

# LAS COLINAS MEDICAL CENTER I - III

6750 N. Mac Arthur Blvd.  
Irving, TX 75039

Healthpeak® | DOC  
LISTED  
NYSE



Leasing Information:  
214.461.2388

<b>Banks Newton</b> 214.461.2388 bnewton@lpc.com	<b>Douglas Maclay</b> 214.461.2371 dmaclay@lpc.com	<b>Elizabeth Madden</b> 214.461.2366 emadden@lpc.com
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## Lincoln

8140 Walnut Hill Lane  
Suite 700  
Dallas, TX 75231

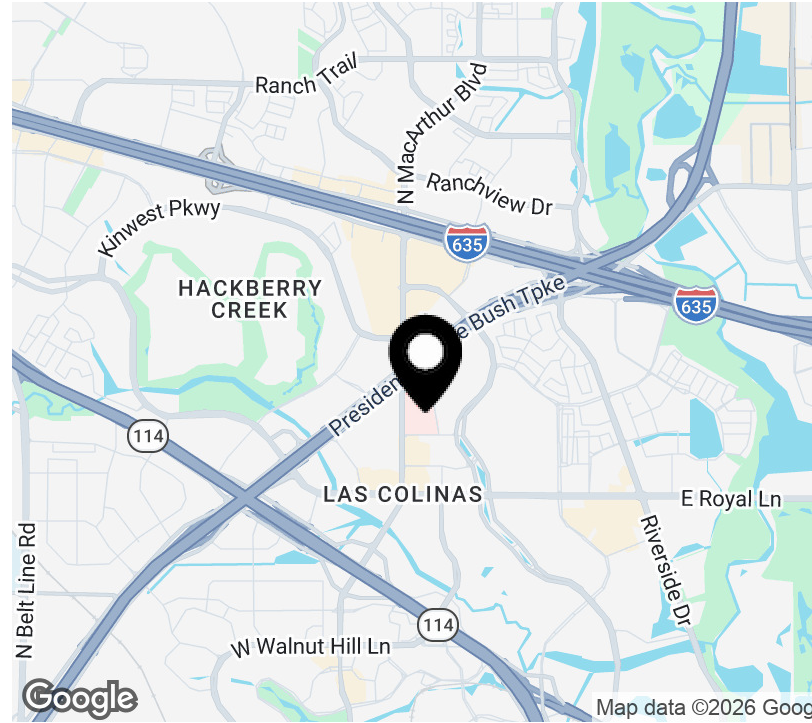
[www.lpc.com](http://www.lpc.com)

# LAS COLINAS MEDICAL CENTER

6750 N. Mac Arthur Blvd. | Irving, TX 75039

## Outpatient Medical For Lease

1,527 - 23,681 SF



### Property Highlights

- Move-in ready suites
- Directly attached to Medical City Las Colinas
- Conveniently located at the Intersection of 161 and MacArthur
- Close to Retail and Restaurants
- Easy access to Highway 161 and I- 635/ LBJ
- Tenant Improvement Allowance Available
- Excellent tenant mix to help grow your practice

### Availabilities

Suite 120	1,527 SF
Suite 150	2,000 - 10,201 SF
Suite 200	4,668 SF
Suite 300	5,597 SF
Suite 350	2,000 - 23,681 SF

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Suite 300



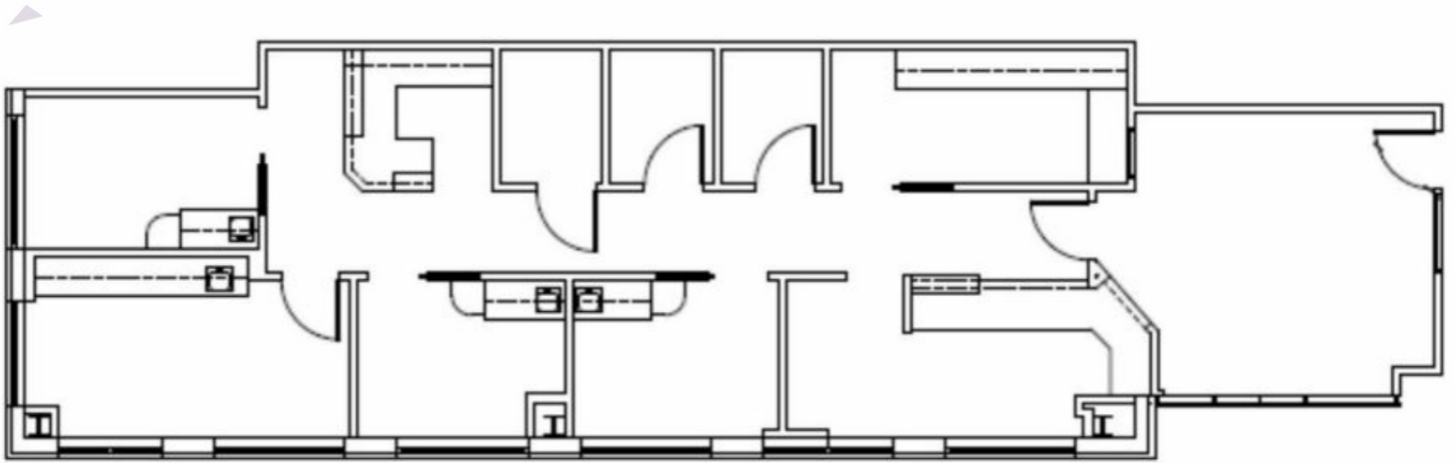
Suite	Size
■ Suite 300	5,597 SF

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	Suite	Size
■	Suite 120	1,527 SF

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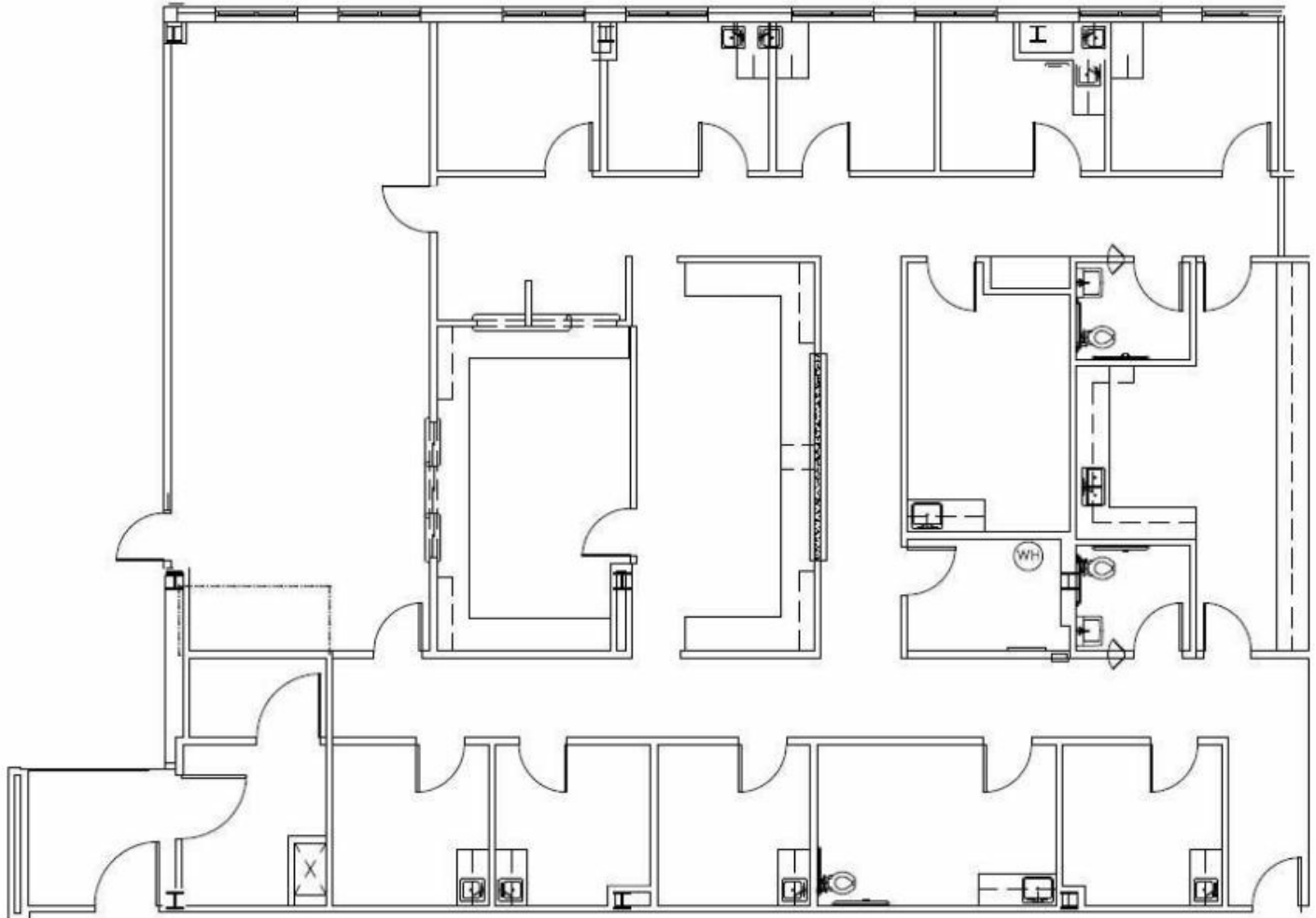
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Las Colinas II - Suite 200

4,668 SF



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**Suite**

Suite 200

**Size**

4,668 SF

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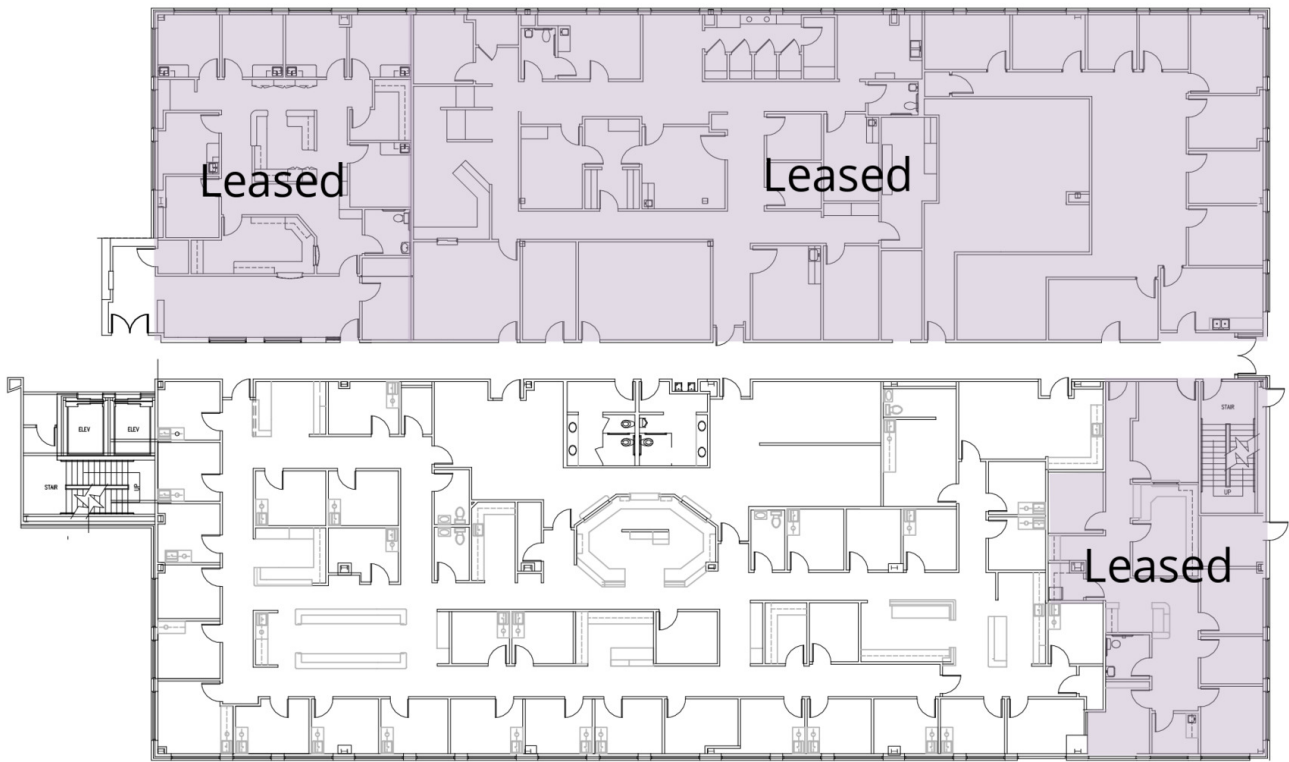
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Suite 150

Suite	Size
■ Suite 150	2,000 - 10,201 SF

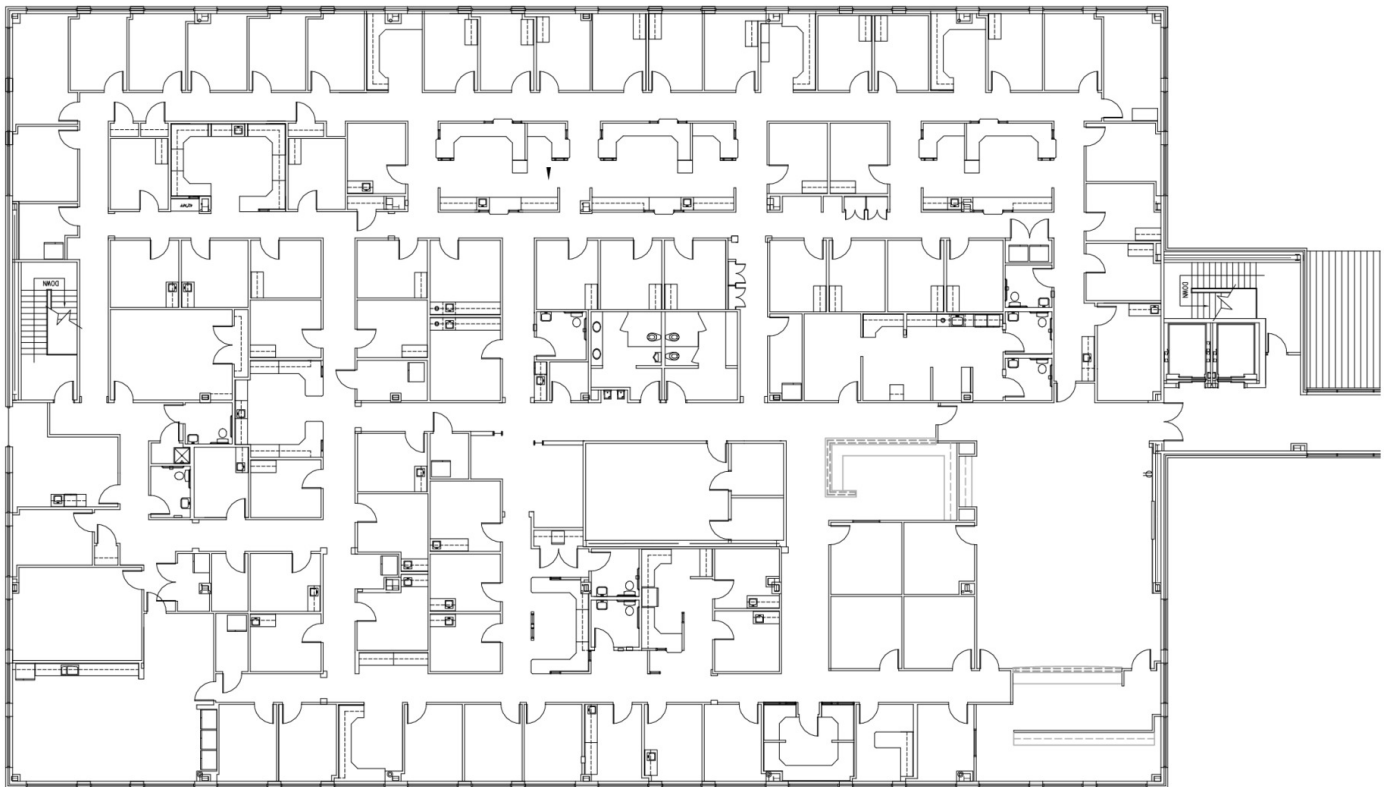
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Suite 350 - Full Floor Available



**Suite**

**Size**

Suite 350

2,000 - 23,681 SF

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## Nearby Amenities



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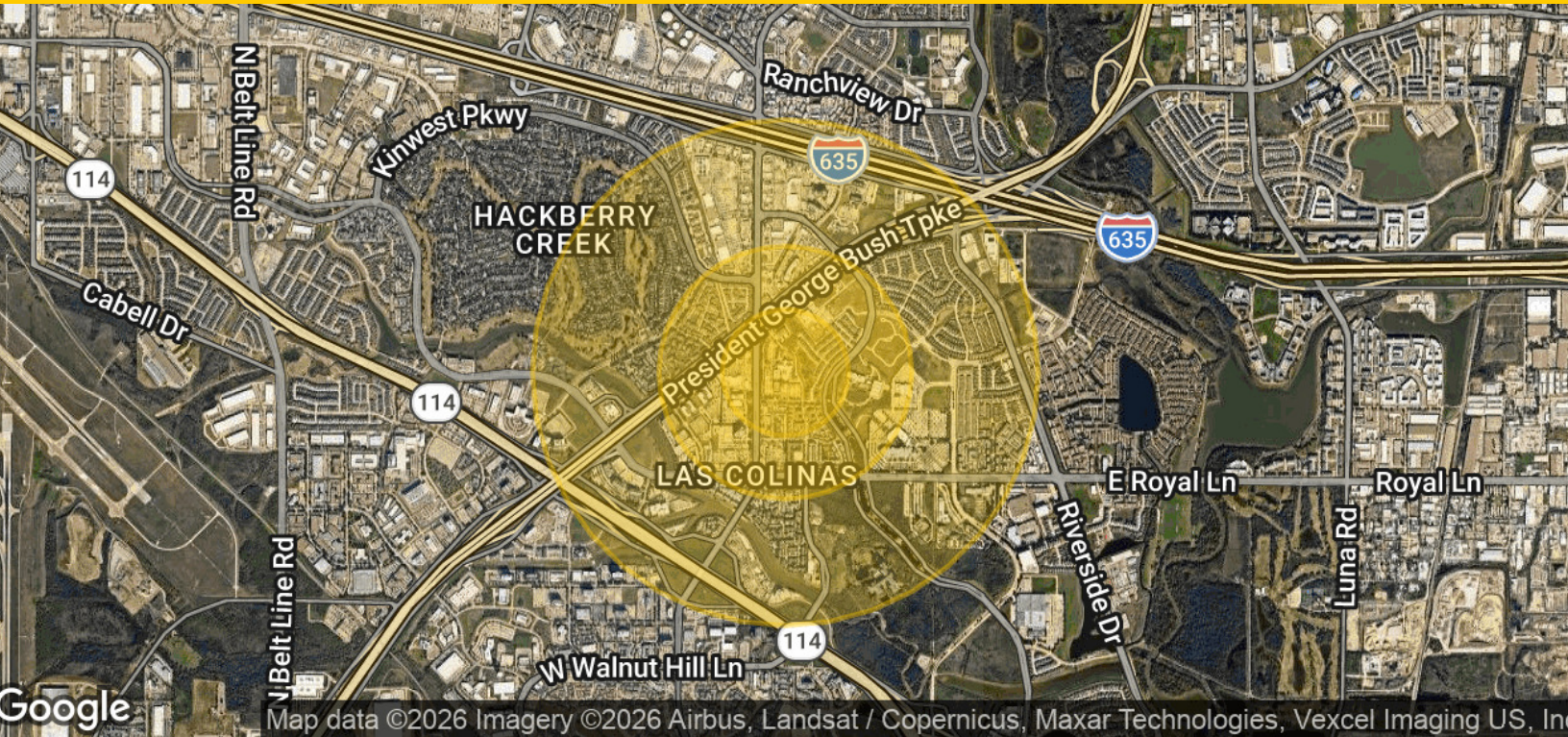
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# Demographics Map & Report



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	856	5,053	13,106
Average Age	35.0	32.6	32.9
Average Age (Male)	35.6	32.7	32.8
Average Age (Female)	32.5	31.6	32.4
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	399	2,579	6,129
# of Persons per HH	2.1	2.0	2.1
Average HH Income	\$127,491	\$92,821	\$109,653
Average House Value	\$340,532	\$163,737	\$235,944

2020 American Community Survey (ACS)

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