



Your Name  
Here

**Premier Plastic Surgery**  
4104 of Texas  
PATTY YOUNG, M.D.

**The Plano  
Eye Care Center**



**WYNMARK**  
COMMERCIAL



**FOR LEASE / SALE**

4104 West 15th Street Unit 200, Plano TX 75093

# EXECUTIVE SUMMARY & DISCLAIMER

*Wynmark Commercial Real Estate Group, PLLC is pleased to offer 4104 West 15th Street 3108 Midway Road Suite 106, Plano TX for lease.*

## PLANO, TEXAS

- **Turn-Key, 2nd-Generation Medical Suite** Existing medical build-out enables rapid occupancy and minimizes upfront capital, ideal for practices seeking a quick start.
- **Collaborative Medical Park Environment** Part of an established medical campus with complementary specialties, creating built-in referral pathways and day-to-day clinical synergies.
- **Near Medical City Plano** Convenient proximity to Medical City Plano supports physician alignment, patient overflow, and access to hospital services.
- **High-Visibility Signage on W 15th Street** Monument and building signage opportunities provide strong brand presence and easy way-finding for patients.
- **Patient-Friendly Access & Parking** Ground-level entry, ample surface parking, and quick connections to Coit Rd., US-75, and PGBT streamline visits for patients and staff.
- **Prime West Plano Demographics** Affluent, densely populated trade area with strong payer mix supports long-term practice growth and stability.

*All materials and information received or derived from Wynmark Commercial Real Estate Group, PLLC is directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to the completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.*



*Please  
Contact*

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KRISTIN HOLLEK

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# PROPERTY SUMMARY

## SUMMARY

Suite Size: 3,039 SF

Year Building Built: 2001

Year Suite Renovated: 2020

## SUITE 200

Suite Size: 3,039 SF

2nd generation medical office space (previously a Plastic Surgery clinic)

## ECONOMICS

Base Rent: \$24.00 PSF

NNN: \$13.06

Purchase Price: \$350.00 PSF

## PROJECT TENANTS

Eye Care

Neurology

Internal Medicine

Urogynecology

Dermatology

Heart Medicine

General Practice

Plastic Surgery

Digestive Health



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# EXAM ROOMS



# LOBBY



# NURSE STATION



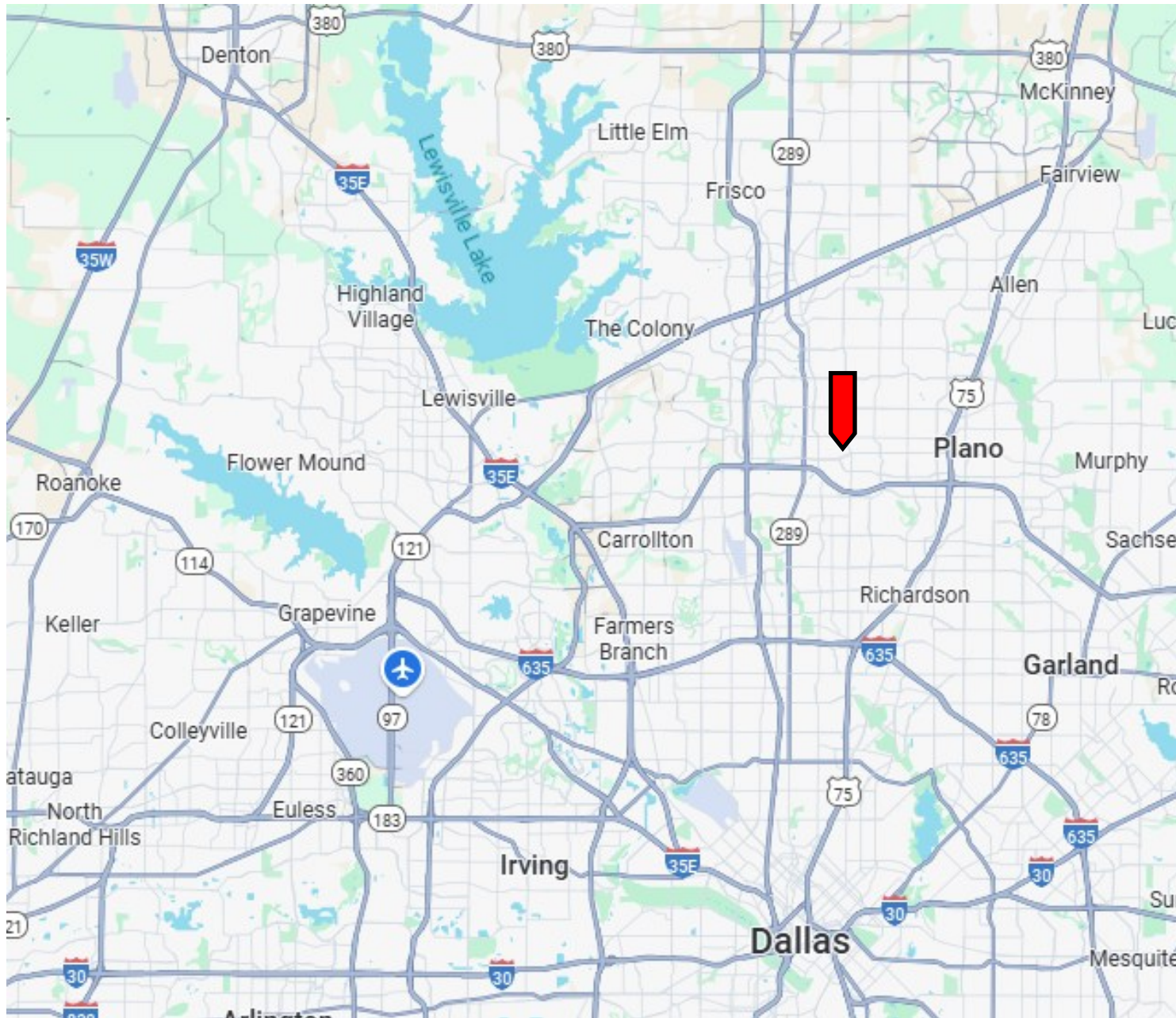
# OFFICE, BREAK ROOM, AND CHART ROOM



# LOCATION



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# DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2030 Projection	13,027	157,348	431,246
2025 Estimate	11,414	140,321	389,590
2020 Census	9,698	125,684	358,538
Growth 2025 - 2030	14.13%	12.13%	10.69%
Growth 2020 - 2025	17.69%	11.65%	8.66%

2025 Households by HH Income	1 Mile	3 Mile	5 Mile
Income: <\$25,000	754 15.10%	7,520 13.03%	17,111 10.23%
Income: \$25,000 - \$50,000	527 10.55%	7,012 12.15%	21,487 12.85%
Income: \$50,000 - \$75,000	663 13.28%	7,878 13.65%	25,969 15.53%
Income: \$75,000 - \$100,000	899 18.00%	6,974 12.08%	21,732 13.00%
Income: \$100,000 - \$125,000	473 9.47%	4,798 8.31%	16,398 9.81%
Income: \$125,000 - \$150,000	339 6.79%	4,328 7.50%	12,676 7.58%
Income: \$150,000 - \$200,000	504 10.09%	6,523 11.30%	18,276 10.93%
Income: \$200,000+	835 16.72%	12,692 21.99%	33,533 20.06%



## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



11-2-2015

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Wynmark Commercial Property Management Company LLC	9005856	christina@wynmarkcommercial.com	972-810-4308
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials			Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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