

MEDICAL CITY MCKINNEY BUILDING I-II

4510 Medical Center Dr
McKinney, TX 75069

Healthpeak® | **DOC**
LISTED
NYSE



Leasing Information:
214.461.2388

Lincoln

Banks Newton	Douglas Maclay	Elizabeth Madden
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8140 Walnut Hill Lane
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Outpatient Medical For Lease

1,695 - 11,416 RSF



Property Overview

- 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

McKinney Medical Office Buildings I and II is a Class A, outpatient medical 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 building has a move-in ready spec suite, and multiple 2nd generation outpatient medical spaces where we can offer generous tenant improvement packages.

Availabilities

Suite 100	4,917 SF
Suite 108	2,008 SF
Suite 110	1,695 SF
Suite 108 & 110	3,703 SF
Suite 209	2,718 SF
Suite 309	2,622 SF
Suite 311	3,013 SF
Suite 309 & 311	5,635 SF
Suite 312	3,313 SF

Banks Newton

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bnewton@lpc.com

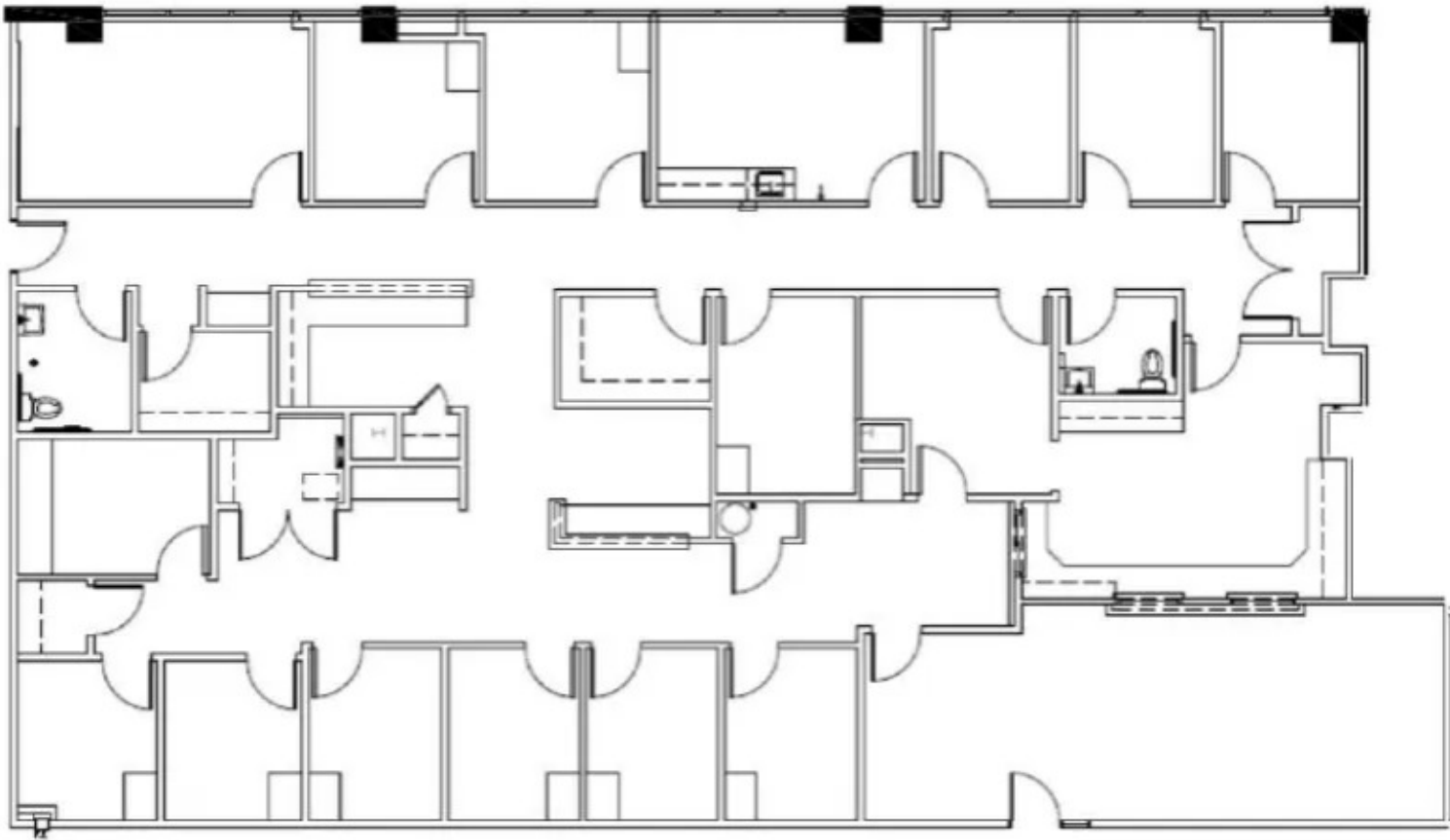
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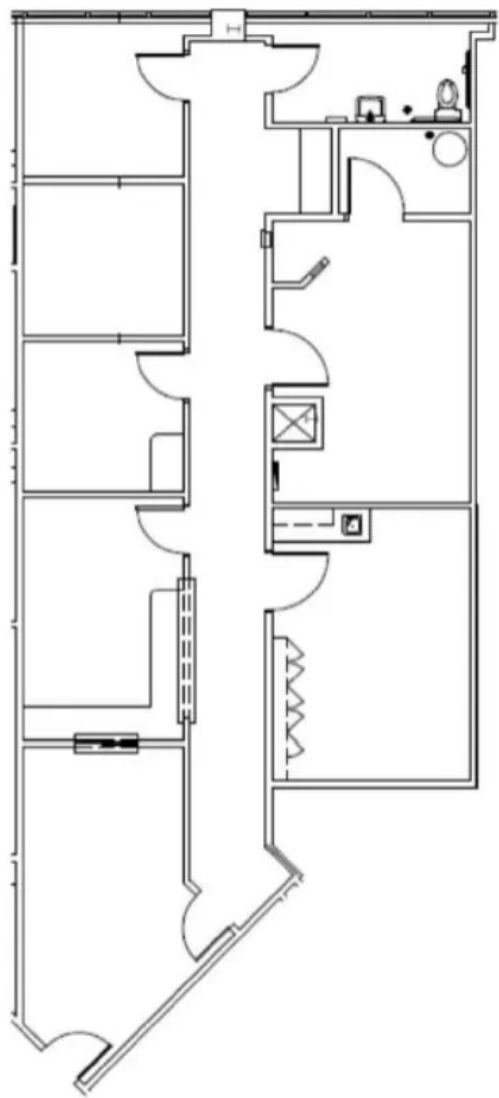
Lincoln



Suite	Size
Suite 100	4,917 SF

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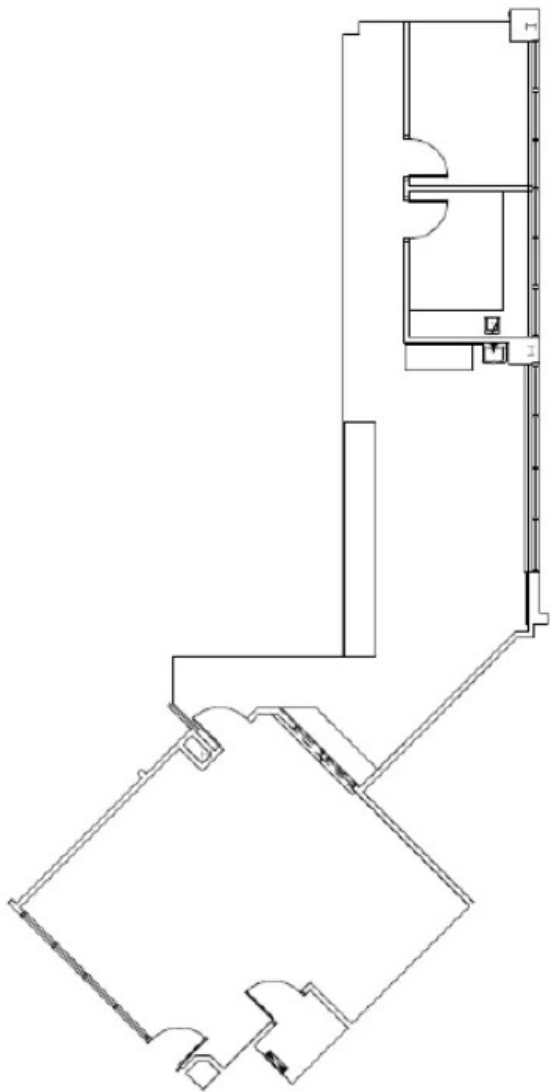
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Suite	Size
Suite 108	2,008 SF

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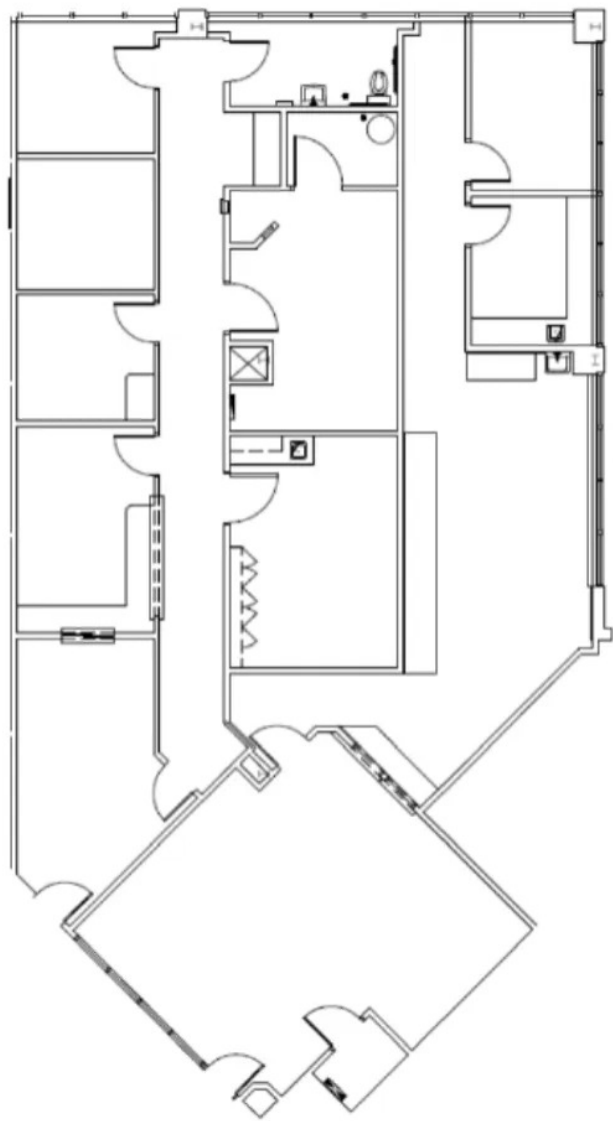
Lincoln



Suite	Size
Suite 110	1,695 SF

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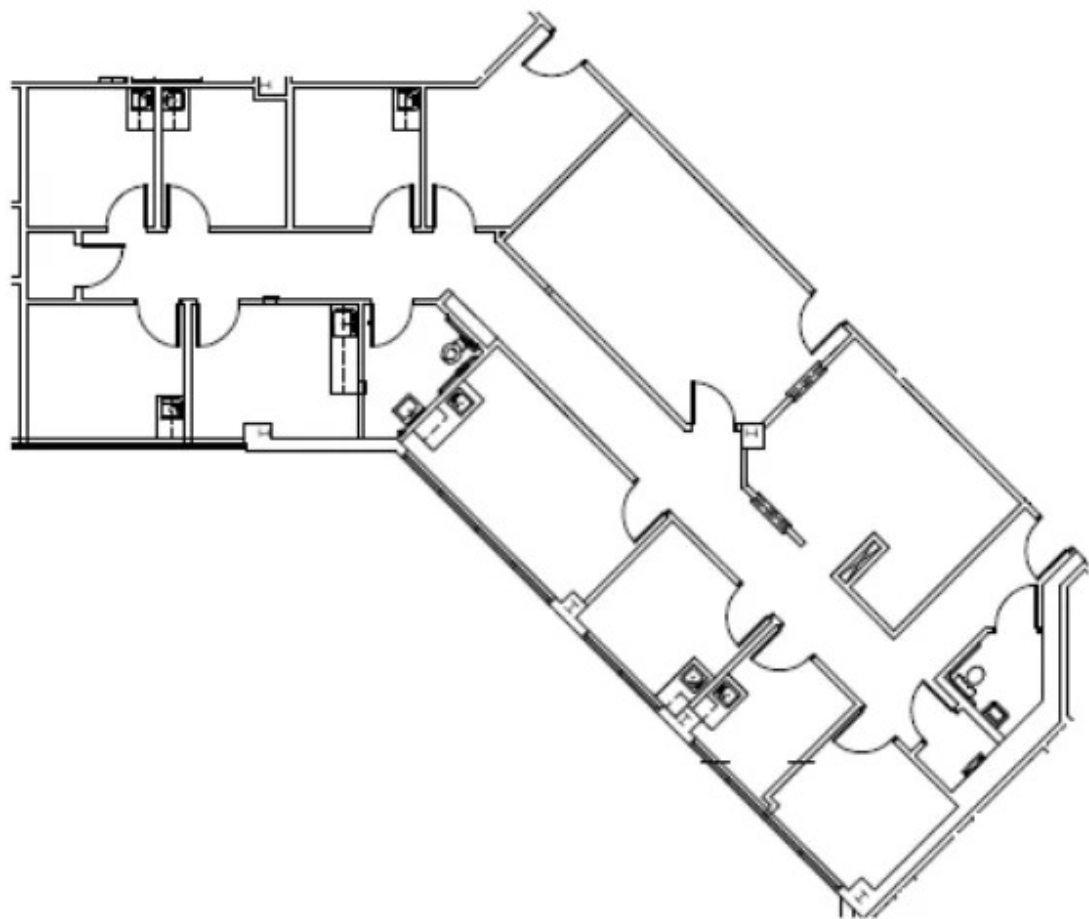
Lincoln



Suite	Size
Suite 108 & 110	3,703 SF

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Suite	Size
Suite 209	2,718 SF

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Spec Suite 309

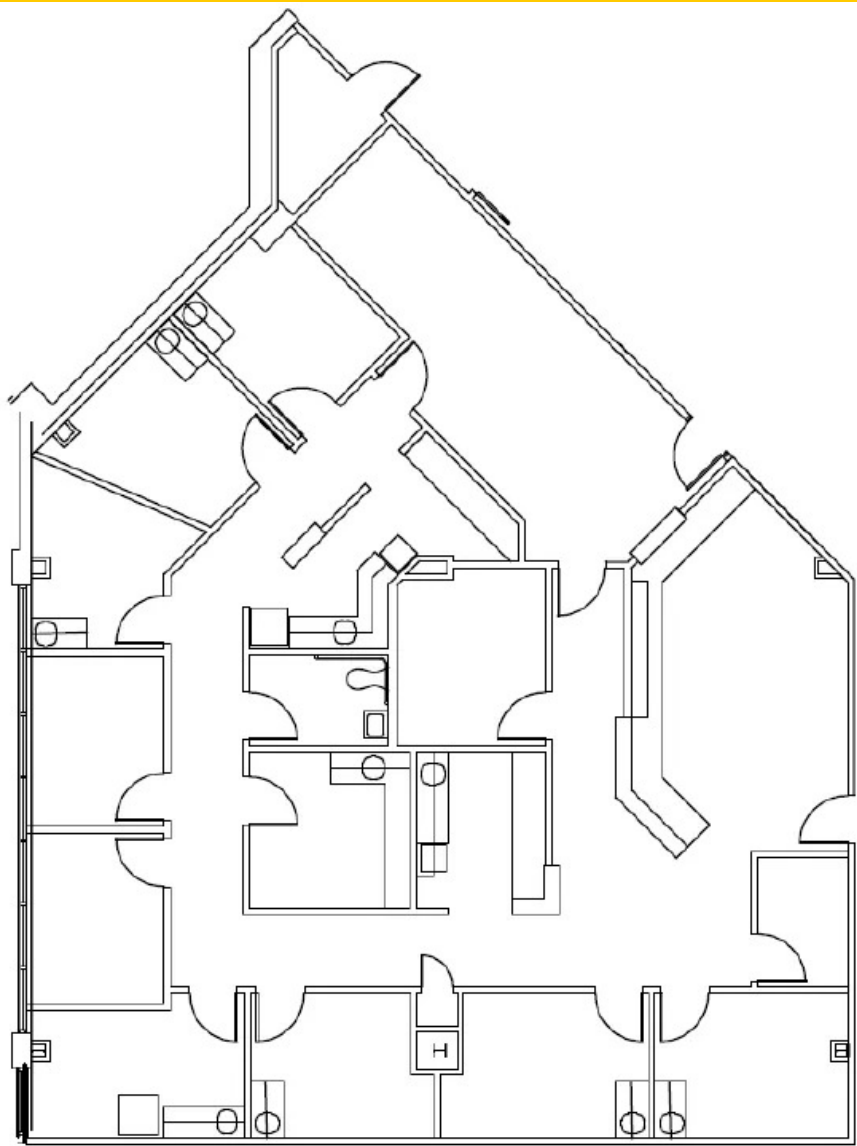
2,622 SF



Suite	Size
Suite 309	2,622 SF

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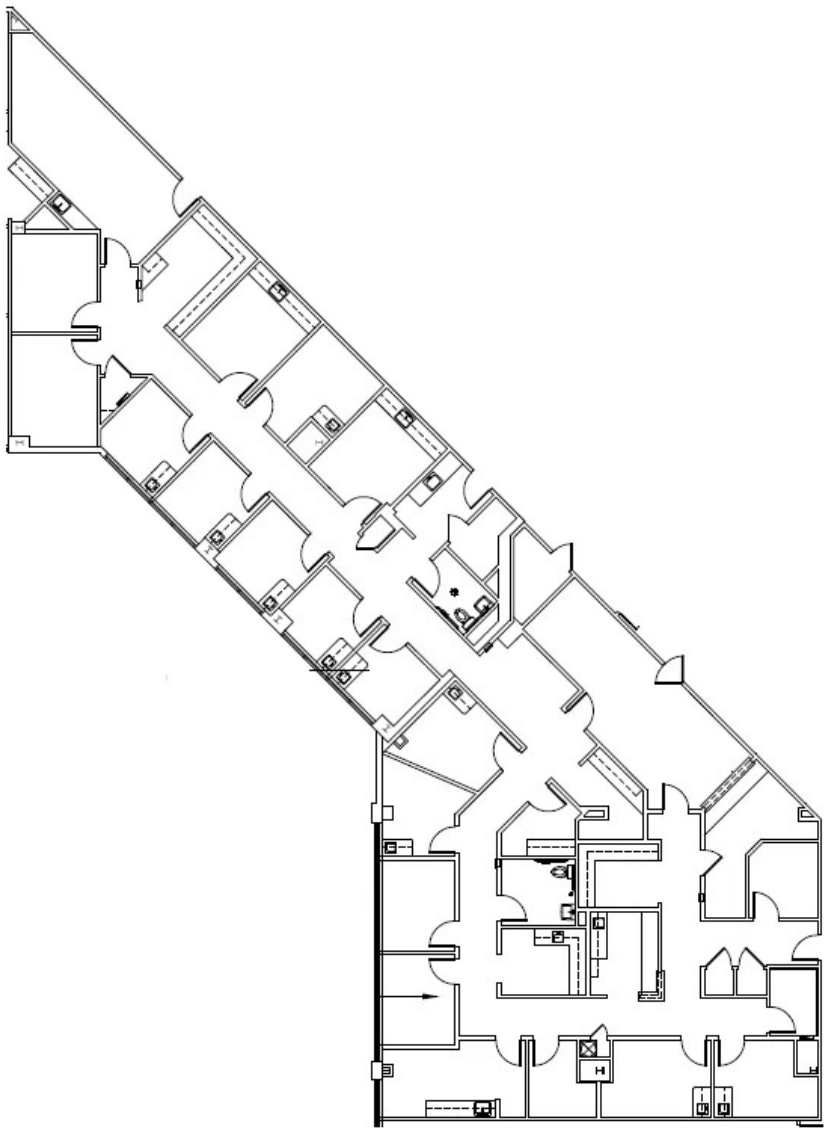
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Suite	Size
Suite 311	3,013 SF

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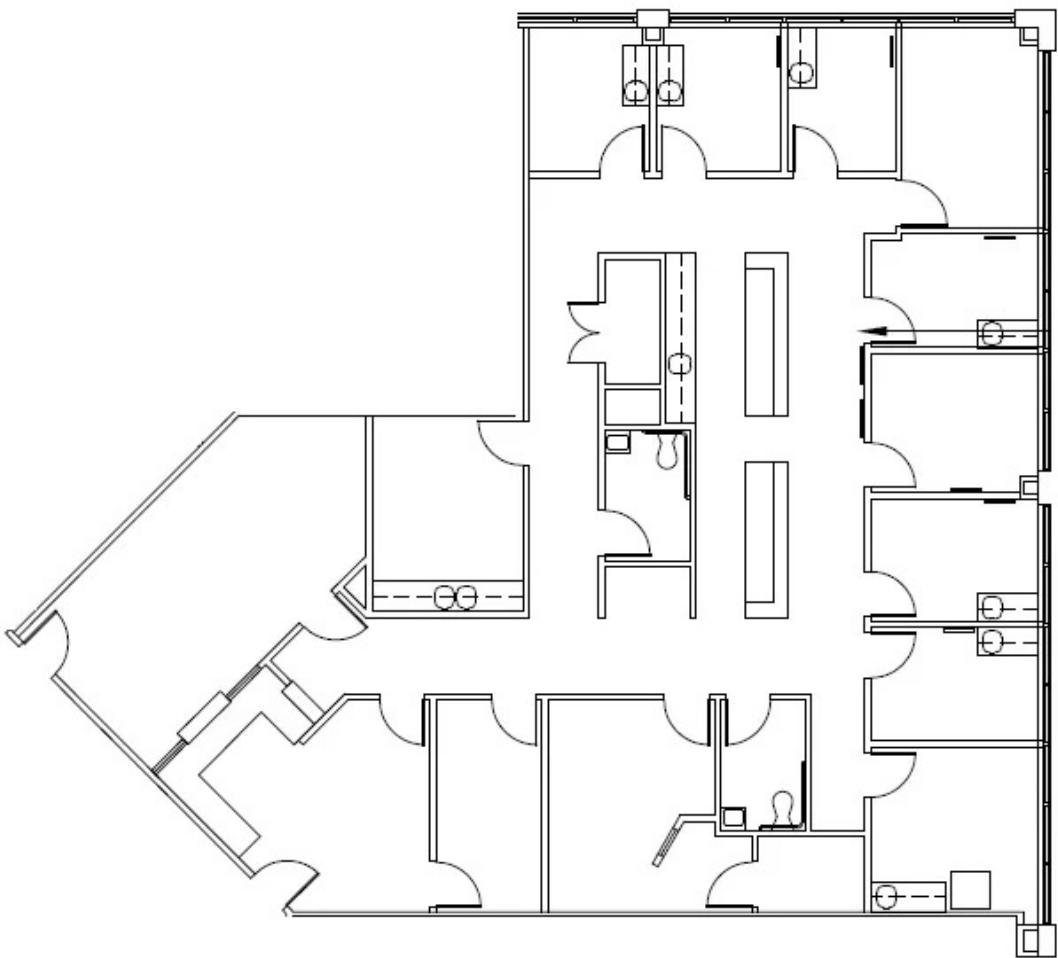
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Suite	Size
Suite 309 & 311	5,635 SF

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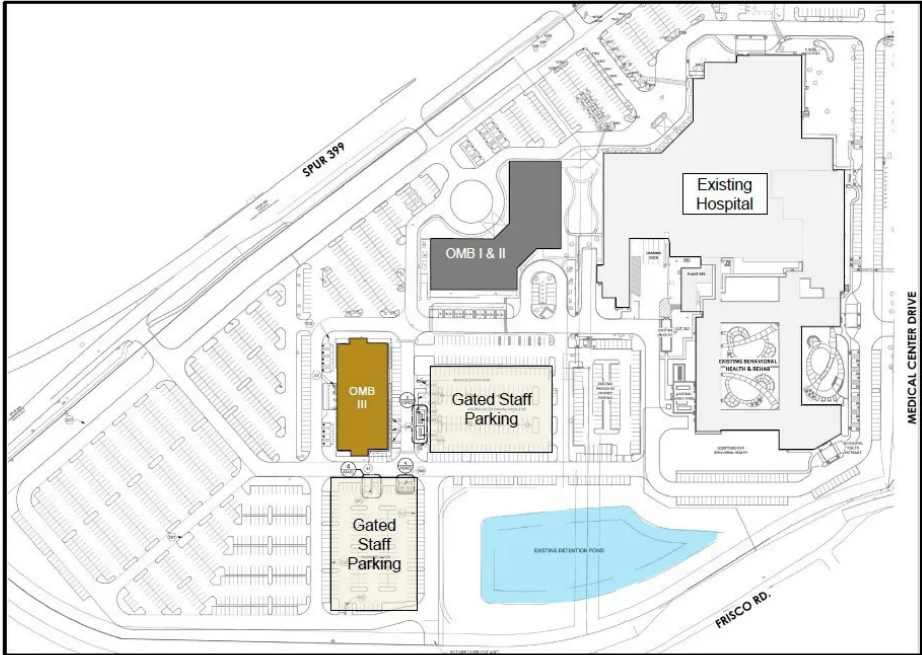


Suite	Size
Suite 312	3,313 SF

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



SITE PLAN

Demographics	0.5 Miles	1 Miles	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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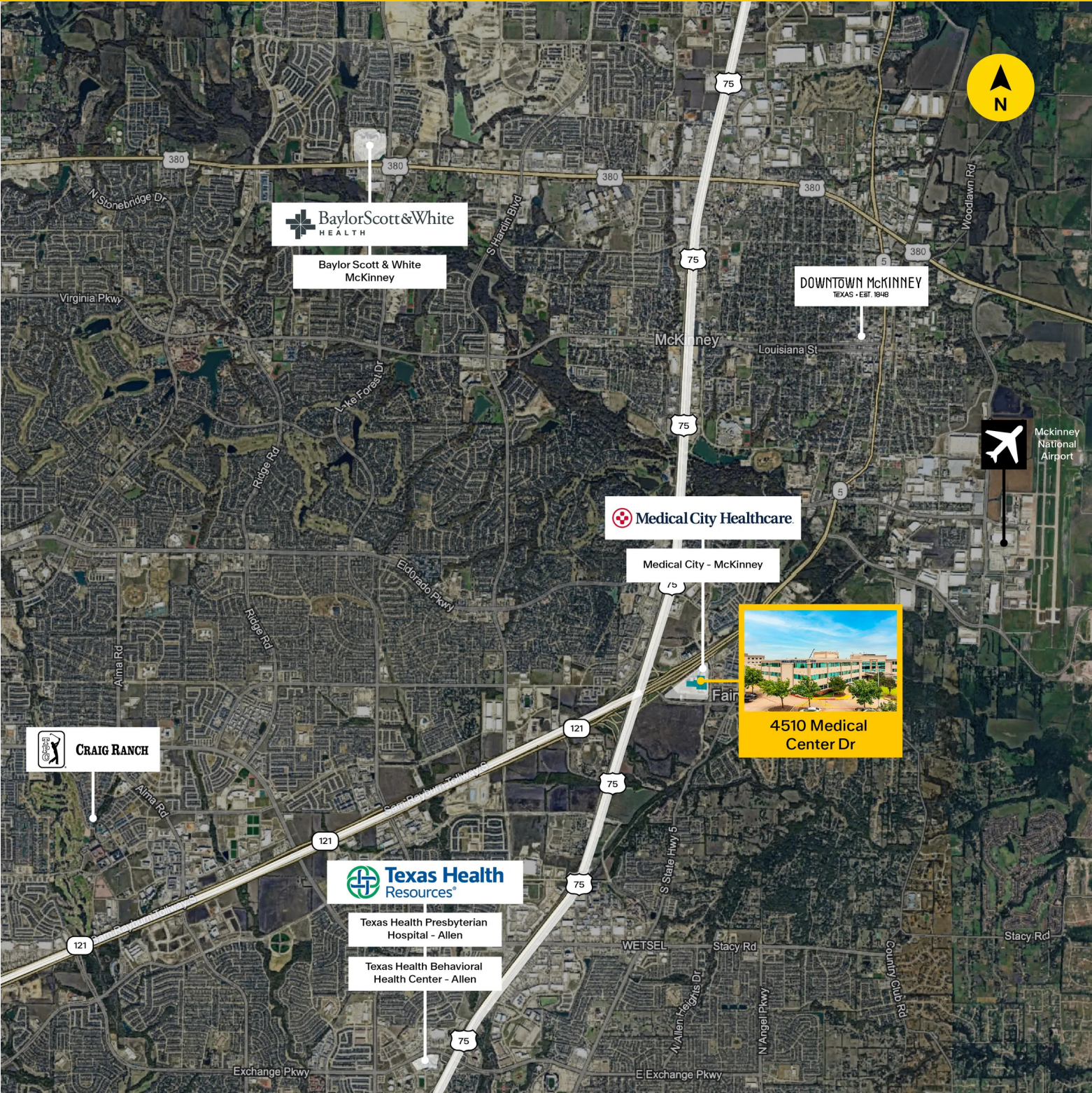
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Location Map



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