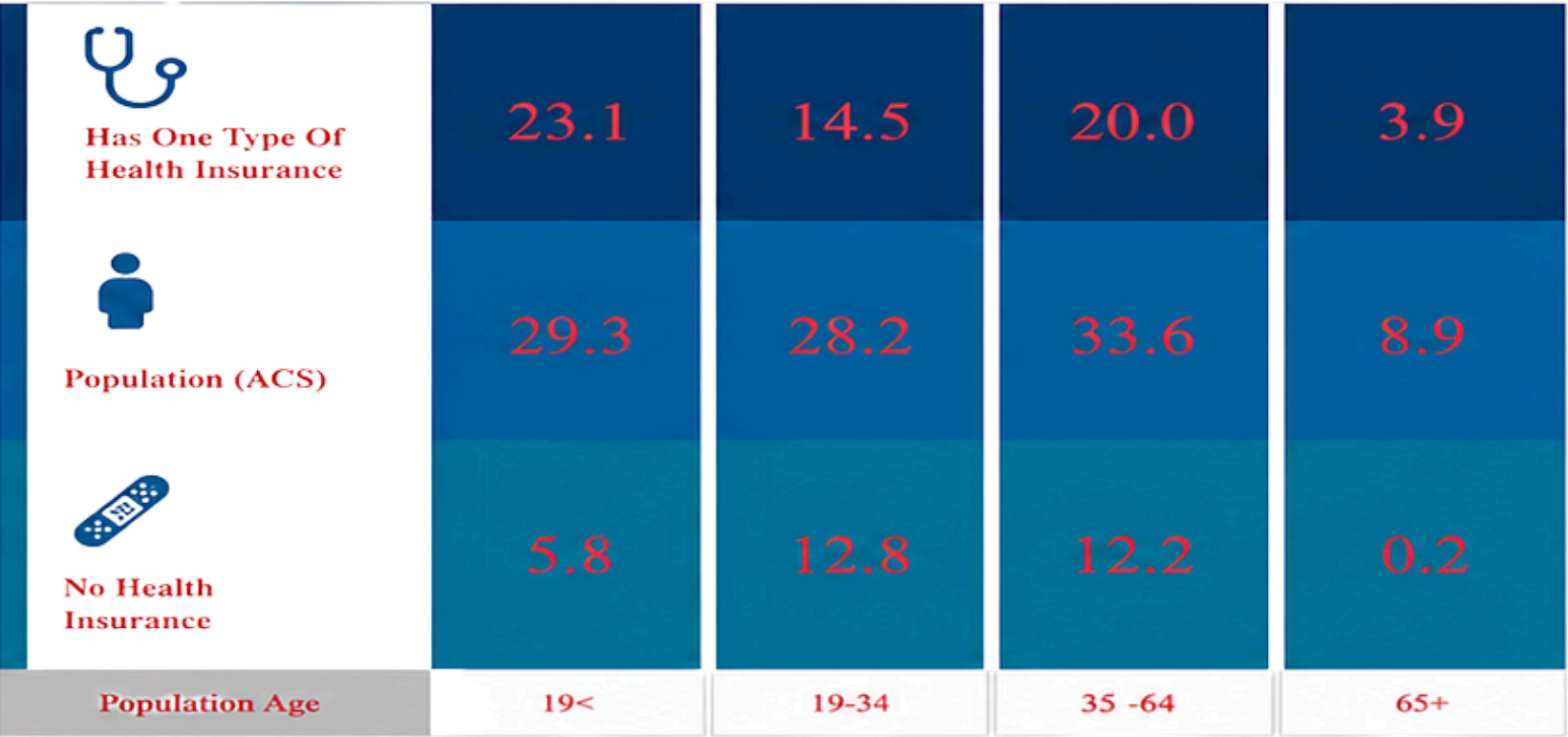
INVESTMENT SALES & LEASING

MARKET DEMOGRAPHICS & ECONOMIC OVERVIEW (1-MILE RADIUS)

Health Care & Insurance

4821 Saturn Rd, Garland, Texas, 75041
Ring of 1 mile

This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)



Population



Exercise (Percent of Adults)

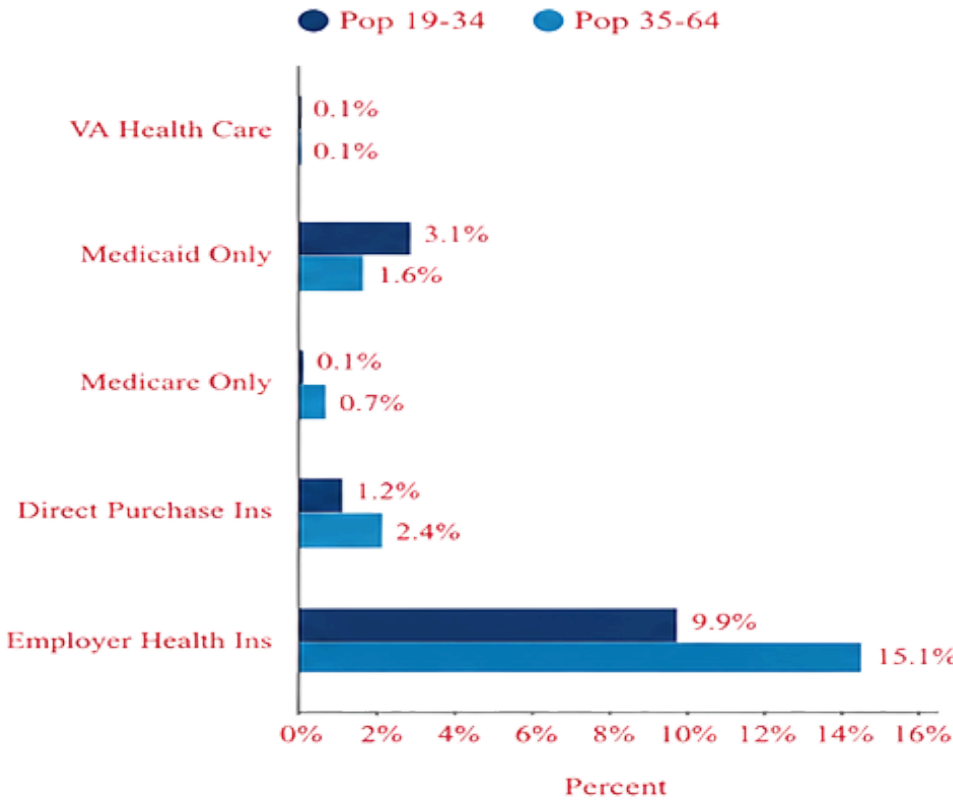


Health Care Expenditure



Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	US\$1,026.9
Medicare Payments	US\$778.0
Physician Services	US\$198.2
Dental Services	US\$363.6
Eyecare Services	US\$57.6
Lab Tests/X-rays	US\$61.3
Hospital Room & Hospital Service	US\$251.2
Convalescent/Nursing Home Care	US\$43.1

Health Insurance Coverage (ACS)



Source: This infographic contains data provided by ACS (2020-2024), Esri-U.S. BLS (2026), Esri-MRI-Simmons (2026).



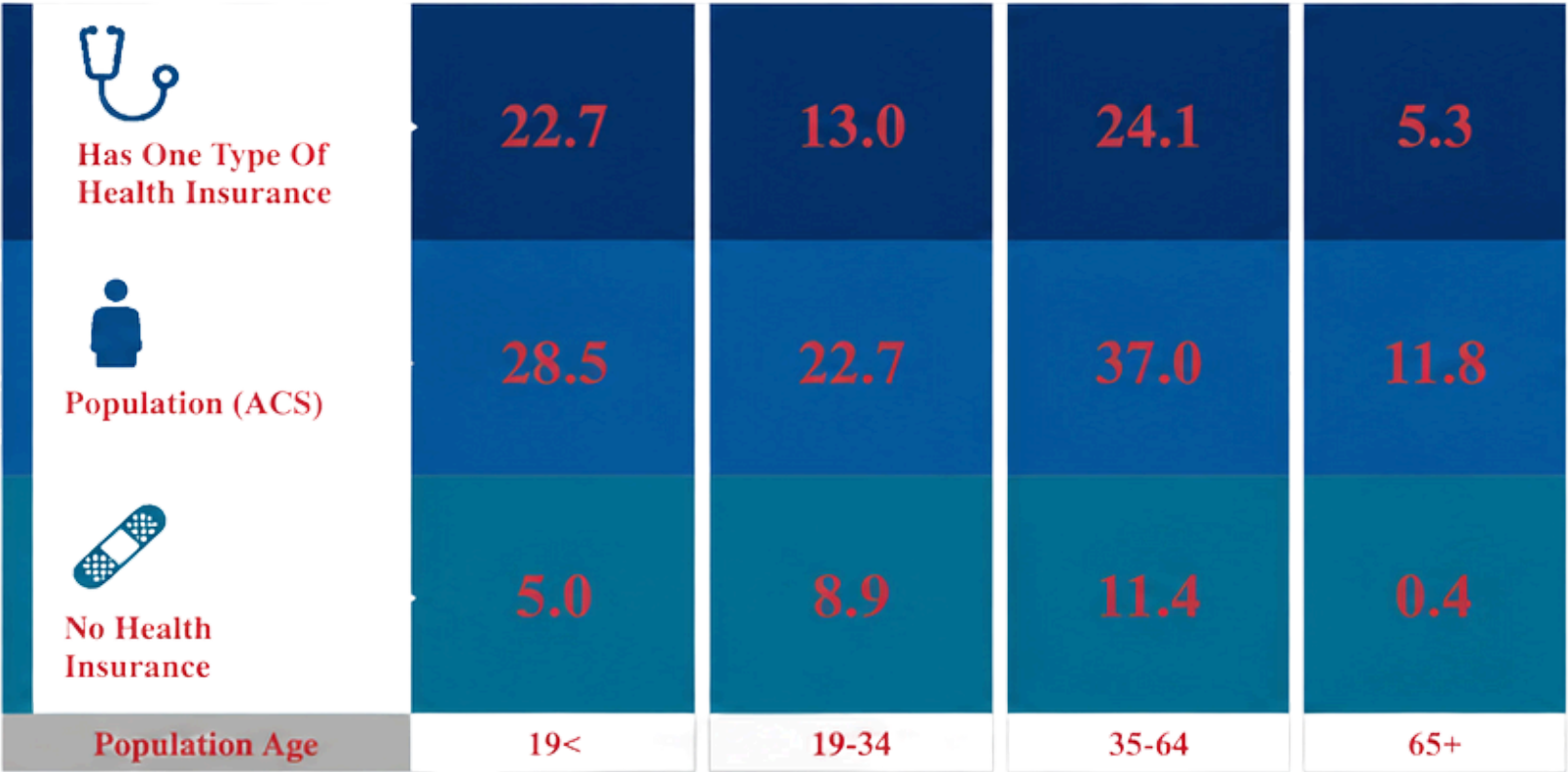
INVESTMENT SALES & LEASING

MARKET DEMOGRAPHICS & ECONOMIC OVERVIEW (5-MILE RADIUS)

Health Care & Insurance

4821 Saturn Rd, Garland, Texas, 75041
Ring of 5 miles

This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)



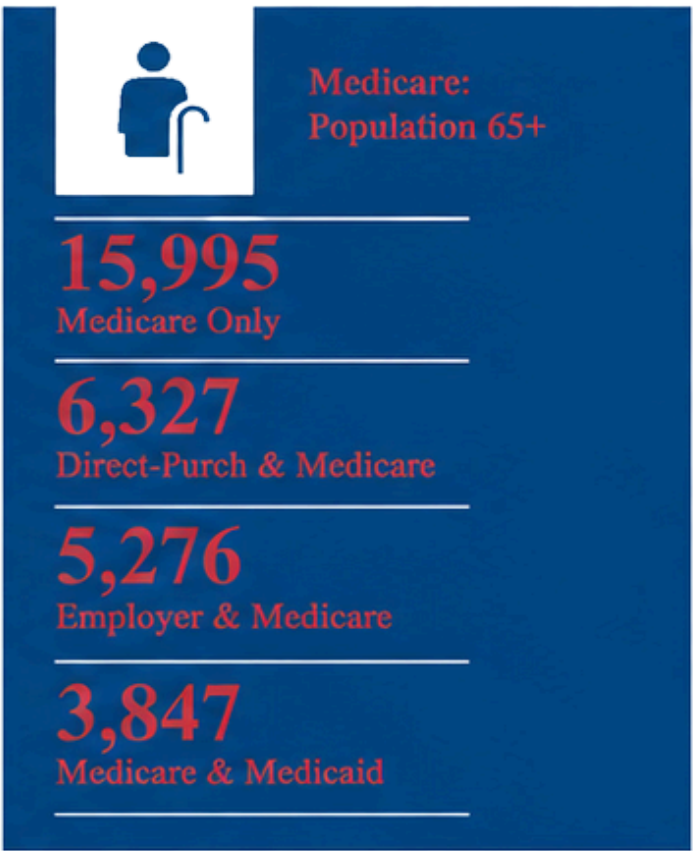
Population



Exercise (Percent of Adults)

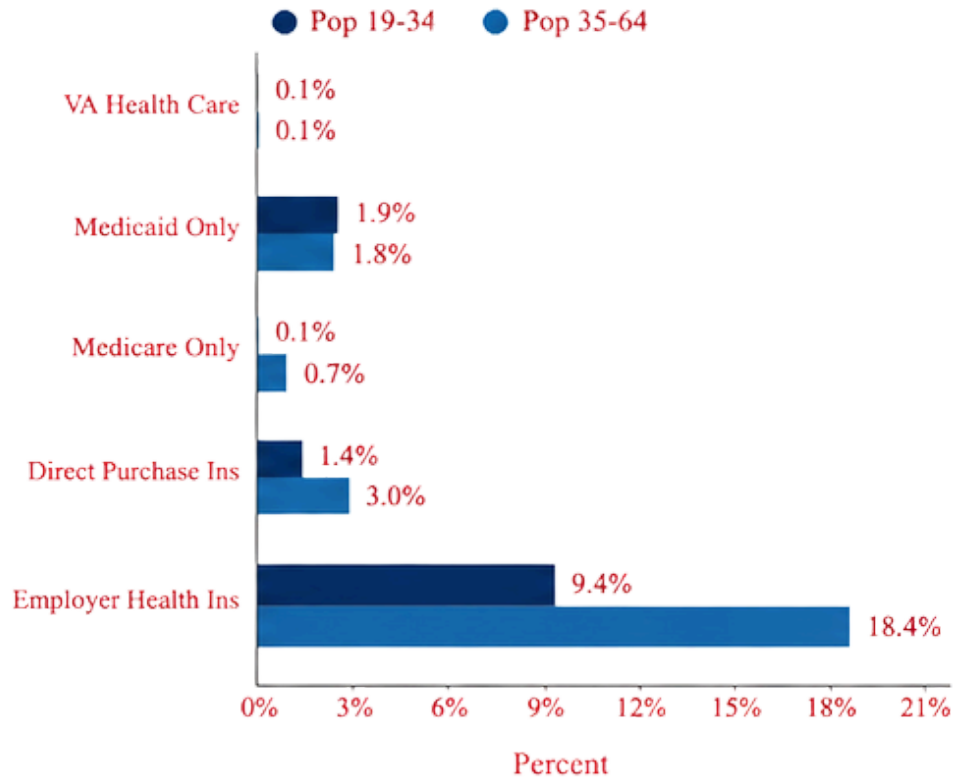


Health Care Expenditure



Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	US\$1,301.7
Medicare Payments	US\$997.3
Physician Services	US\$254.2
Dental Services	US\$481.0
Eyecare Services	US\$76.1
Lab Tests/X-rays	US\$76.3
Hospital Room & Hospital Service	US\$318.3
Convalescent/Nursing Home Care	US\$51.6

Health Insurance Coverage (ACS)



GARLAND OVERVIEW

- POPULATION: 246,018 (2020 U.S. CENSUS)
- APPROXIMATELY 15 MILES NORTHEAST OF DOWNTOWN DALLAS
- PART OF THE DALLAS–FORT WORTH–ARLINGTON METROPOLITAN AREA
- APPROXIMATELY 30 MILES FROM DFW INTERNATIONAL AIRPORT
- TOTAL CITY AREA: APPROXIMATELY 57 SQUARE MILES
- MULTIPLE DART STATIONS INCLUDING DOWNTOWN GARLAND STATION
- PART OF THE DALLAS–FORT WORTH MSA, ONE OF THE LARGEST METROPOLITAN ECONOMIES IN THE UNITED STATES
- DIVERSE COMMERCIAL REAL ESTATE INVENTORY INCLUDING OFFICE, INDUSTRIAL, RETAIL, MEDICAL, AND FLEX PROPERTIES
- STRATEGIC LOCATION PROVIDING ACCESS TO MAJOR EMPLOYMENT CENTERS THROUGHOUT THE DFW METROPLEX
- ONGOING COMMERCIAL REDEVELOPMENT AND INVESTMENT ACTIVITY ACROSS KEY CORRIDORS AND BUSINESS DISTRICTS



INVESTMENT SALES & LEASING

DALLAS COUNTY OVERVIEW

- DALLAS COUNTY SERVES AS THE ECONOMIC CORE OF NORTH TEXAS, CONSISTENTLY DRIVING REGIONAL GROWTH, INVESTMENT, AND DEVELOPMENT
- STRATEGICALLY LOCATED WITHIN THE FOURTH-LARGEST METRO IN THE U.S. (DFW), OFFERING STRONG POPULATION AND EMPLOYMENT FUNDAMENTALS
- UNMATCHED TRANSPORTATION CONNECTIVITY VIA I-20, I-30, I-35E, I-45, US-75, US-175, AND LOOP 12, SUPPORTING REGIONAL AND NATIONAL DISTRIBUTION
- SERVED BY DFW INTERNATIONAL AIRPORT AND DALLAS LOVE FIELD, POSITIONING THE COUNTY AS A MAJOR HUB FOR CORPORATE, LOGISTICS, AND INDUSTRIAL USERS
- HOME TO KEY EMPLOYMENT CENTERS INCLUDING DOWNTOWN DALLAS, LAS COLINAS, THE DESIGN DISTRICT, AND THE I-20 INDUSTRIAL CORRIDOR
- HEADQUARTERS AND MAJOR OPERATIONS FOR FORTUNE 500 COMPANIES SUCH AS AT&T, SOUTHWEST AIRLINES, TEXAS INSTRUMENTS, COMERICA, AND TENET HEALTHCARE
- STRONG DEMOGRAPHICS AND A PRO-BUSINESS ENVIRONMENT CONTINUE TO ATTRACT BOTH INVESTORS AND OWNER-USERS

KARE

INVESTMENT SALES & LEASING

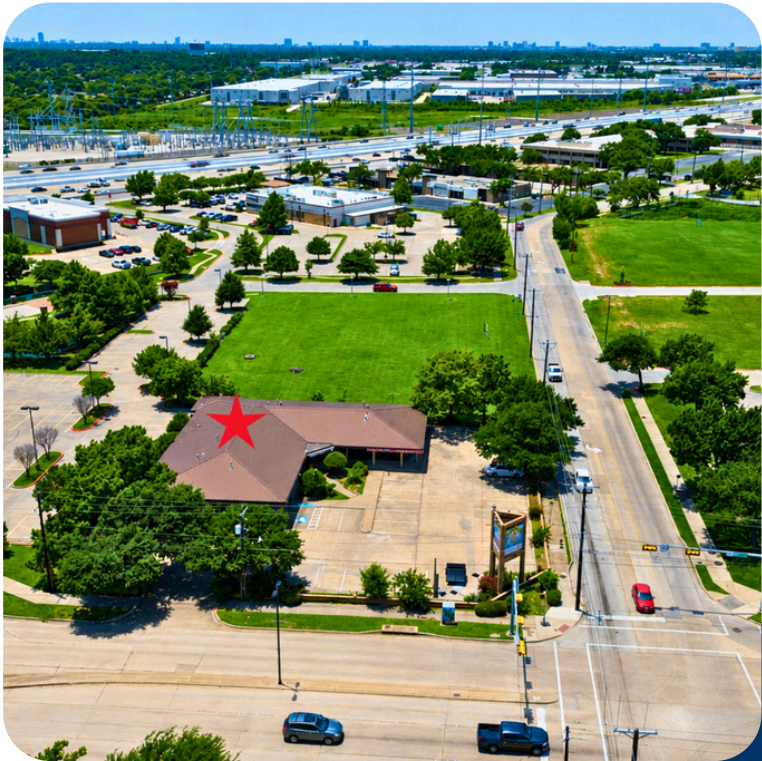
INVESTMENT HIGHLIGHTS

- LEASE RATE: \$16.00 PSF + NNN
- SUITE 103: ±1,000 SF AVAILABLE
- SUITES 104 & 105: ±1,000 SF AVAILABLE (MUST BE LEASED TOGETHER)
- TOTAL AVAILABLE SPACE: UP TO ±2,000 SF
- MINIMUM AVAILABLE SPACE: ±1,000 SF
- MEDICAL OFFICE PROPERTY LOCATED IN AN ESTABLISHED HEALTHCARE CORRIDOR
- SUITABLE FOR MEDICAL, DENTAL, WELLNESS, AND PROFESSIONAL OFFICE USERS
- EXISTING MEDICAL OFFICE LAYOUT WITH FUNCTIONAL HEALTHCARE INFRASTRUCTURE
- DIRECT FRONTAGE AND VISIBILITY ALONG SATURN ROAD
- CONVENIENT ACCESS TO I-635, SH 78, AND PRESIDENT GEORGE BUSH TURNPIKE
- AMPLE ON-SITE PARKING AVAILABLE
- PROXIMITY TO HEALTHCARE PROVIDERS, RETAIL AMENITIES, AND RESIDENTIAL NEIGHBORHOODS
- POSITIONED WITHIN THE DALLAS-FORT WORTH METROPLEX, ONE OF THE NATION'S LARGEST COMMERCIAL REAL ESTATE MARKETS



INVESTMENT SALES & LEASING

INVESTMENT HIGHLIGHTS



INVESTMENT SALES & LEASING



150 ft

151 ft

152 ft

22690 sqft

150 ft

KARE

INVESTMENT SALES & LEASING

Units 104 & 105

Unit 103

4621. SATURN

RAMI DENTAL CARE

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Units 104 & 105
±1,000 SF

Unit 103
±1,000 SF

ARARAT BANQUET HALL

KARE

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3Gistix

Natural Brands



AMBERTON
A UNIVERSITY DESIGNED FOR WORKING ADULTS

**DISCOUNT
(TIRE)**

**Olive
Garden**

filament

Marketplace Dr

WELLS FARGO

KARE

INVESTMENT SALES & LEASING

Saturn Rd

Northwest Dr



DOLLAR TREE
ANNIVERSARY



Marketplace Dr

SATURN RD



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Disclaimer

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