

# FOR LEASE

## 3880 Parkwood Blvd - Building 4

2,829 SF Available | Medical Office



3880 Parkwood Blvd, Frisco, TX 75034

# PROPERTY OVERVIEW



**RENT**

\$28/SF/NNN



**YEAR BUILT** 2005



**BUILDING** 8,536 SF



**SPACE**

2,829 SF



**ZONING**

Commercial

# 3880 PARKWOOD - BUILDING 4

3880 Parkwood Blvd offers a 2,829 SF renovated office condo located within an established medical park. Renovated in 2026, the space provides a clean, modern layout well suited for medical, dental, therapy, wellness, or professional office users.

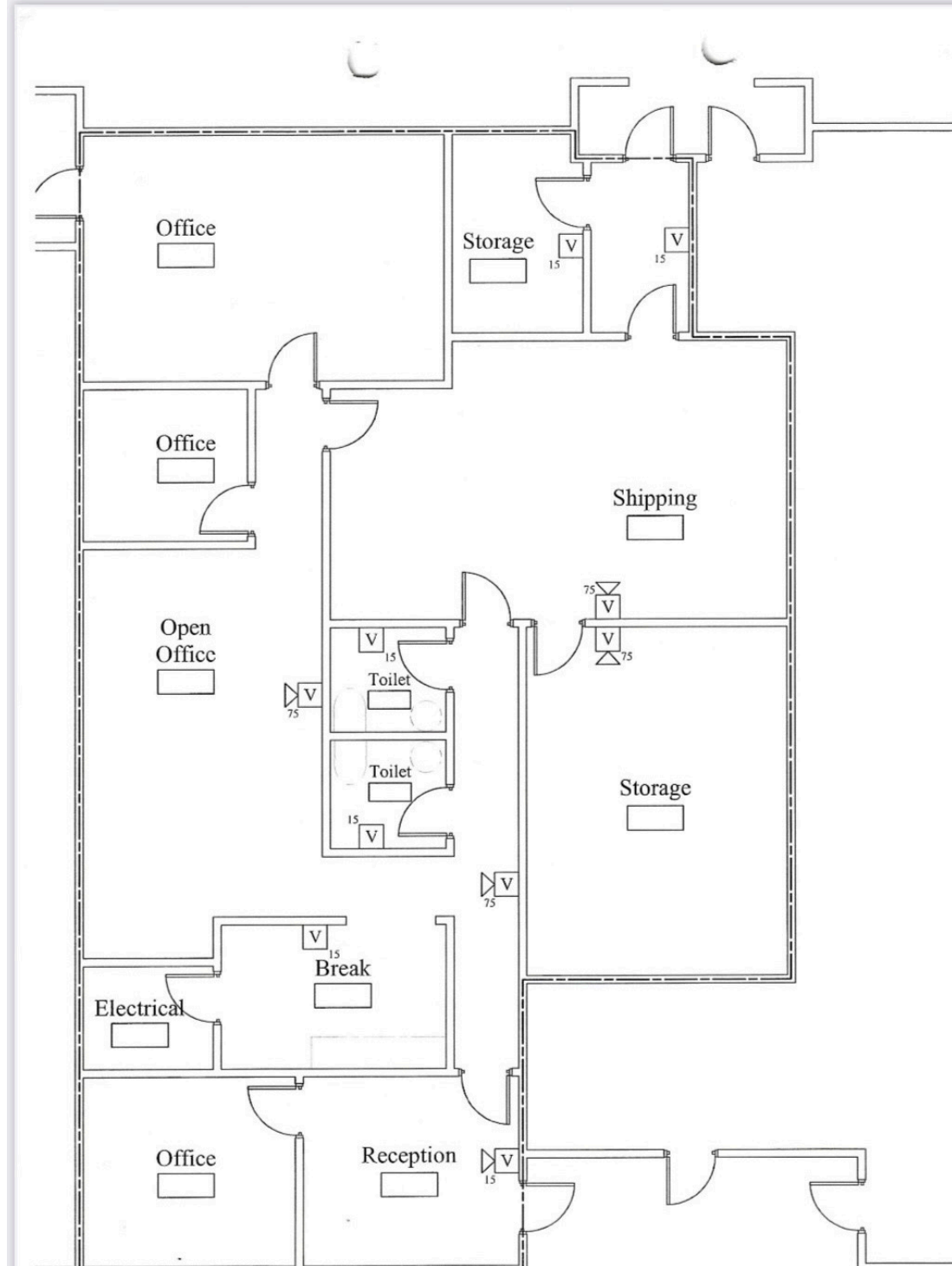
The property benefits from its location in an existing medical office environment, creating strong synergy with surrounding healthcare and professional service providers. With convenient access to nearby major thoroughfares, restaurants, retail, and residential neighborhoods, this condo is a strong option for a tenant looking for a move in ready presence in a proven medical corridor.

## Highlights:

- Established Medical Corridor
- Recently Renovated
- Inside Existing Medical Park
- Move-In Ready
- Efficient Layout for Variety of Office Uses

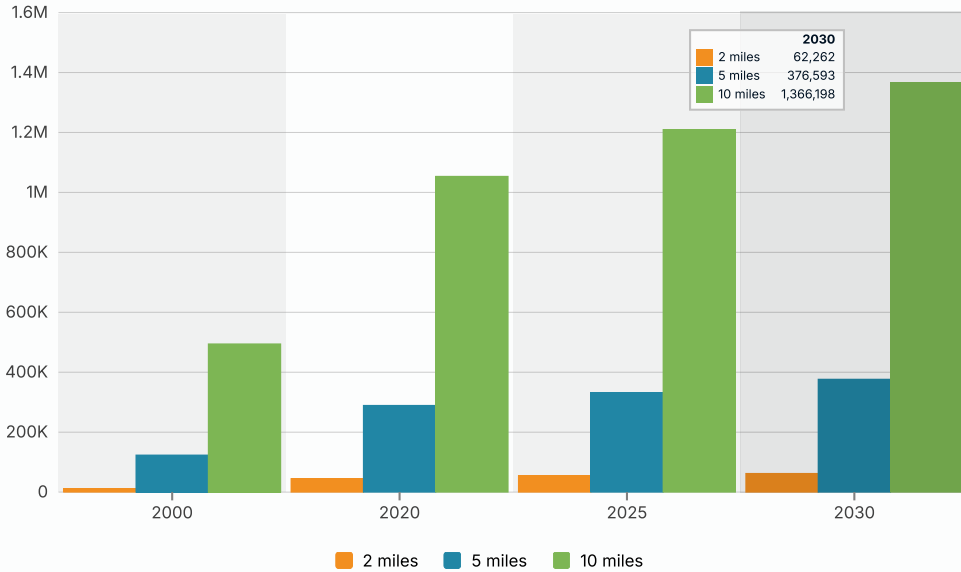






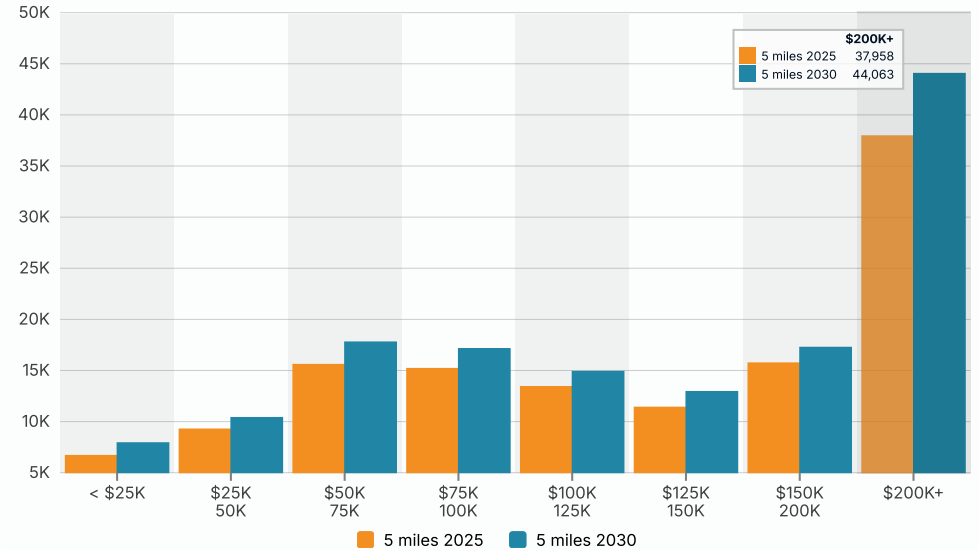
# DEMOGRAPHICS

## Population



## Households By Income

Currency: USD (\$)



## Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Parkwood Dr	John Hickman Pkwy N	10,091	2025	0.07 mi
Warren Pkwy	Legendary Dr E	17,470	2025	0.27 mi
John Hickman Pkwy	Willow Pond Dr SE	1,263	2025	0.27 mi
Warren Pkwy	Miners Creek Rd W	19,132	2025	0.40 mi
Parkwood Dr	Seei Cir NW	11,847	2025	0.43 mi
Dallas Pkwy	McCandless Way S	22,464	2025	0.46 mi
John Hickman Pkwy	Preston Cir E	1,099	2025	0.47 mi
Preston Rd	Preston Cir NW	55,099	2025	0.57 mi
Dallas Pkwy	Warren Pkwy N	11,375	2024	0.60 mi
Gaylord Pkwy	Mall Rd E SW	14,205	2025	0.60 mi



3880 Parkwood Blvd, Frisco, TX 75034



**WORLDWIDE  
COMMERCIAL**

# ABOUT WWC PARTNERS

WWC is a boutique commercial real estate brokerage and investment services firm headquartered in Frisco, Texas. Our agents are assertive and motivated to focus on achieving the highest level of results for our clients by giving each project careful and thoughtful consideration with a partnership approach. Over the past ten years, we've served a wide range of clients from local businesses to Fortune 1,000 companies to institutional investment firms with significant experience advising on and closing multi-family, office, and retail transactions.



**WORLDWIDE  
COMMERCIAL**

3880 Parkwood Blvd, Frisco, TX 75034



**Jerad Rector**  
President/Broker  
214-618-0550  
[jrector@wwcpartners.com](mailto:jrector@wwcpartners.com)



**Bryce Gehlbach**  
Business Development Manager  
214-281-8633  
[bgehlbach@wwcpartners.com](mailto:bgehlbach@wwcpartners.com)