ESTABLISHED 1998 | 64,000 SF MEDICAL OFFICE BUILDING | RENOVATED 2022

COTTONWOOD MEDICAL

1110 COTTONWOOD LANE | IRVING, TEXAS 75038

1110 Cottonwood is a newly renovated, two-story medical office building located in the heart of the Las Colinas Office Center submarket—directly across from the world-renowned Four Seasons Resort and the award-winning TPC golf course. This highly accessible, first-class property offers tenants a prestigious address within one of DFW's most dynamic business and lifestyle districts. Recent interior and exterior upgrades feature high ceilings and modern finishes—delivering a fresh and professional environment.

PRIME LOCATION
access to surrounding shops, entertainment, hotels, and more

CLASS A FINISHES
new interior and exterior capital renovations

10 MINUTES FROM DFW
easy access to the third-busiest airport in the world

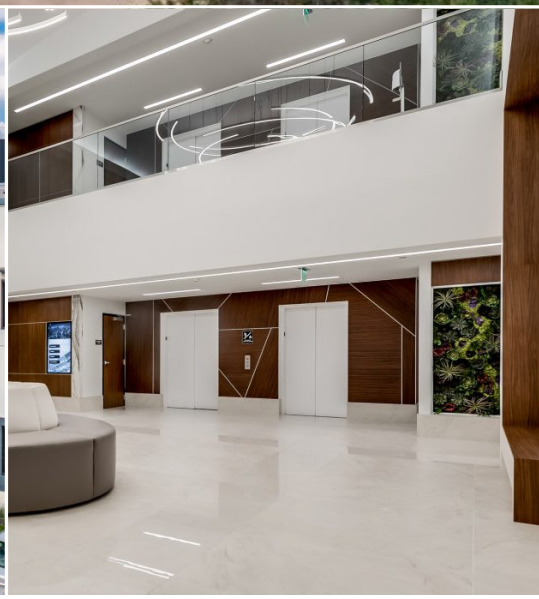
STRUCTURED PARKING
surface and underground parking available









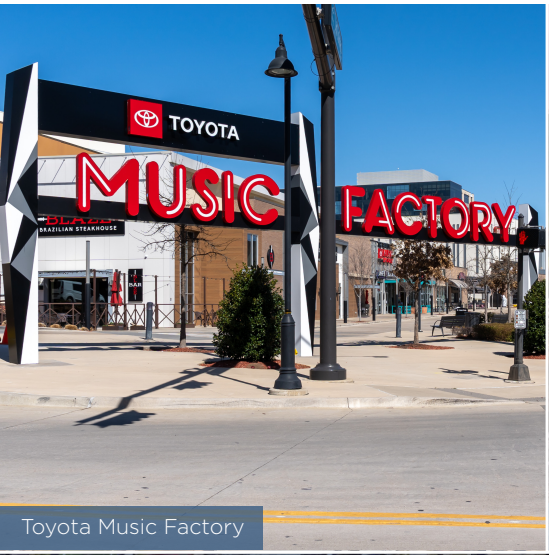


THE RENOVATIONS ARE *fresh*

The comprehensive and design-forward renovations include modernized common areas, upgraded building systems, and sleek, contemporary interiors throughout. The building features large blocks of contiguous space, ideal for large medical users, yet easily divisible to accommodate smaller practices. With flexible floor plans, enhanced infrastructure, and a clean, professional aesthetic, the building is perfectly equipped to support a wide range of clinical and administrative operations. Additionally, convenient grab-and-go options are available on-site, offering tenants quick access to fresh food and beverages throughout the day.

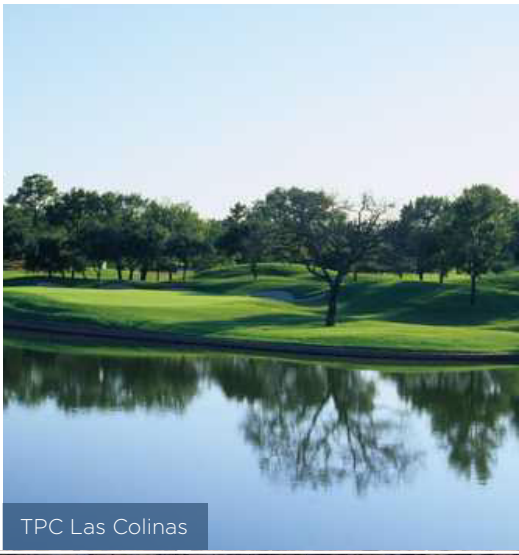
THE LOCATION IS *impressive*

1110 Cottonwood is ideally situated in Las Colinas, one of DFW's premier live-work-play communities. Across from the Four Seasons Resort and TPC golf course, the building is also just minutes away from Toyota Music Factory—which offers a vibrant mix of dining, retail, live music, and entertainment options. Cottonwood is a quick 10-minute drive to both the Irving Convention Center and DFW International Airport. The location offers seamless access to and from Highways 114 and 161.



Toyota Music Factory


The Ritz-Carlton Dallas, Las Colinas


TPC Las Colinas



LIVE. WORK. EXPLORE.

THE RITZ-CARLTON
3 minutes

DFW AIRPORT
10 minutes

TOYOTA MUSIC FACTORY
10 minutes

IRVING CONVENTION CENTER
10 minutes

BAYLOR SCOTT & WHITE IRVING
7 minutes

MEDICAL CITY LAS COLINAS
8 minutes

BAYLOR SCOTT & WHITE LAS COLINAS
11 minutes

BAYLOR SCOTT & WHITE GRAPEVINE
16 minutes

NEARBY ENTERTAINMENT

TPC Las Colinas
Cottonwood Valley Golf Course
Las Colinas Country Club
Hackberry Creek Country Club
Irving Mall
20+ Miles of Hiking and Biking Trails
Las Colinas Symphony Orchestra

TOYOTA MUSIC FACTORY

Alamo Drafthouse Cinema
Bar Louie
Blaze Brazilian Steak House
The Blue Fish
Claudi B's
Freshii
Gloria's Latin Cuisine
Grimaldi's Pizzeria
Kitchen 101
Mercy Bar & Lounge
Pacheco Taco Bar
Reservoir
TCBY
Texas Lottery Pizza
The Pavilion
Toyota Lounge
Yard House



Sunwest

SCAN FOR MORE INFORMATION

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