

# LAKES ON TENNYSON MEDICAL OFFICE CONDO PLANO, TX 75024

5060 Tennyson Pkwy, Suite 301, Plano , TX 75024

## Office Building For Lease



### VIDEO

#### PROPERTY DESCRIPTION

Building is Front and Center of the Tennyson Pkwy. and Whitestone Ln. Intersection with Ideal Signage Visibility. Upscale Medical Office Building with Water View. Lakes on Tennyson is Centrally Located within Plano's Heath Centers, Hospitals, and Medical Facilities. Surrounded by Large Anchors such as The Star, Legacy West Headquarters, Stonebriar, Children's Medical Center, Presbyterian Hospital, and Baylor Scott & White. Building Signage Available.

#### PROPERTY HIGHLIGHTS

- 2,400SF office space
- term 3-5 years
- 3rd floor

#### OFFERING SUMMARY

|                  |                     |
|------------------|---------------------|
| Lease Rate:      | \$19.00 SF/yr (NNN) |
| Number of Units: | 1                   |
| Available SF:    | 2,400 SF            |
| Lot Size:        | 2.5 Acres           |
| Building Size:   | 30,525 SF           |

| DEMOGRAPHICS      | 0.25 MILES | 0.5 MILES | 1 MILE    |
|-------------------|------------|-----------|-----------|
| Total Households  | 495        | 2,094     | 4,614     |
| Total Population  | 861        | 3,851     | 9,624     |
| Average HH Income | \$90,695   | \$84,646  | \$115,817 |

Presented By:

**TRACY LI, CCIM**

President

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XCEL Commercial Realty 13155 Noel Road, Suite 900 Dallas, TX 75240



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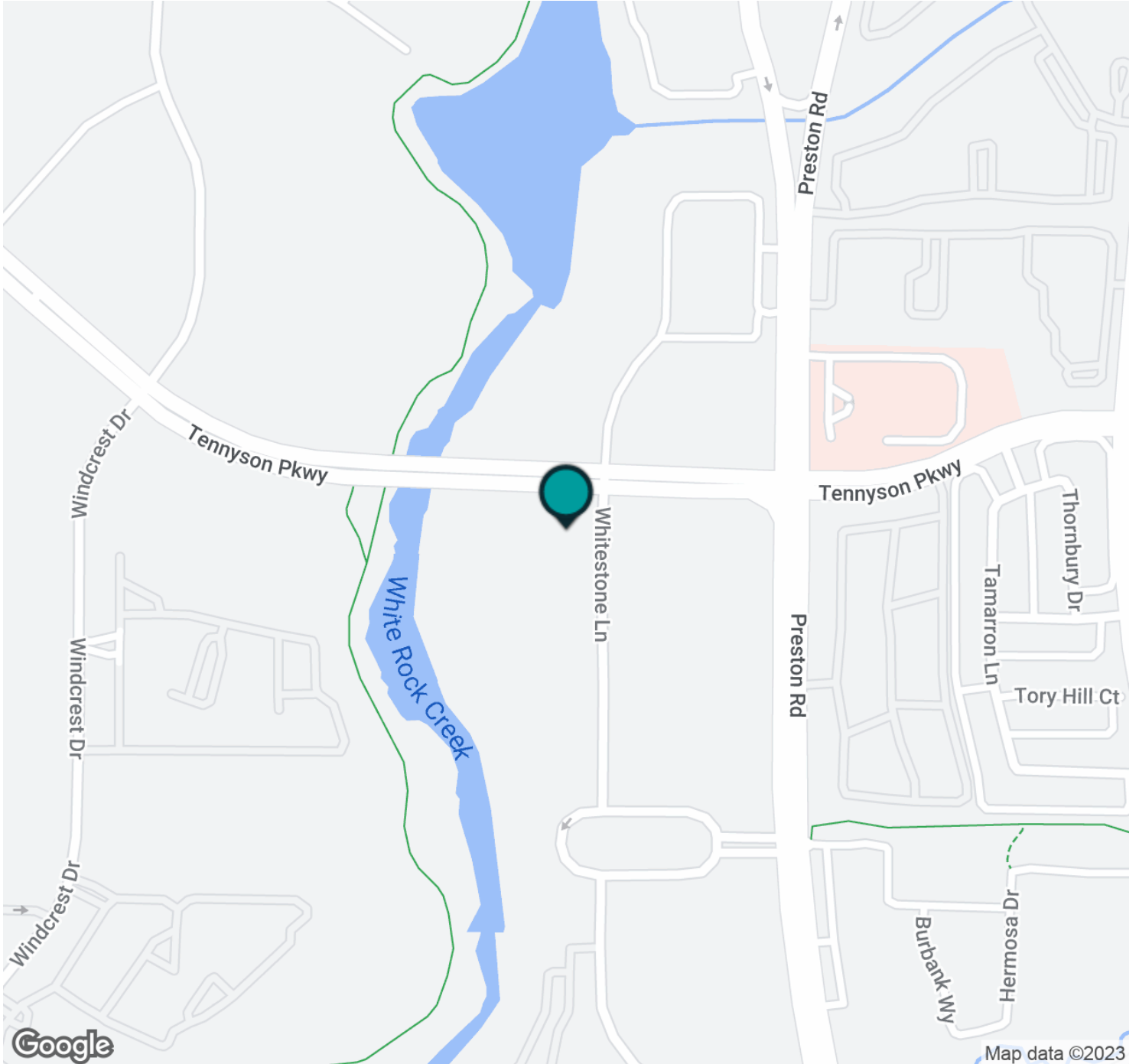


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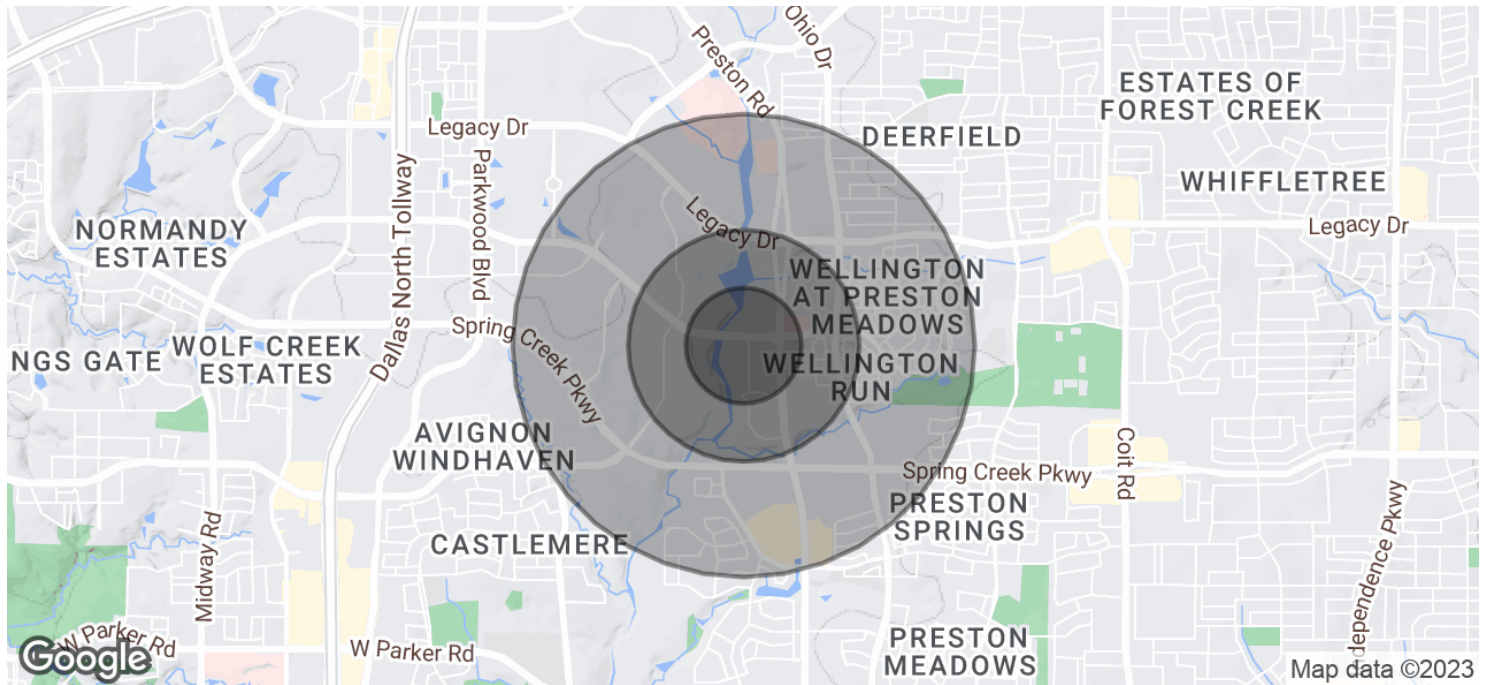


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| POPULATION           | 0.25 MILES | 0.5 MILES | 1 MILE    |
|----------------------|------------|-----------|-----------|
| Total Population     | 861        | 3,851     | 9,624     |
| Average Age          | 33.9       | 33.7      | 38.9      |
| Average Age (Male)   | 34.8       | 35.2      | 39.7      |
| Average Age (Female) | 33.2       | 32.3      | 38.2      |
| HOUSEHOLDS & INCOME  | 0.25 MILES | 0.5 MILES | 1 MILE    |
| Total Households     | 495        | 2,094     | 4,614     |
| # of Persons per HH  | 1.7        | 1.8       | 2.1       |
| Average HH Income    | \$90,695   | \$84,646  | \$115,817 |
| Average House Value  | \$55,521   | \$98,745  | \$265,486 |

\* Demographic data derived from 2020 ACS - US Census

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