

LAS COLINAS MEDICAL CENTER I

6750 N. Mac Arthur Blvd.
Irving, TX 75039

Healthpeak® | DOC
LISTED
NYSE



Leasing Information:
214.461.2388

Banks Newton **Douglas Maclay** **Elizabeth Madden**
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Lincoln

Lincoln Property Company
8140 Walnut Hill Lane Suite 700
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Outpatient Medical For Lease



Property Overview

Las Colinas Medical Office Buildings I and III are Class A, outpatient medical buildings with institutional ownership located on the campus of Medical City of Las Colinas. The buildings are conveniently located on the SEC of State Highway 161 and MacArthur Blvd with great interstate access. The buildings have move-in ready spec suites and multiple 2nd generation outpatient medical spaces where we can offer generous tenant improvement packages.

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 209	1,640 SF
Suite 300	5,597 SF
Suite 310	1,754 SF

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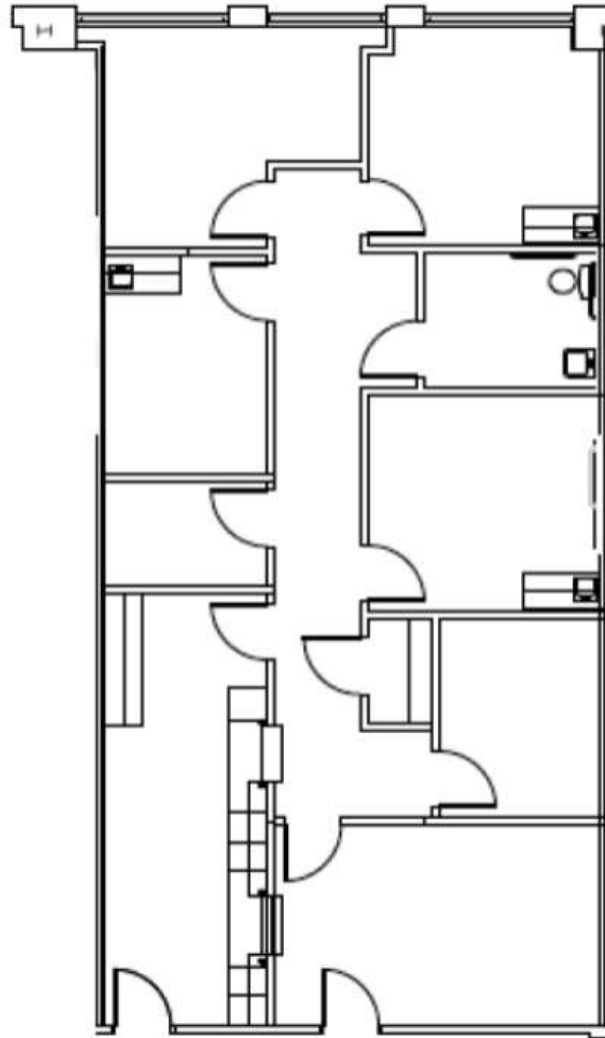
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Suite 209

1,640 SF



Suite	Size
Suite 209	1,640 SF

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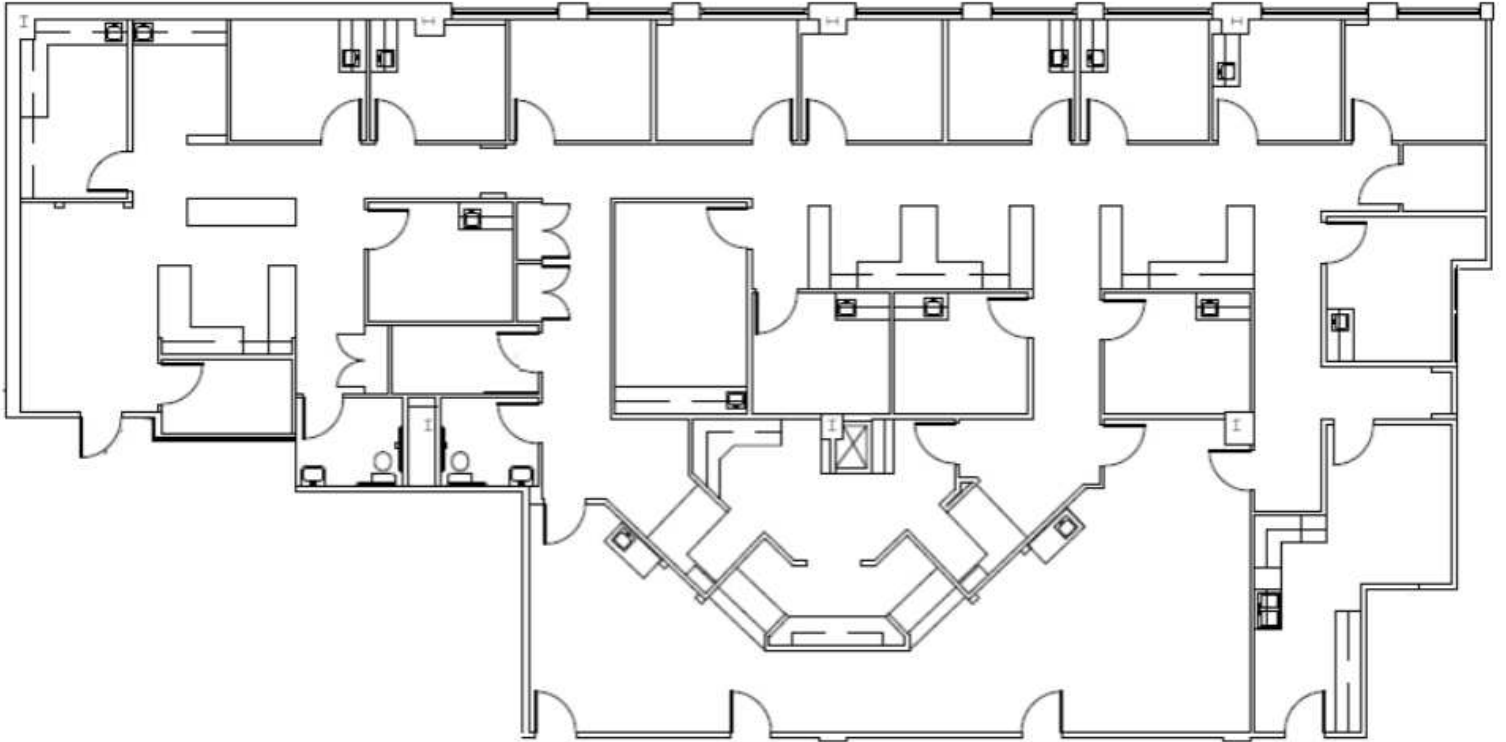
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Suite 300

5,597 SF



Suite	Size
Suite 300	5,597 SF

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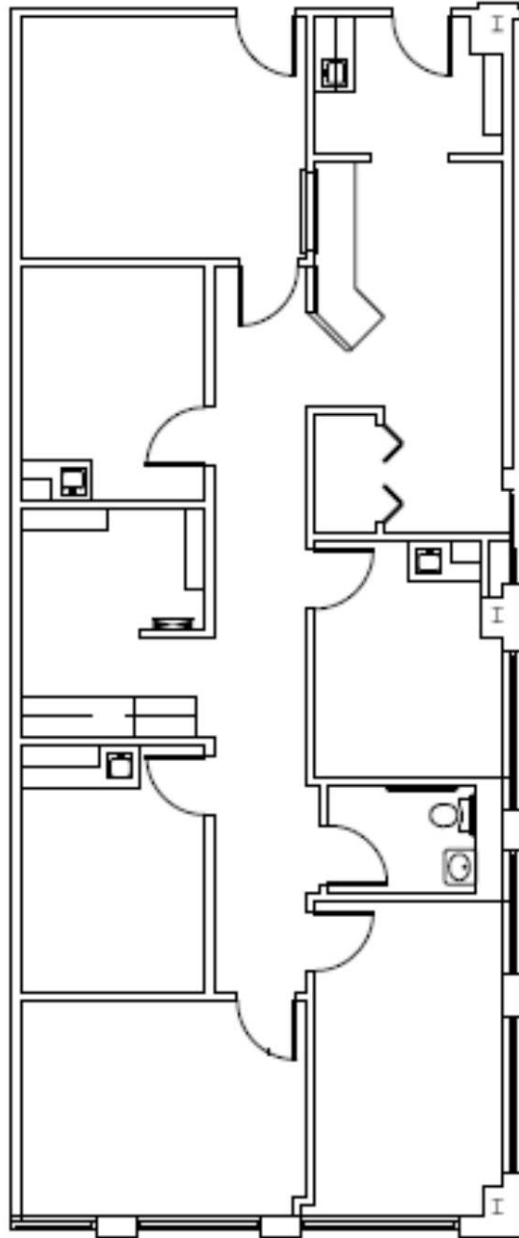
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Suite 310

1,754 SF



Suite	Size	Description
Suite 310	1,754 SF	Available 6/1/25

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Nearby Amenities



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Demographics Map & Report

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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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