

MEDICAL CITY MCKINNEY OUTPATIENT BUILDING III

4820 Medical Center Dr
McKinney, TX 75069

Healthpeak® | **DOC**
LISTED
NYSE



Available Space:
2,940 RSF - 11,596 RSF

Lincoln

Banks Newton	Douglas Maclay	Elizabeth Madden
214.461.2388	214.461.2371	214.461.2366
bnewton@lpc.com	dmaclay@lpc.com	emadden@lpc.com

8140 Walnut Hill Lane
Suite 700
Dallas, TX 75231

www.lpc.com

MEDICAL CITY MCKINNEY

4820 Medical Center Dr | McKinney, TX 75069

Property Summary

2,940 - 11,596 SF



Property Description

McKinney Medical Building III is a Class A outpatient building with institutional ownership located on the campus of Medical City of McKinney. The building is conveniently located on the SEC of State Highway 121 and US Highway 75 with great interstate visibility. The buildings McKinney Medical Building I-III are highly customizable medical office suites with generous tenant improvement packages available. McKinney III has a move-in ready spec suite, and multiple 2nd generation outpatient medical spaces where we can offer generous tenant improvement packages.

Property Highlights

- On the Campus of Medical City McKinney
- Excellent Location and Access
- Aggressive Tenant Improvement Allowance
- Flexible Floorplans
- Ample Parking
- Covered Patient Drop-off
- Best-in-class Ownership

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	Suite	Size
■	Suite 105	4,593 SF
■	Suite 155	5,863 SF
■	Suite 160	5,396 SF

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Suite	Size
■ Suite 260	3,030 SF
■ Spec Suite 280	3,241 SF
■ Suite 260 & 280	6,271 SF

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Suite	Size	Video URL
Spec Suite 280	3,241 SF	View Here

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	Suite	Size
■	Suite 310	4,803 SF
■	Suite 380	3,573 SF

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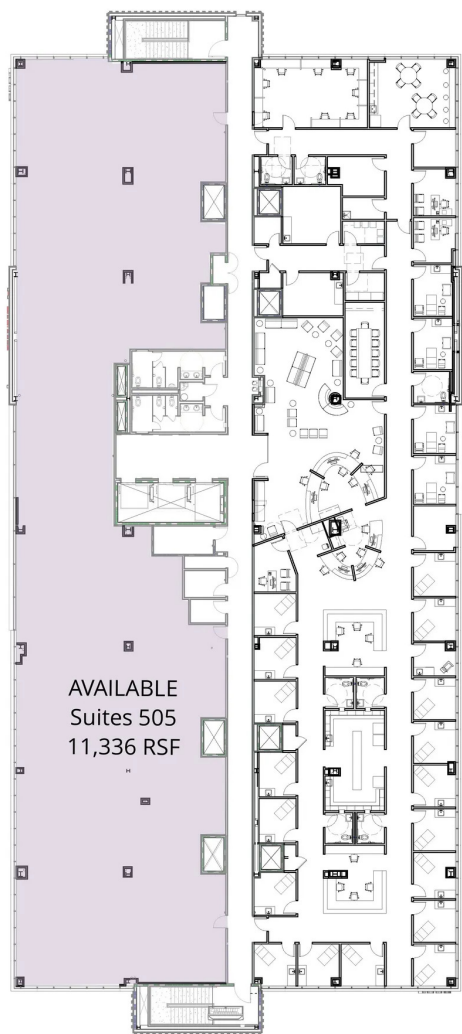
Suite		Size
■	Suite 405	11,596 SF
■	Suite 430	2,940 SF

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Suite	Size
■ Suite 505	11,336 SF

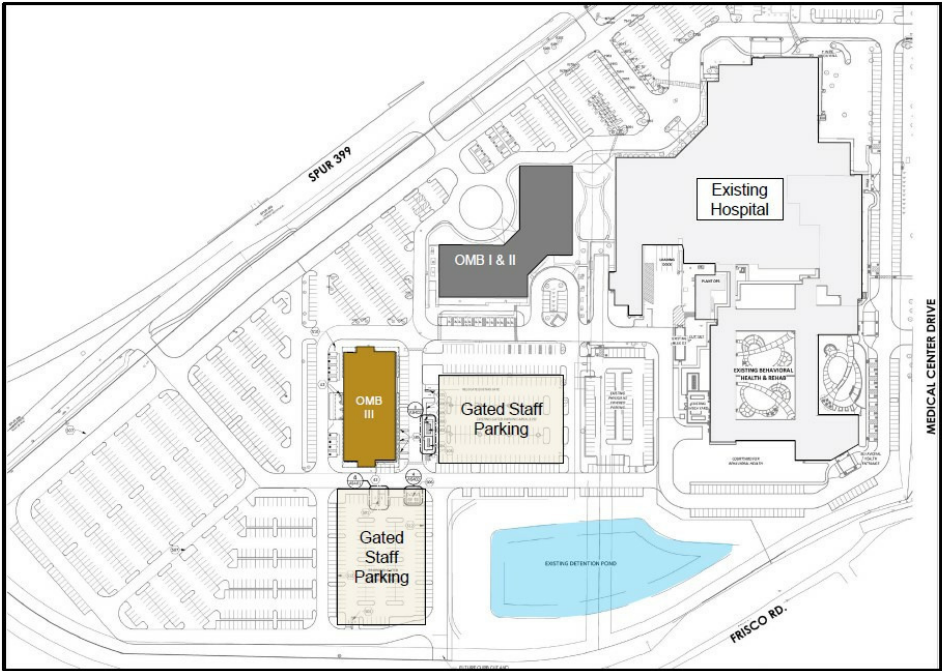
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Site Orientation



SITE PLAN

Demographics	0.5 Miles	1 Mile	1.5 Miles
Total Households	729	2,693	6,205
Total Population	1,525	6,091	15,135
Average HH Income	\$86,544	\$103,332	\$117,937

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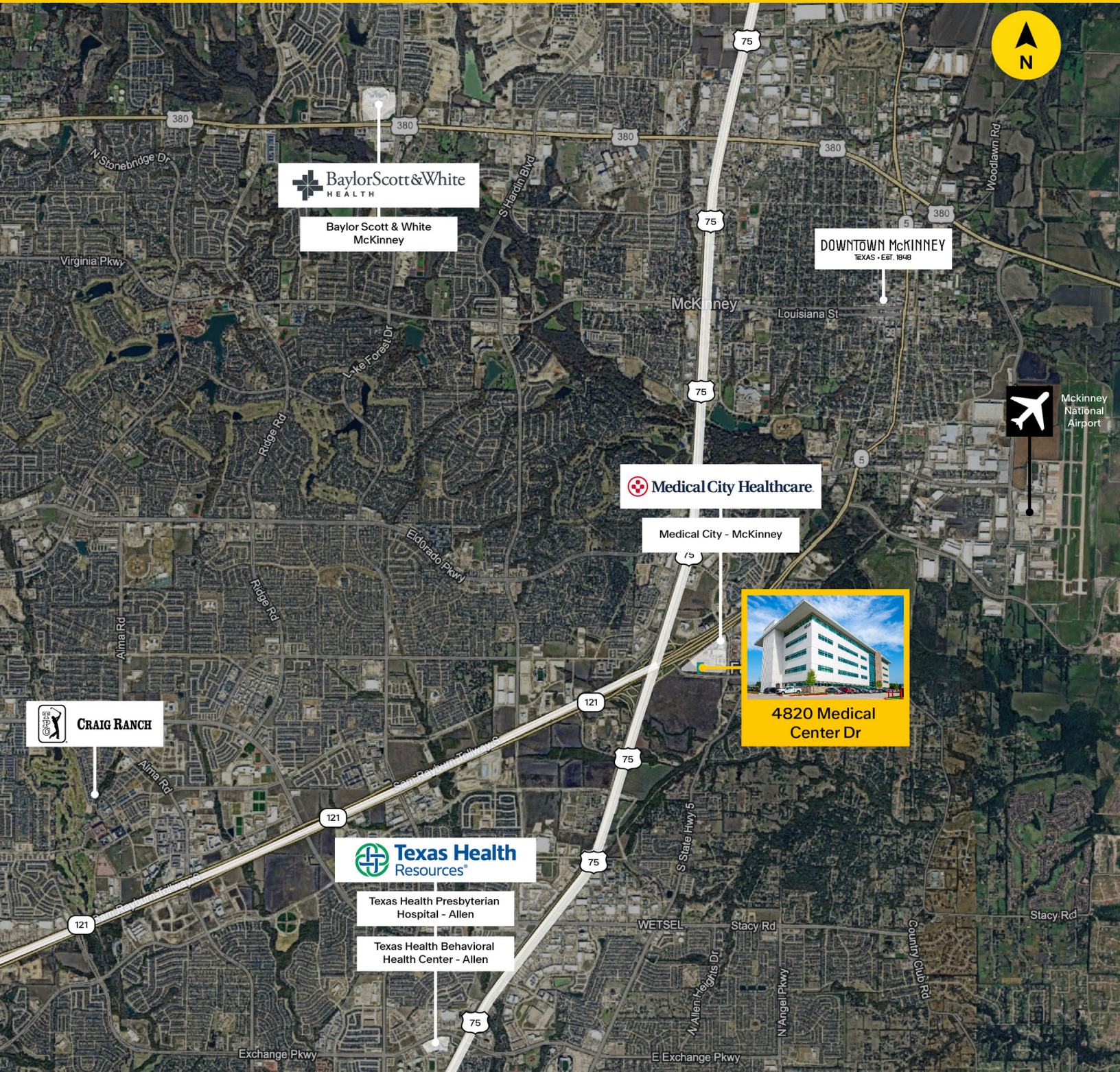
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Location Map



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