



915 W EXCHANGE PKWY • SUITE 160 • ALLEN, TX

2ND-GEN EYE CARE / MEDICAL • NEWLY UPDATED INTERIOR

MEDICAL OFFICE • 2ND GENERATION • ALLEN MEDICAL DISTRICT

915 W Exchange Pkwy, Suite 160 • Allen, TX.

LEASE RATE
\$21.00
PSF • NNN

A ±1,500 SF second-generation medical office in the Presbyterian Gardens Office Building — a former eye-care center with a newly updated interior, fully built out with reception, waiting, nurses' station, four exam rooms, lab, and two restrooms. Just west of Texas Health Presbyterian Allen in Allen's medical district.

AVAILABLE SF	SUITE	USE	ZONING
±1,500	160	Medical Office	Commercial

↓ SCHEDULE A PRIVATE TOUR

LISTING BROKER

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Real Estate Group

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Dallas, TX

915 W EXCHANGE PKWY • SUITE 160 • ALLEN, TX

Property Details.

PROPERTY OVERVIEW

Suite 160 is a **±1,500 SF second-generation medical office** in the Presbyterian Gardens Office Building at 915 W Exchange Parkway — a professional medical/office building in the heart of Allen's medical district, directly west of **Texas Health Presbyterian Allen** and the Mayflower Medical Office Buildings.

The suite is a former eye-care center with a **newly updated interior**, delivered fully built out for medical use: reception and a 15×14 waiting room, a nurses' station, **four exam rooms**, a lab, two restrooms, a private office, and a kitchen. Building signage and door-step parking make it turnkey for a medical, dental, or professional practice. Direct access to **Central Expressway (US 75)** and **SH 121** via Exchange Parkway.

PROPERTY HIGHLIGHTS

- **±1,500 SF second-generation medical office** • former eye-care center
- **Newly updated interior** • turnkey medical build-out
- **Four exam rooms, lab, nurses' station, reception & 15×14 waiting**
- **Just west of Texas Health Presbyterian Allen** • Allen medical district
- **Direct access to Central Expressway (US 75) & SH 121** via Exchange Pkwy
- **Building signage and door-step parking**
- **Surrounded by medical, senior housing, Super Walmart & strong retail**

PROPERTY SPECS

PROPERTY TYPE	Medical / Office
AVAILABLE SUITE	Suite 160
AVAILABLE SF	±1,500 SF
GENERATION	2nd Gen • Medical
LEASE RATE	\$21.00 PSF NNN
ZONING	Commercial
BUILDING	Presbyterian Gardens
SUBMARKET	Allen • US 75 Corridor
COUNTY	Collin
PARKING	Surface • Door-Step

US 75 • CENTRAL EXPRESSWAY

±137,778

Vehicles per day (VPD)
 W Exchange Pkwy ±26,028 VPD

DEMOGRAPHICS • 2023 (1 / 3 / 5-MILE)

METRIC	1 MILE	3 MILE	5 MILE
Population (2023)	16,240	112,672	293,005
Projection (2028)	18,245	123,676	318,199
Median Age	36	37.6	37.6

Demographics (2023) & traffic counts are approximate and should be independently verified via CoStar / Esri / TxDOT.

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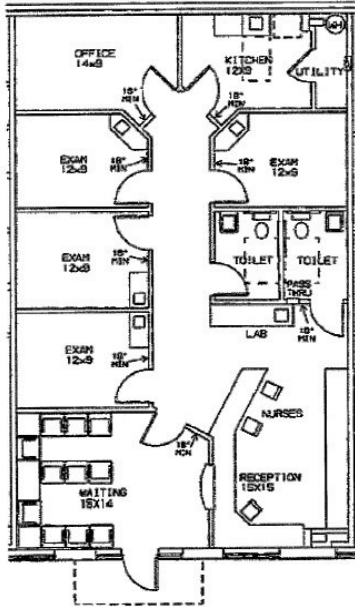
Dallas, TX

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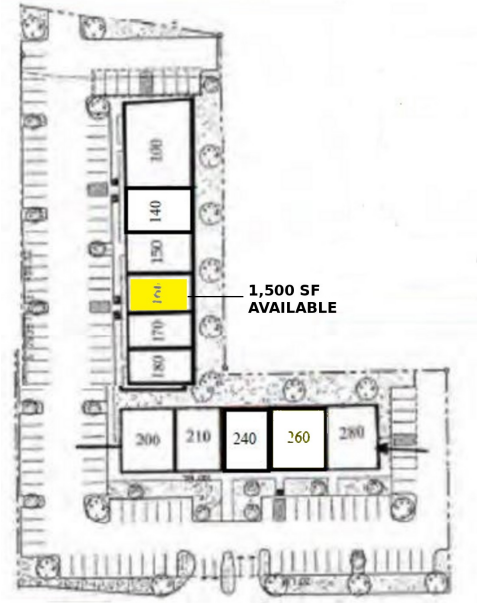
Suite 160 • Floor Plan.

SECOND-GENERATION MEDICAL LAYOUT

±1,500 SF • 4 EXAM ROOMS



SUITE 160 FLOOR PLAN • ±1,500 SF



BUILDING SITE PLAN • SUITE 160 LOCATION

BUILDING & MEDICAL DISTRICT



SUBJECT BUILDING
Suite 160 entry & signage



MEDICAL NEIGHBORS
Dentistry & oral surgery on-site



PRESBYTERIAN GARDENS
915 W Exchange Parkway monument

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Location • Trade Area.

AERIAL & MEDICAL DISTRICT



ADDRESS

915 W Exchange Pkwy
Suite 160 • Allen, TX 75013

Texas Health Presbyterian Allen	Adjacent	Central Expressway (US 75)	±0.3 mi
Mayflower Medical Office Buildings	Adjacent	SH 121 (Sam Rayburn Tollway)	±1.5 mi
Super Walmart-anchored retail	±0.5 mi	US 75 • Central Expwy VPD	±137,778

Allen medical district: anchored by Texas Health Presbyterian Allen and surrounded by medical office, senior housing, and Super Walmart-anchored retail, with direct US 75 & SH 121 access via Exchange Parkway.

The information contained herein has been obtained from sources believed reliable (including prior listing material). While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation. Square footage, availability, zoning, lease rate, demographics and distances are approximate and must be independently confirmed. © 2026 Capstone Commercial Real Estate Group.

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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.

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.

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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 by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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 that the owner will accept a price less than the written asking price, that the buyer/tenant will pay a price greater than the price submitted in a written offer, or any confidential 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.

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Buyer/Tenant/Seller/Landlord Initials _____ Date _____		