

LAS COLINAS MEDICAL CENTER III

6750 N. Mac Arthur Blvd.
Irving, TX 75039

Healthpeak® | **DOC**
LISTED
NYSE



Leasing Information:
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Lincoln Property Company
8140 Walnut Hill Lane Suite 700
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LAS COLINAS MEDICAL CENTER III

Outpatient Medical For Lease

6750 N. Mac Arthur Blvd. | Irving, TX 75039



Property Overview

Las Colinas Medical Office Buildings I and III are Class A, outpatient medical buildings with institutional ownership located on the campus of Medical City of Las Colinas. The buildings are conveniently located on the SEC of State Highway 161 and MacArthur Blvd with great interstate access. The buildings have move-in ready spec suites, and multiple 2nd generation outpatient medical spaces where we can offer generous tenant improvement packages.

Property Highlights

- Move-in ready suites
- Directly attached to Medical City Las Colinas
- Conveniently located at the Intersection of 161 and MacArthur
- Close to Retail and Restaurants
- Easy access to Highway 161 and I- 635/ LBJ
- Tenant Improvement Allowance Available
- Excellent tenant mix to help grow your practice

Availabilities

SF

Suite 150	10,201 SF
Suite 151	2,703 SF
Suite 350	23,681 SF

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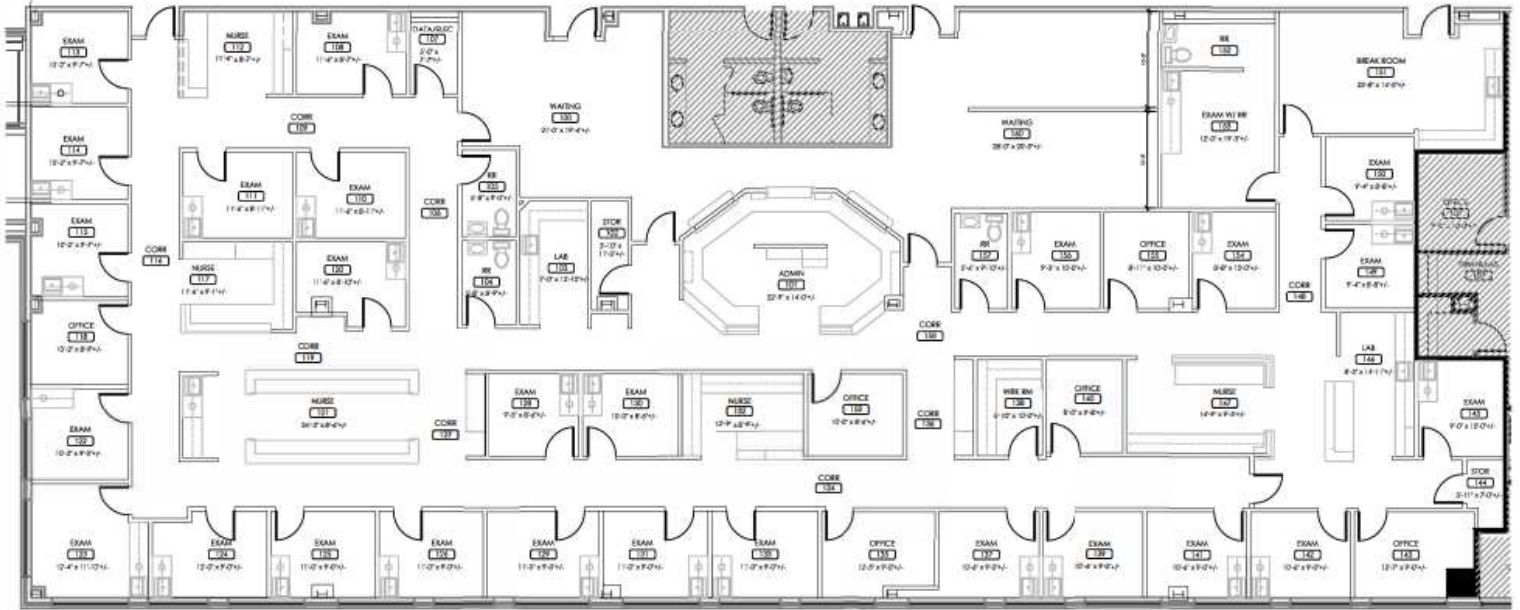
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LAS COLINAS MEDICAL CENTER III

Suite 150

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Suite

Size



Suite 150

10,201 SF

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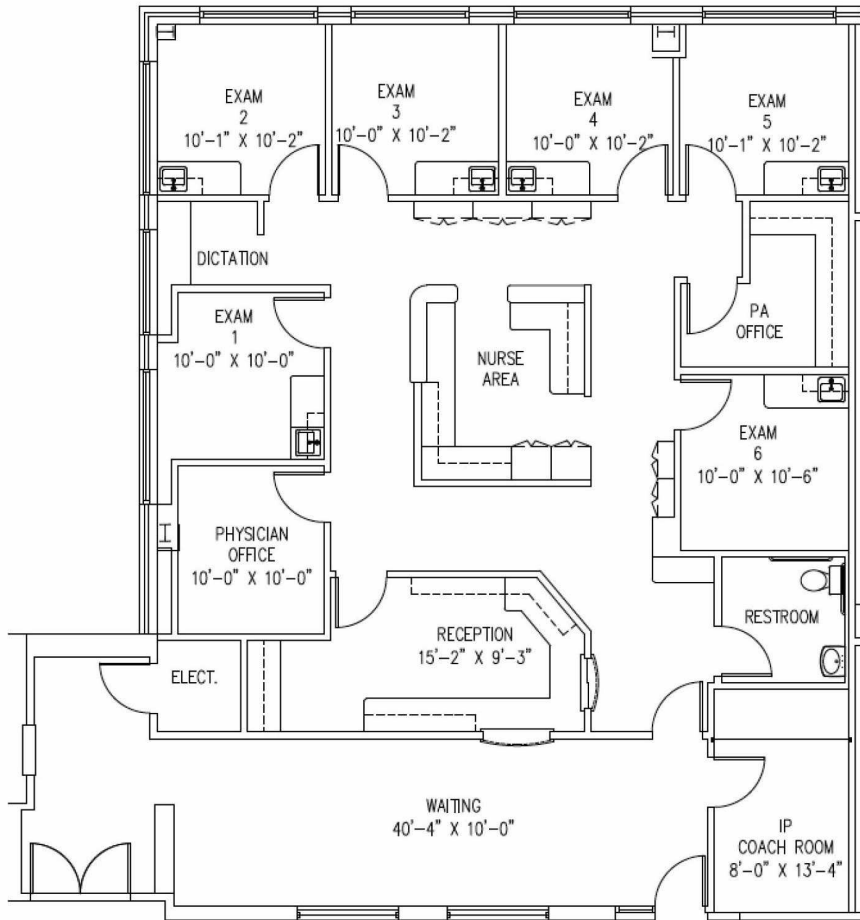
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Suite

Size

Suite 151

2,703 SF

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Suite

Size

Suite 350

23,681 SF

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Location Map

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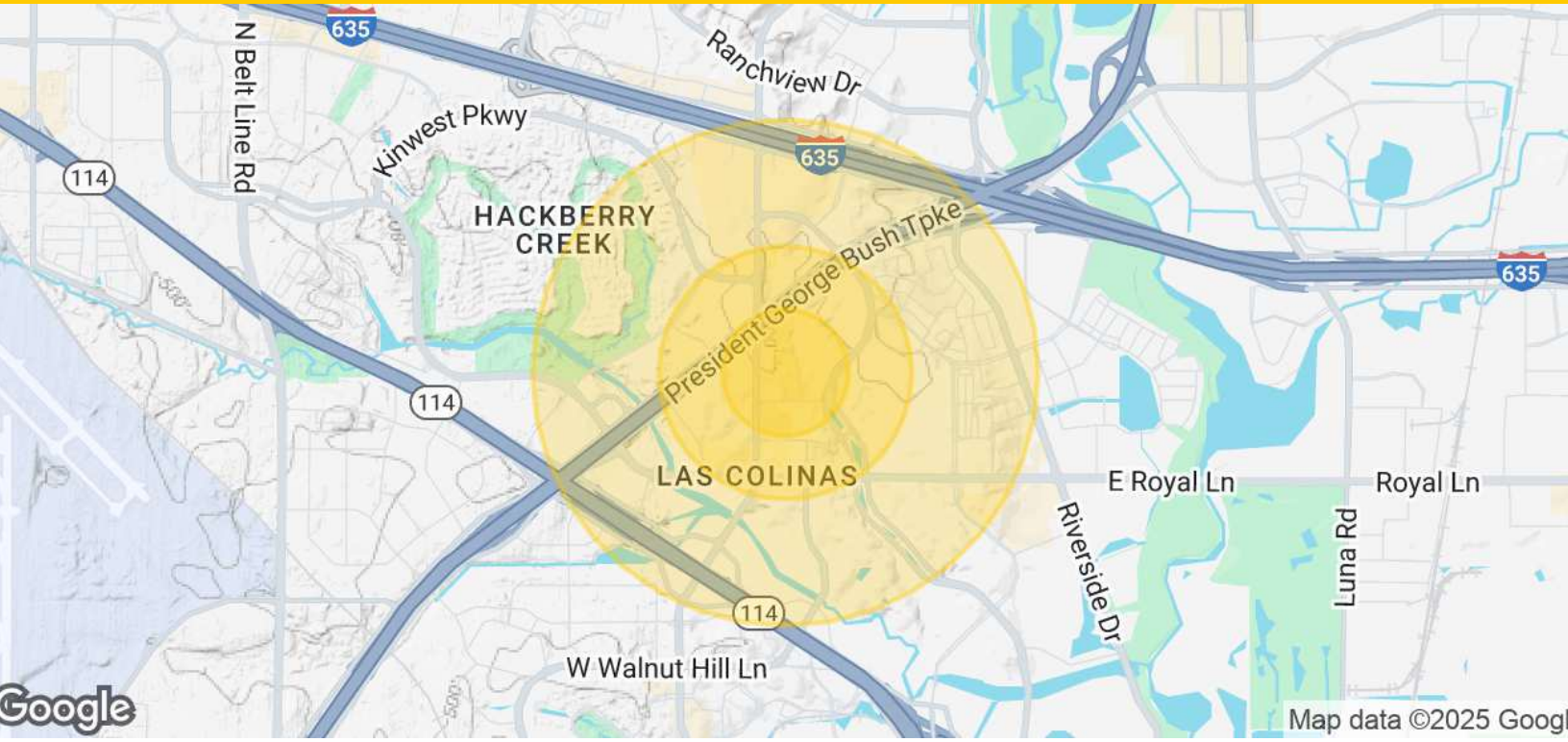
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LAS COLINAS MEDICAL CENTER III

Demographics Map & Report

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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	856	5,053	13,106
Average Age	35.0	32.6	32.9
Average Age (Male)	35.6	32.7	32.8
Average Age (Female)	32.5	31.6	32.4
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	399	2,579	6,129
# of Persons per HH	2.1	2.0	2.1
Average HH Income	\$127,491	\$92,821	\$109,653
Average House Value	\$340,532	\$163,737	\$235,944

2020 American Community Survey (ACS)

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