

TWIN CREEKS MOB II

1101 Raintree Circle
Allen, TX 75013

Healthpeak® | DOC
LISTED
NYSE



Leasing Information:
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Lincoln

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

www.lpc.com

TWIN CREEKS MOB II

Outpatient Medical For Lease

35,000 SF

1101 Raintree Circle | Allen, TX 75013



Property Overview

Located just west of Presbyterian-Allen Hospital, The Twin Creeks Outpatient Medical Buildings offers prime space for medical users with flexible floor plans to accommodate small to mid-sized tenants.

Property Highlights

- Contains over 100,000 square feet
- Extensive landscaping
- Outdoor activity area and ample surface and covered parking
- Parking available at a ratio of 4.5 per 1,000 SF

Availabilities	SF	Lease Rate	Date Available
Suite 120	2,190 SF	Negotiable	
Suite 190	1,355 SF	Negotiable	

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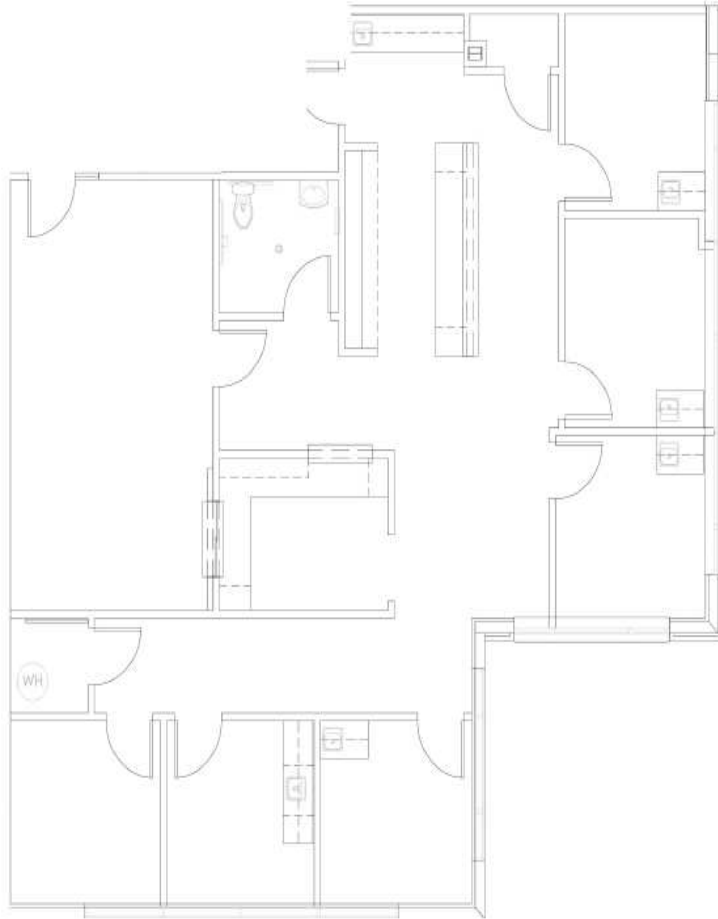
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Suite 120

2,190 SF



Suite

Suite 120

Size

2,190 SF

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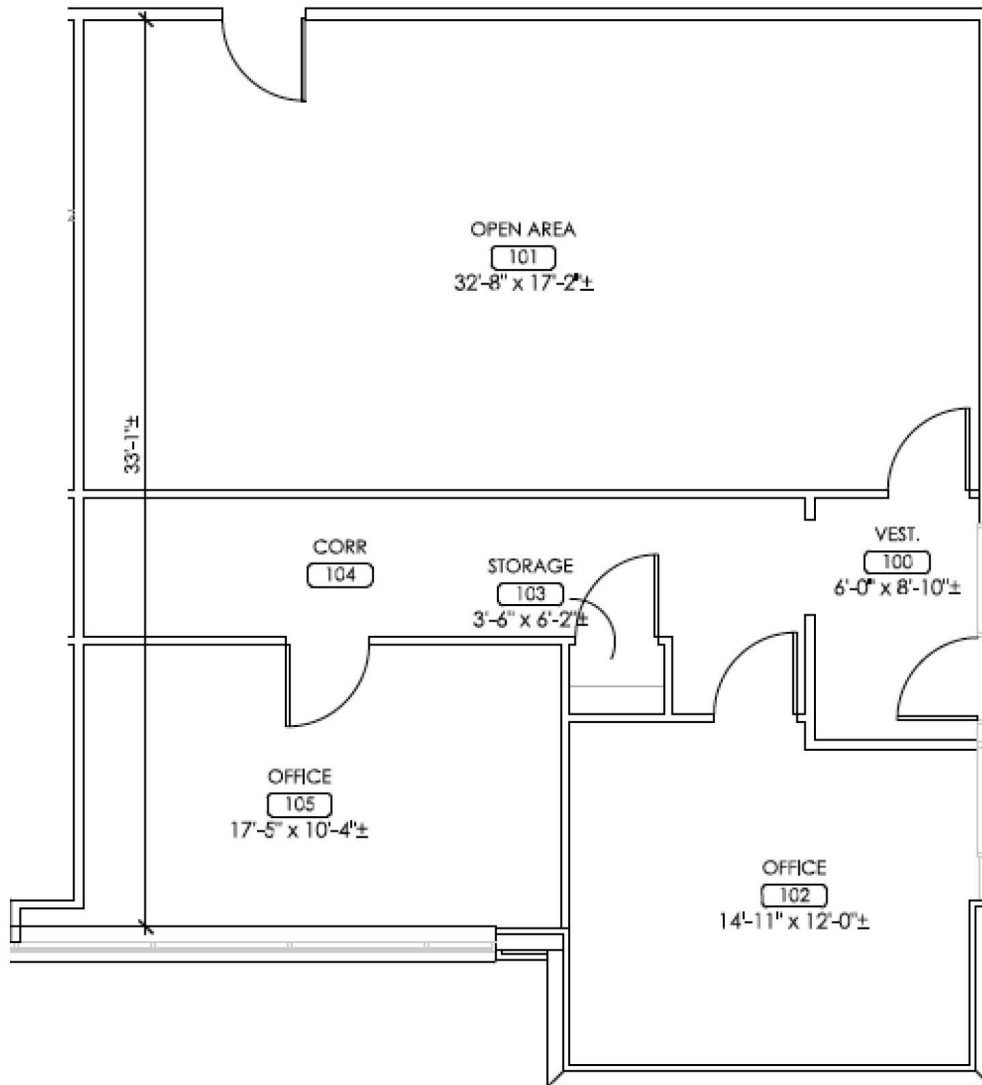
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Suite 190

1,355 SF



Suite

Suite 190

Size

1,355 SF

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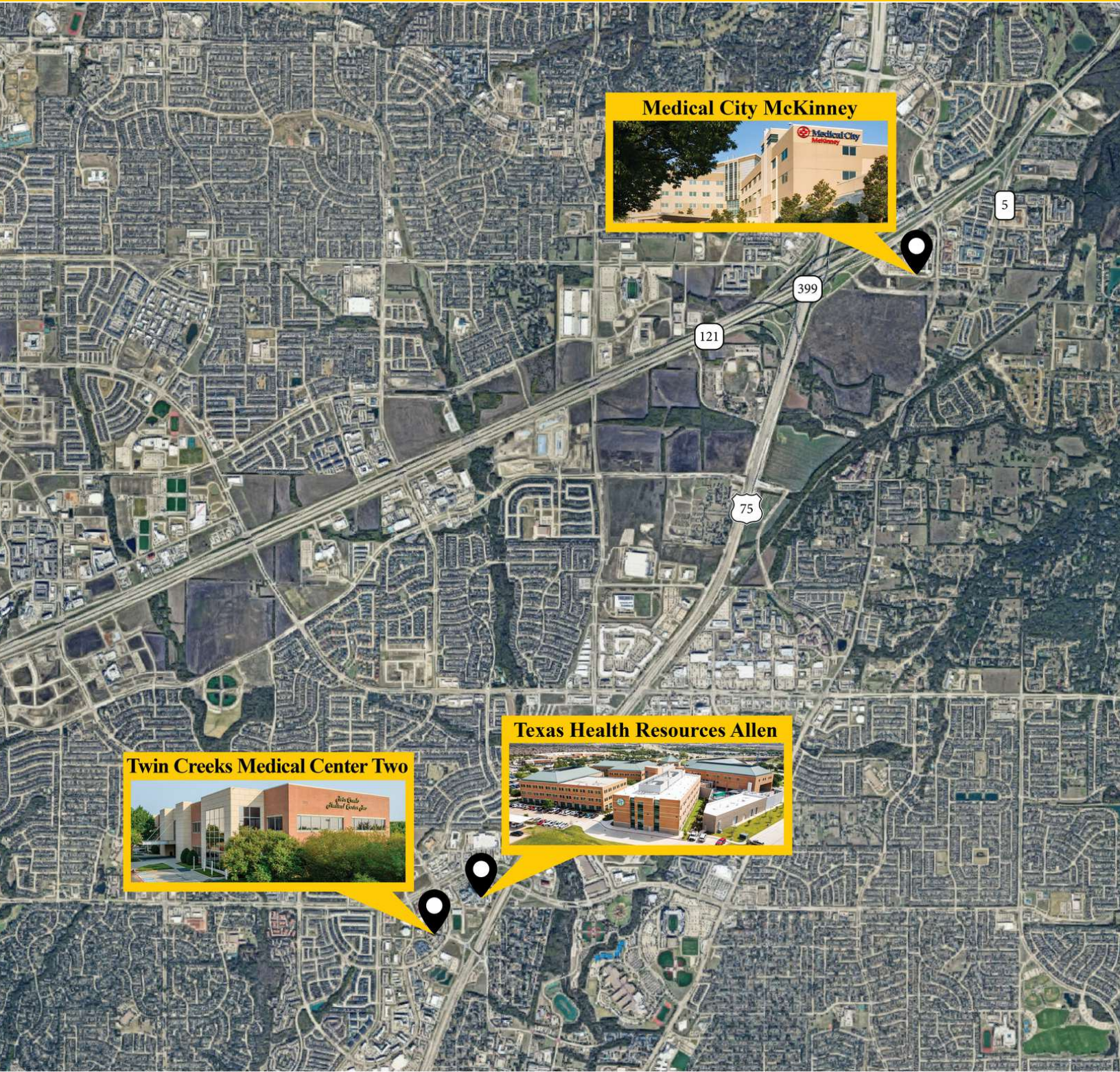
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Nearby Amenities

35,000 SF



Medical City McKinney



Texas Health Resources Allen



Twin Creeks Medical Center Two



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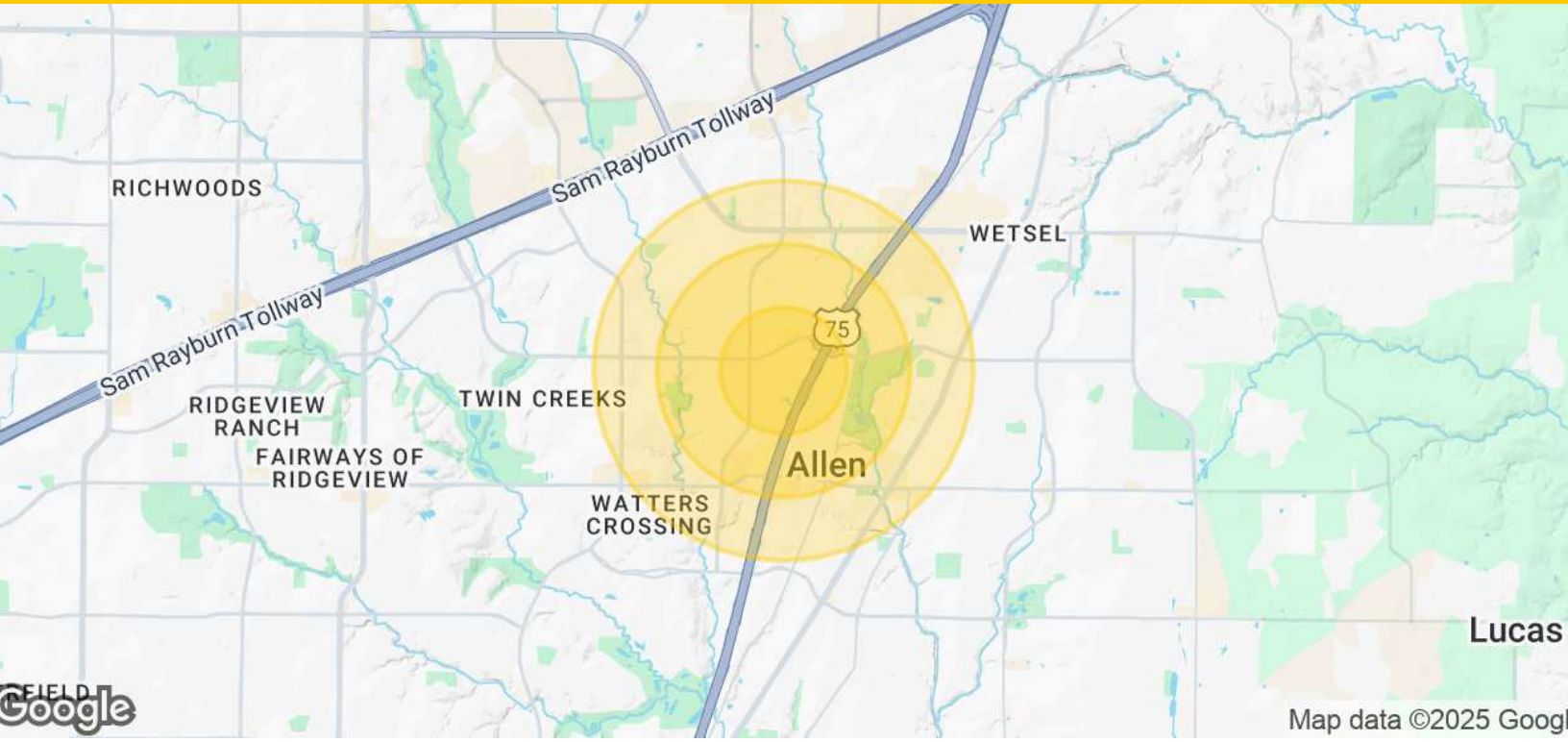
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Demographics Map & Report

35,000 SF



Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	1,885	8,908	19,418
Average Age	38.4	36.9	38.1
Average Age (Male)	38.2	36.0	36.1
Average Age (Female)	36.2	35.8	37.9
Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	862	3,836	7,558
# of Persons per HH	2.2	2.3	2.6
Average HH Income	\$99,558	\$108,858	\$127,539
Average House Value	\$269,371	\$319,129	\$347,175

2020 American Community Survey (ACS)

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