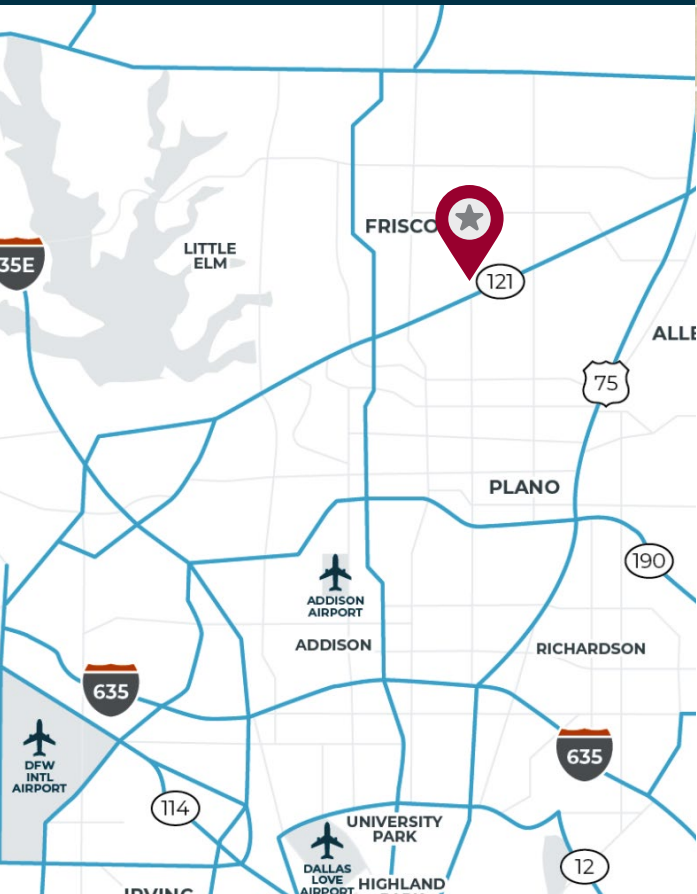


**2,493 SF
FOR LEASE**

CENTENNIAL OFFICE CONDOS

12530 Lebanon Rd., Suite 205
Frisco, TX 75035



PROPERTY FEATURES:

- Fully Finished Out Medical Office Condo
- 8 Exam Rooms
- 2 Offices
- 2 Restrooms
- 1 Breakroom with Kitchenette
- 2,493 SF

For more information,
contact:

LAUREN KONEN

832.515.4062

lkonen@lee-associates.com

NATHAN DENTON, SIOR

214.228.0611

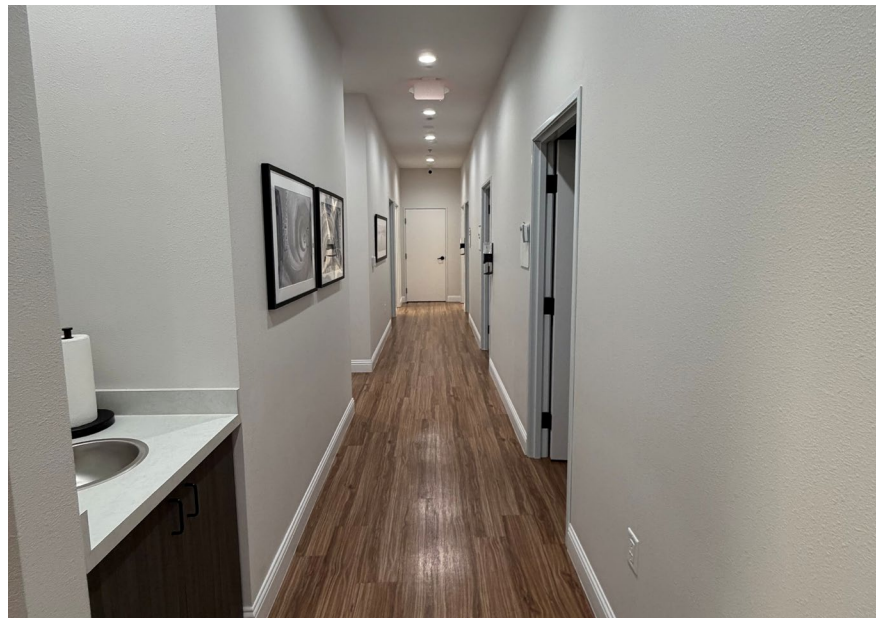
ndenton@lee-associates.com



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PROPERTY IMAGES



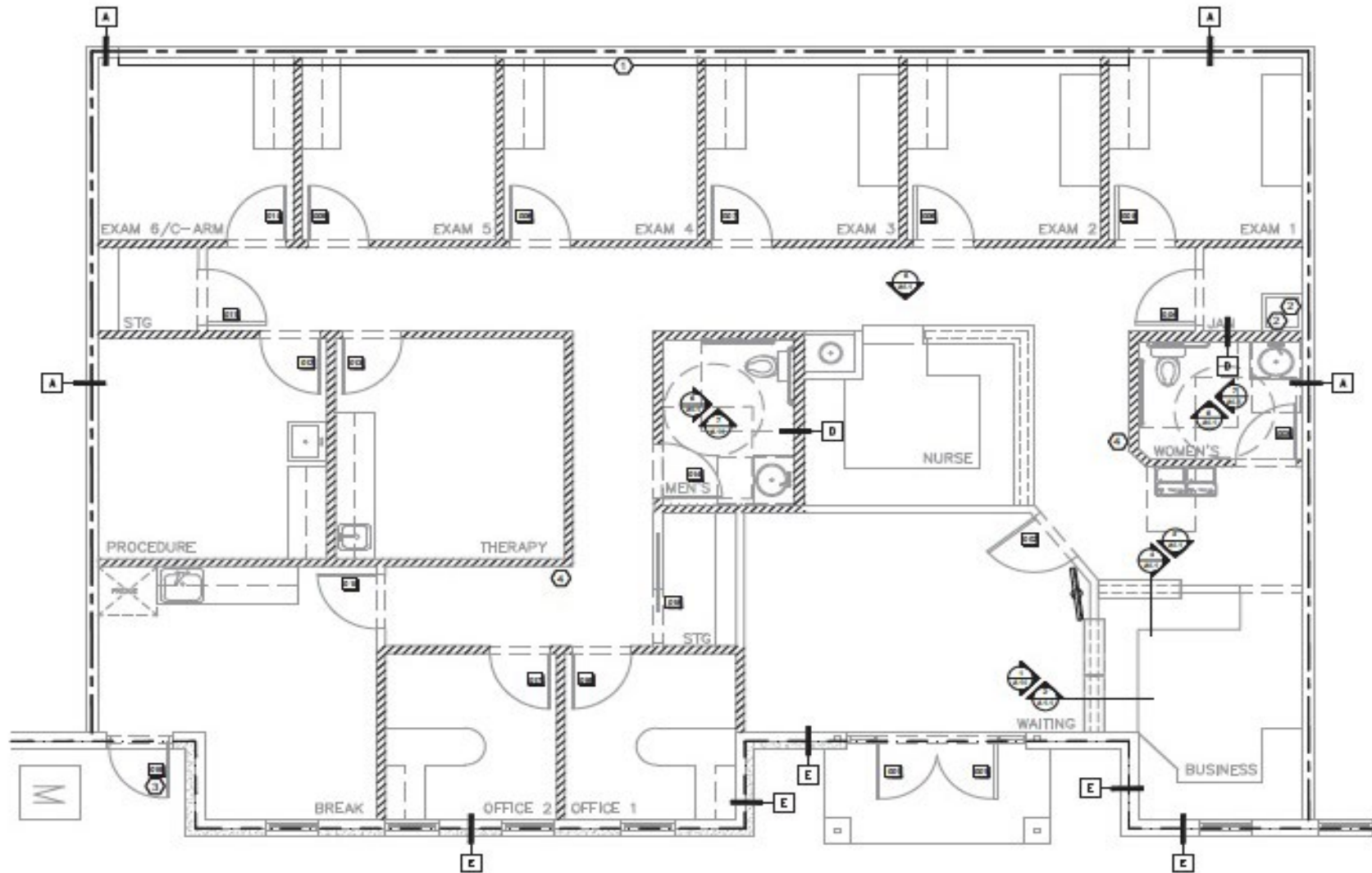
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FLOOR PLAN



FLOOR PLAN



AERIAL MAP

Centennial Office Condos
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DEMOGRAPHICS & TRAFFIC

Frisco, Texas

DEMOGRAPHICS

2025 Summary	2 MILES	5 MILES	10 MILES
Population	67,775	364,153	1,229,206
Households	23,148	134,841	459,980
Medium Age	39.7	39.2	38.9
Median HH Income	\$152,181	\$131,397	\$120,259
Population Growth (2025-2030)	2.7%	2.8%	2.6%

TRAFFIC

Roadway	Traffic Count	Miles from Subject
N Hwy 121/Coit Rd.	21,989	.49
Coit Rd./S Hwy 121	13,567	.20
Lebanon Rd.	8,394	.03

Source@2025 Costar Group/TXDOT 2024

4 Person Household represents 28% of all Household Sizes, with 1 mile



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