

# LAS COLINAS MEDICAL PLAZA II

7200 N. State Hwy. 161  
Irving, TX 75039

Healthpeak® | DOC  
LISTED  
NYSE



Leasing Information:  
214.461.2388

## Lincoln

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Lincoln Property Company  
8140 Walnut Hill Lane Suite 700  
Dallas, TX 75231

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

# LAS COLINAS MEDICAL PLAZA II

# Outpatient Medical For Lease

7200 N. State Hwy. 161 | Irving, TX 75039



## Property Overview

Las Colinas Medical Office Building II is a Class A, outpatient medical building with institutional ownership located on the campus of Medical City of Las Colinas. The building is conveniently located on the SEC of State Highway 161 and MacArthur Blvd with great interstate access. The building has large blocks of space for large users with the opportunity for building signage

## Property Highlights

- Superior location on the south east corner of President George Bush Turnpike and MacArthur Boulevard
- Customizable suites available with generous tenant improvement allowances
- Building and monument signage available for new tenants

## Availabilities

## SF

Suite 120	1,527 SF
Suite 200	4,668 SF

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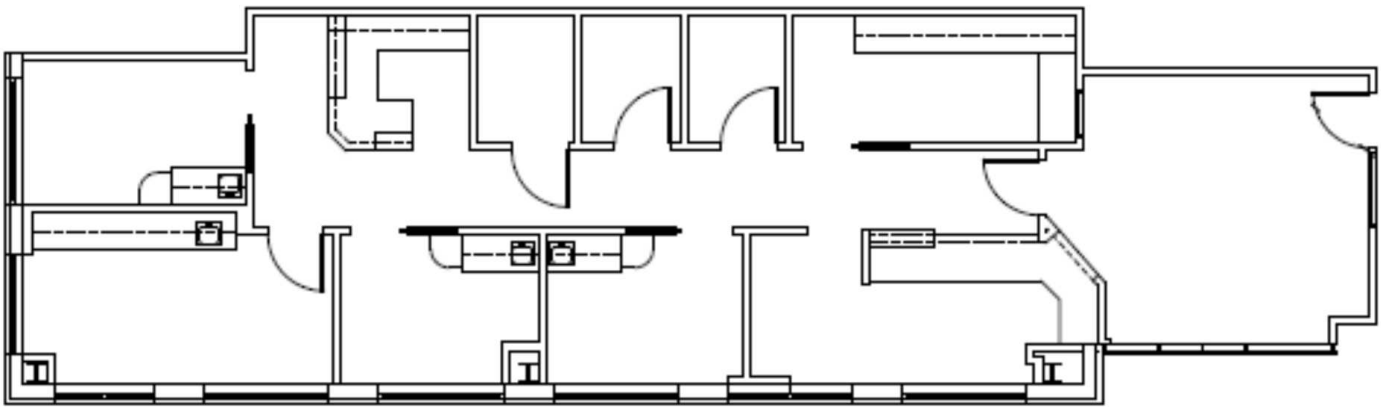
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# LAS COLINAS MEDICAL PLAZA II

Suite 120

7200 N. State Hwy. 161 | Irving, TX 75039



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**Suite**

Suite 120

**Size**

1,527 SF

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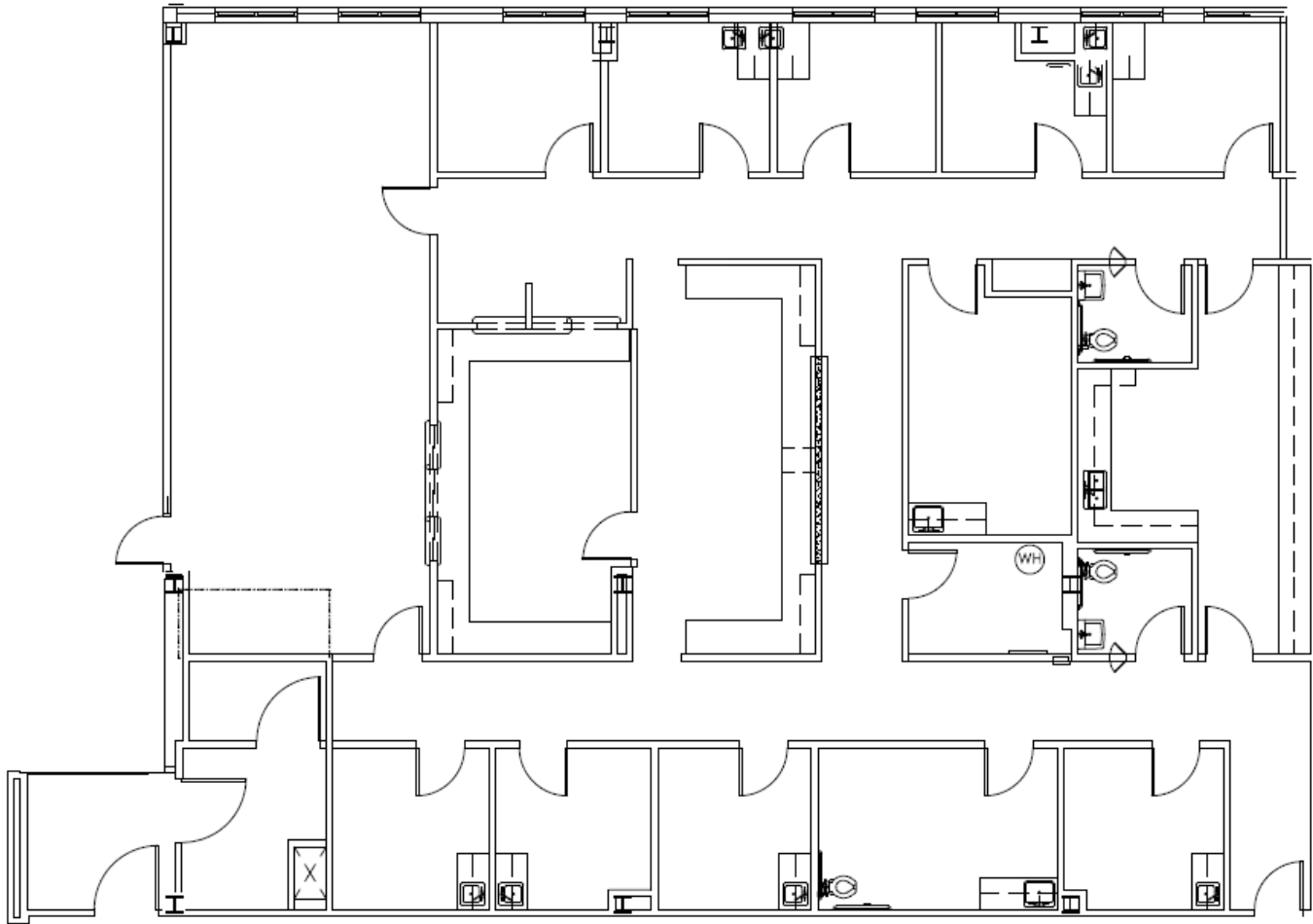
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# LAS COLINAS MEDICAL PLAZA II

Suite 200

7200 N. State Hwy. 161 | Irving, TX 75039



**Suite**

Suite 200

**Size**

4,668 SF

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## Location Map

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## Demographics Map & Report

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<b>Population</b>	<b>0.5 Miles</b>	<b>1 Mile</b>	<b>1.5 Miles</b>
Total Population	4,584	12,937	23,938
Average Age	33.1	33.3	32.9
Average Age (Male)	33.2	32.9	32.3
Average Age (Female)	32.3	33.1	33.2
<b>Households &amp; Income</b>	<b>0.5 Miles</b>	<b>1 Mile</b>	<b>1.5 Miles</b>
Total Households	2,342	6,059	11,311
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$96,189	\$109,903	\$108,374
Average House Value	\$180,548	\$249,154	\$271,835

2020 American Community Survey (ACS)

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