

FOR LEASE | MEDICAL OFFICE

LAKE FOREST OFFICE PARK

2168 N Lake Forest Dr, Unit 800 · McKinney, TX 75071

1,537 SF suite directly across from Baylor Scott & White Medical Center - McKinney



JOSEPH JAMES, CCIM

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EXECUTIVE SUMMARY

Unit 800 · Lake Forest Office Park · McKinney, Texas



THE OPPORTUNITY

- 1,537 SF ground-floor medical suite steps from the US-380 and N Lake Forest signal.
- Directly across from Baylor Scott & White Medical Center - McKinney.
- Referral opportunities from the hospital across the street and neighboring practices.
- Shell condition with a tenant improvement allowance - no demolition, no inherited floor plan.
- New 2025 construction in a park with several co-tenant practices already open.
- 84,044 vehicles per day pass the US-380 and N Lake Forest intersection (TxDOT, 2025).
- Storefront entry, ADA access, and surface parking at the door.

AVAILABLE SF	1,537 SF (approx.)
UNIT	Unit 800, Building 8
LEASE RATE	\$29.50 / SF
LEASE TYPE	NNN
NNN ESTIMATE	\$10.15 / SF (2026 est.)
CONDITION	Shell - TI allowance available
YEAR BUILT	2025
PROPERTY TYPE	Medical / Professional Office
SIGNAGE	Building-mounted
AVAILABILITY	Immediate

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PROPERTY PHOTOS



Lake Forest Office Park, 2140-2168 N Lake Forest Dr, McKinney, Texas.

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WHY LEASE HERE

1

Across the street from the hospital

Baylor Scott & White Medical Center - McKinney sits directly opposite the site. Inside the park: orthopedics, imaging, dental, podiatry, psychiatry, pulmonology, and therapy - a referral network that already exists.

2

Households here spend on health care

Within 3 miles, households average \$7,904 in annual health insurance expenditures and \$4,143 on medical care - including \$811.90 on dental services and \$470.10 on physician services per household.

3

A patient base that can pay

73,288 residents within 3 miles with a median household income of \$153,263 and median net worth of \$725,092. 35.3% of households earn \$200,000 or more.

4

Almost no uninsured exposure

Uninsured rates inside 3 miles run 1.2% under age 19, 2.1% age 19-34, 2.3% age 35-64, and 0.1% at 65+. More than 5,400 residents carry Medicare coverage.

5

Build it your way, funded

Shell delivery plus a tenant improvement allowance means the layout is designed around your workflow instead of inherited from the last tenant - and you are not paying to demolish their build-out first.

IDEAL FOR

- PRIMARY & FAMILY CARE
 - Family practice
 - Internal medicine, Pediatrics
- DENTAL
 - General dentistry
 - Orthodontics
- SPECIALTY CLINICS
 - Dermatology
 - ENT, Allergy, Podiatry
 - Pain management
- DIAGNOSTICS & LABS
 - X-ray and ultrasound
 - Lab and blood draw
- THERAPY & BEHAVIORAL
 - Physical and speech therapy
 - Psychiatry and counseling
- WELLNESS & AESTHETICS
 - Med spa and aesthetics
 - IV hydration and wellness

Demographics: Esri, 3-mile ring, 2026. Health care expenditure data: Esri / ACS 2020-2024, Esri-U.S. BLS 2026.

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TOUR UNIT 800

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TI allowance available

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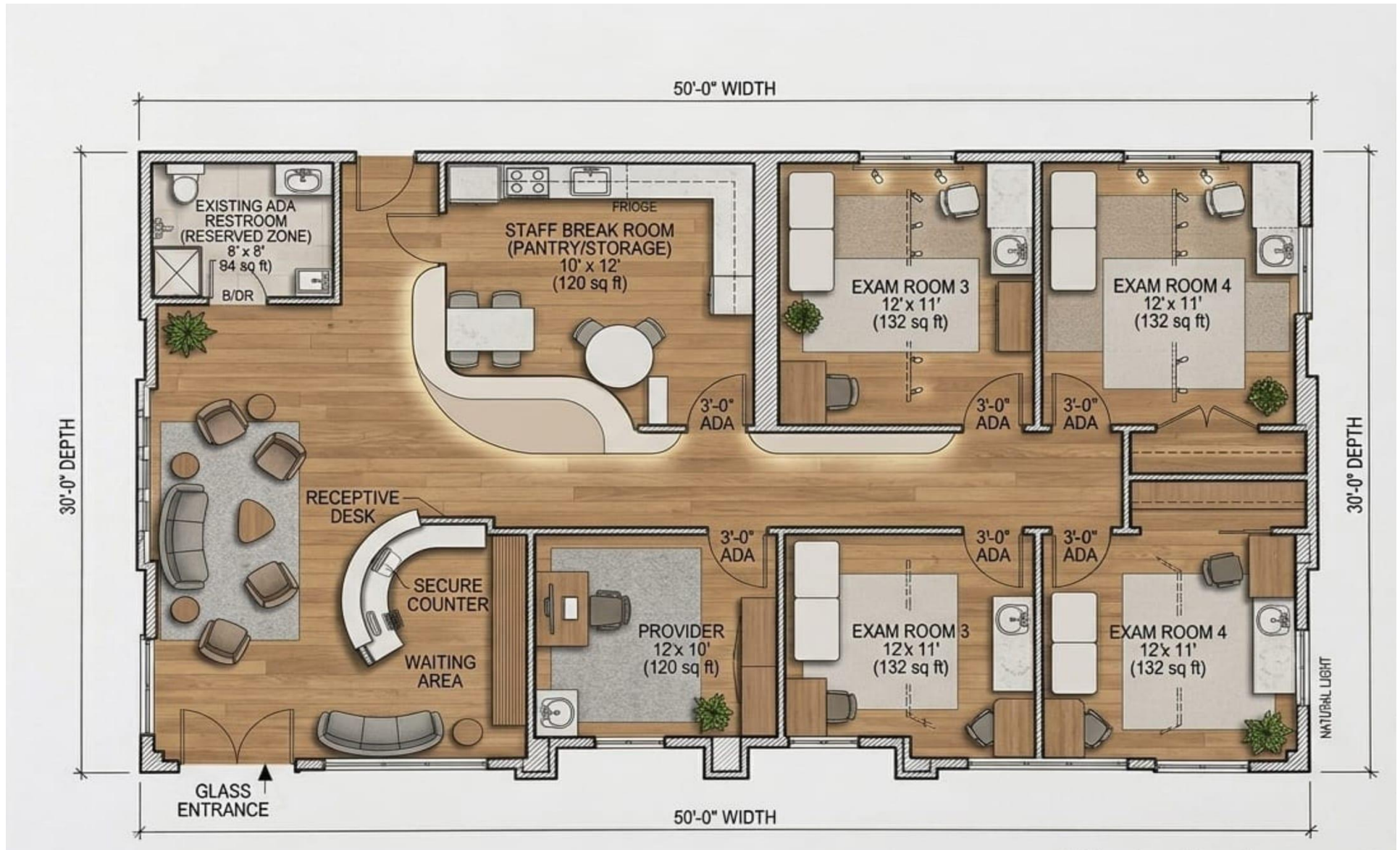
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CONCEPT

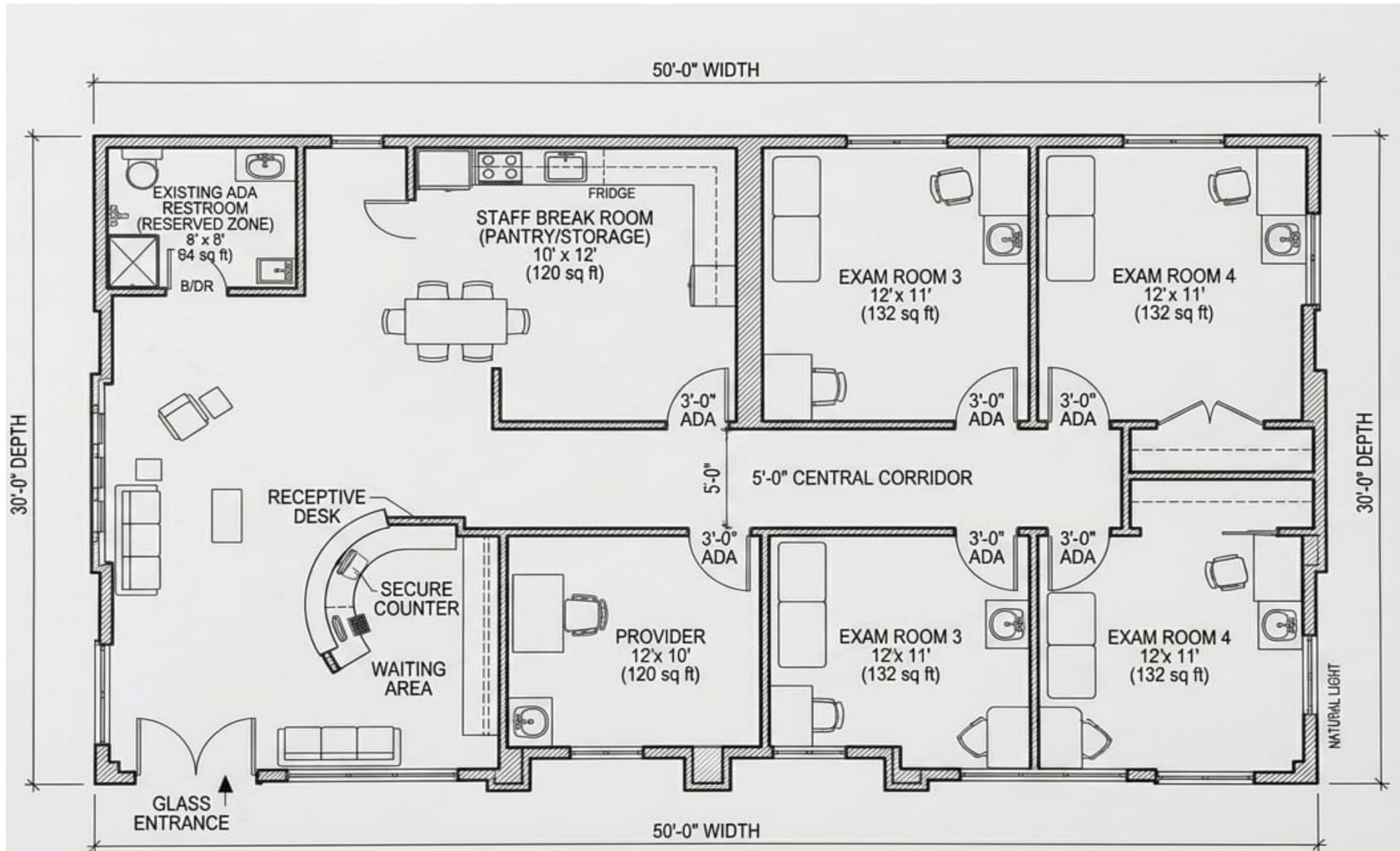
Sample AI generated medical build-out – representative only, not an as-built plan.



Conceptual layout shown for illustration only. This is not an as-built plan and does not represent existing improvements. The suite is delivered in shell condition.

DIMENSIONS

Same AI generated concept, dimensioned - 50'-0" width x 30'-0" depth (approximate)



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THE LOCATION

Steps from hard corner of US-380 and N Lake Forest Dr, McKinney



Lake Forest Office Park sits steps from US-380 (W University Dr) and N Lake Forest Dr, one of the primary east-west and north-south crossings in north McKinney. Baylor Scott & White Medical Center - McKinney is directly across the intersection. More than 84,000 vehicles per day pass the corner (TxDOT, 2025). Walgreens, Whataburger, Chick-fil-A, Starbucks, and Circle K sit within the same intersection.

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ACROSS THE STREET FROM THE HOSPITAL

Baylor Scott & White Medical Center - McKinney at US-380 and N Lake Forest Dr



The site sits directly opposite the Baylor Scott & White McKinney campus, including Physician Office Buildings.

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TRAFFIC & ACCESS

TxDOT annual average daily traffic - 2025 counts, with growth history

84,044

Combined VPD at US-380 & Lake Forest (2025)

55,736

US-380 / W University Dr - AADT (2025)

28,308

N Lake Forest Dr (FM 1461) - AADT (2025)

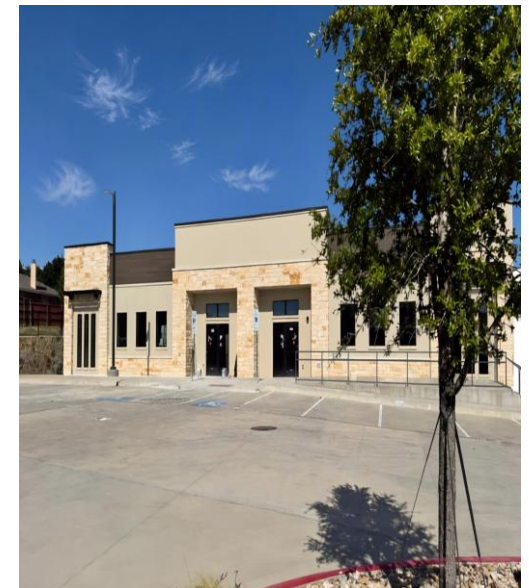
STREET	2025	2020	2015	GROWTH
US-380 (W University Dr) - west of Lake Forest	55,736	38,486*	33,831**	+86% since 2009
US-380 (W University Dr) - east of Lake Forest	55,373	47,052	44,809	+50% since 2009
N Lake Forest Dr (FM 1461) - at the site	28,308	23,331	18,203	+127% since 2013
Hardin Blvd - east of the site	14,632	8,234	-	+108% since 2018

Source: TxDOT Annual Average Daily Traffic Counts (Public), Statewide Traffic Analysis and Reporting System II, 2025 release. *2019 count. **2014 count. Growth measured from earliest available count at each station.

MEDICAL CO-TENANCY

15+ practices already operating within Lake Forest Office Park

- Kinex Podiatry - Advanced Foot & Ankle Clinic
- A.C.A.P.S. - Adult, Child & Adolescent Psychiatric Services
- FYZICAL Therapy & Balance Centers
- Kidz Teen Dental + Orthodontics
- Eldorado Dental
- TruSerene MedSpa
- The Wellness Room
- Premier Pulmonary & Sleep Medicine
- Lumina Psychiatry & Wellness
- Dental Plus Specialists
- Honest Direct Primary Care
- MRI Centers of Texas
- Dragonfly
- Texas Spine & Pain MD
- OSANT - Orthopedic Surgery Associates of North Texas



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THE PATIENT BASE

3-mile radius from 2168 N Lake Forest Dr

73,288

Population (3 mi)

\$153,263

Median Household Income (3 mi)

\$7,904

Health Insurance Spend per Household / Yr

\$4,143

Medical Care Spend per Household / Yr

\$811.90

Dental Services Spend per Household / Yr

\$470.10

Physician Services Spend per Household / Yr

5,450

Residents with Medicare Coverage (3 mi)

\$725,092

Median Net Worth (3 mi)

Esri, 3-mile ring, 2026. Health care indicators from Esri / ACS 2020-2024, Esri-U.S. BLS 2026, Esri-MRI-Simmons 2026. All figures reflect the same 3-mile ring.

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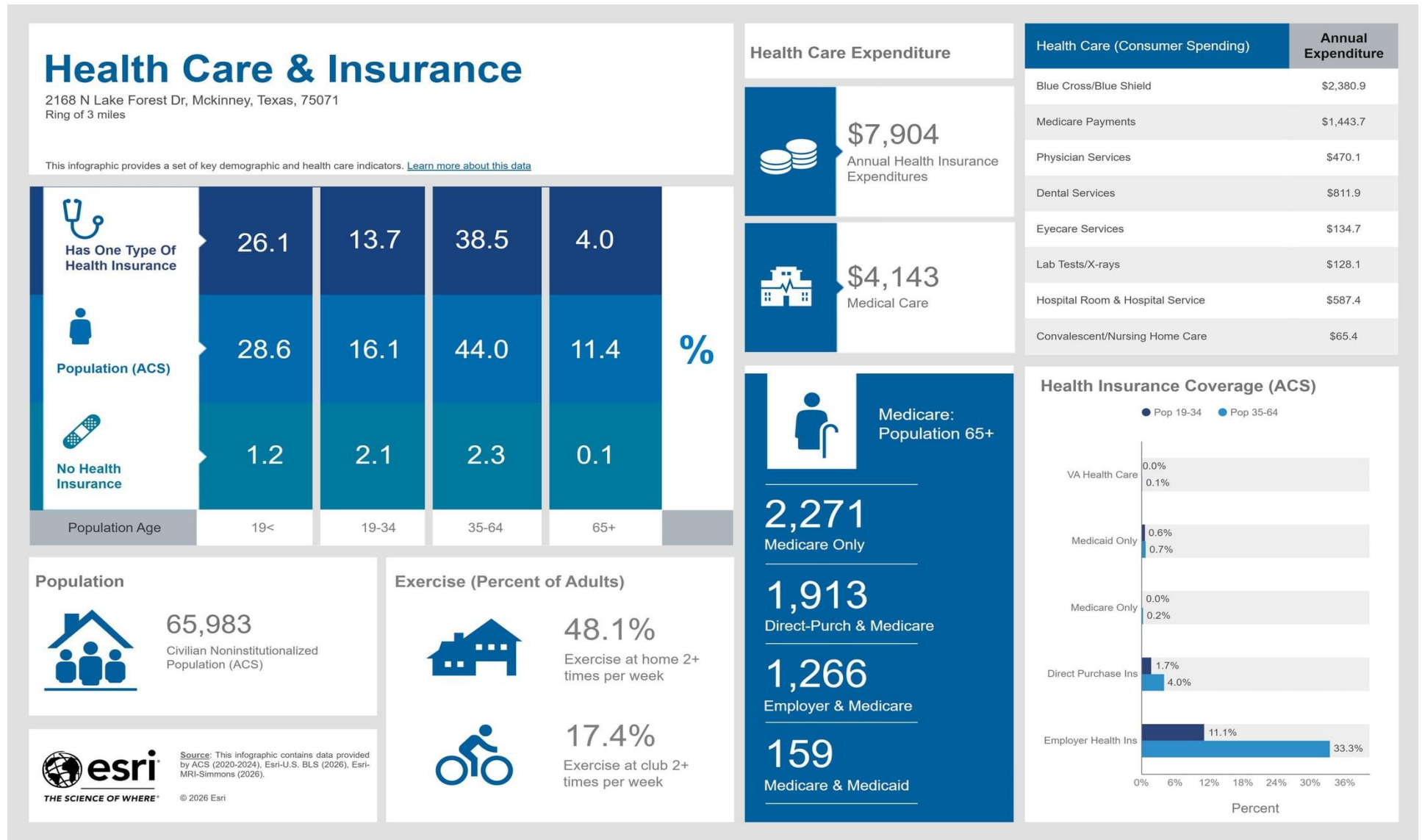
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HEALTH CARE & INSURANCE PROFILE

3-mile radius from 2168 N Lake Forest Dr



Health care expenditure, insurance coverage, and Medicare population within a 3-mile ring of the site.

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MARKET OVERVIEW

Allen / McKinney Office Submarket · Dallas-Fort Worth

10.2%

Submarket Vacancy

17.1%

DFW Metro Vacancy

249K SF

12-Mo Net Absorption

1.5%

Asking Rent Growth

The Allen/McKinney office submarket sits in a fast-growing northern corridor of North Texas, with direct connectivity via US-75, SH-121, and US-380 linking the area to employment nodes across Collin County and North Dallas. Tenancy is anchored by professional services, technology users, medical practices, and locally headquartered firms.

- Submarket vacancy of 10.2% tracks well below the 17.1% Dallas-Fort Worth metro average.
- Available space remains relatively tight compared with other suburban office nodes in the metro.
- Since 2020 developers expanded existing stock 24% while occupied square feet grew 20% - supply has been met with real demand.
- Owner-occupied properties limit vacancy volatility and reduce exposure to speculative supply pressure.
- McKinney continue to post sustained population and household growth, supporting durable demand for essential medical services.

CoStar Office Submarket Report, Allen/McKinney, Q3 2026.

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations

Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or

seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the

transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose: that the owner will accept a price less than the written asking price; or that the buyer/tenant will pay a price greater than the price submitted in a written offer; and o any confidential information or any other information that a party specifically instructs the broker in writing not to o disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
 - The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
 - The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally;
- and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Clifford J. Bogart	313043	clifford.bogart@expcommercial.com	(214)704-9862
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Joseph James	640946	joseph.james@expcommercial.com	(214)208-6112
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2

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