

# ALLEN MEDICAL PLAZA

1120 Raintree Circle  
Allen, TX 75013

Medical Office For Lease



Leasing Information:  
214.461.2383

**Holt Martin**  
214.461.2383  
hmartin@lpc.com

**Nat Klein**  
214.461.2325  
nklein@lpc.com

## Lincoln

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

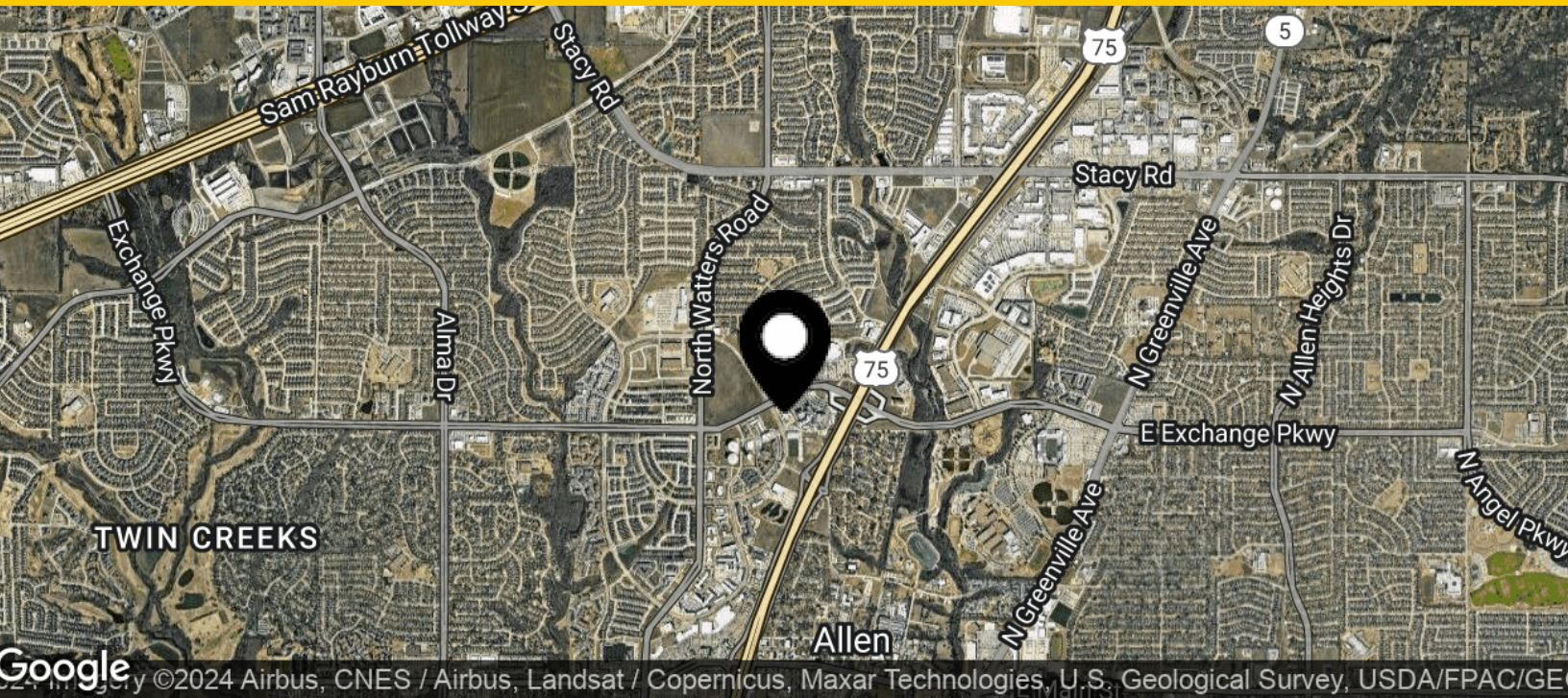
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Medical For Lease

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Property Highlights

- Generous TI Allowance available for customized clinic buildout
- Abundant free parking for patients
- Exceptional design & quality
- Free covered parking for physicians and staff
- On-Campus Texas Health Presbyterian of Allen

Property Overview

Allen Medical Plaza is a state-of-the-art, two story medical office building optimally located on the campus of Texas Health Presbyterian Hospital of Allen. Featuring exceptional design and quality, this Class A - 44,761 square foot facility is anchored by an ambulatory surgery center, joint ventured by Spine Team Texas and Texas Health Resources. Additional service lines include Texas Health Resources Primary Care & Women's Services.

Location Overview

On-Campus Texas Health Presbyterian Allen Hospital providing access to comprehensive healthcare services in the heart of Allen, TX.

Availabilities	SF	Lease Rate	Date Available
200	3,844 SF	Negotiable	Now
250	2,944 SF	Negotiable	Now

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Additional Photos

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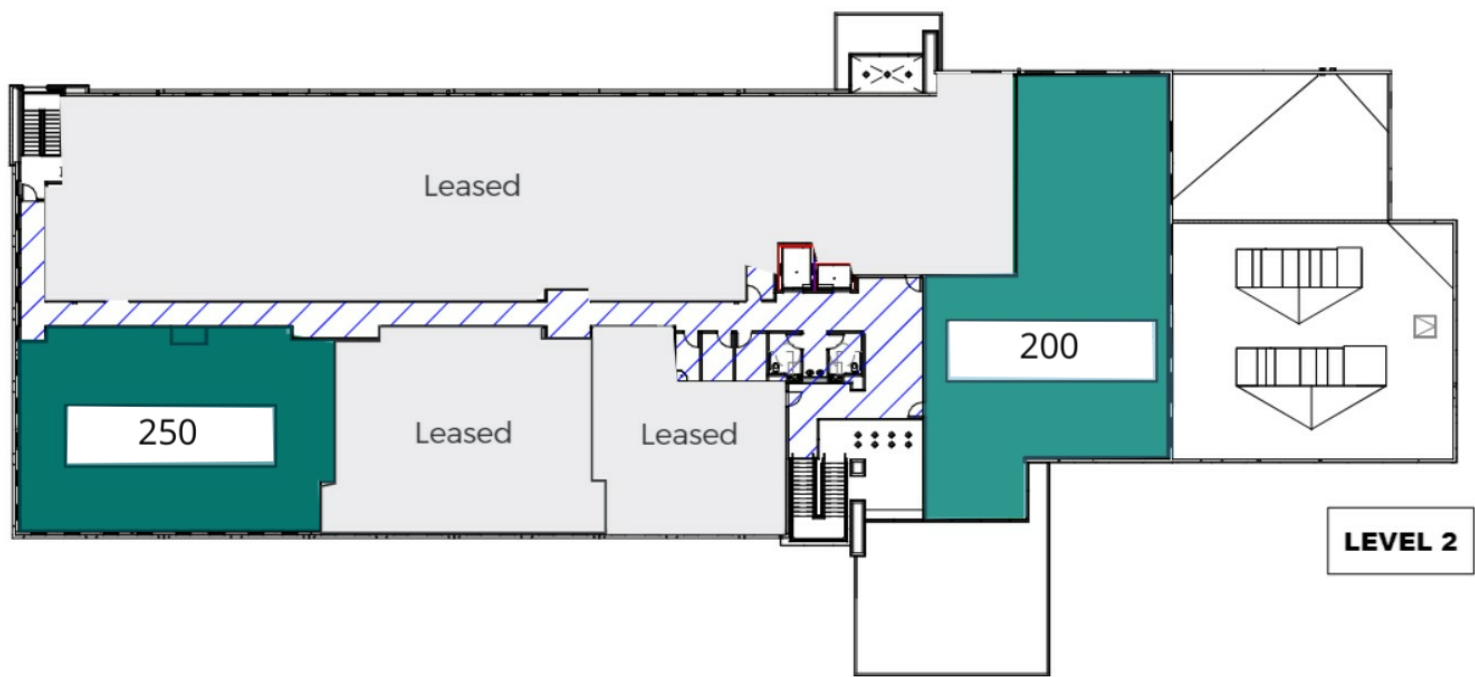
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# ALLEN MEDICAL PLAZA

Level Two

1120 Raintree Circle | Allen, TX 75013



	Suite	Size	Lease Rate
■	200	3,844 SF	Negotiable
■	250	2,944 SF	Negotiable

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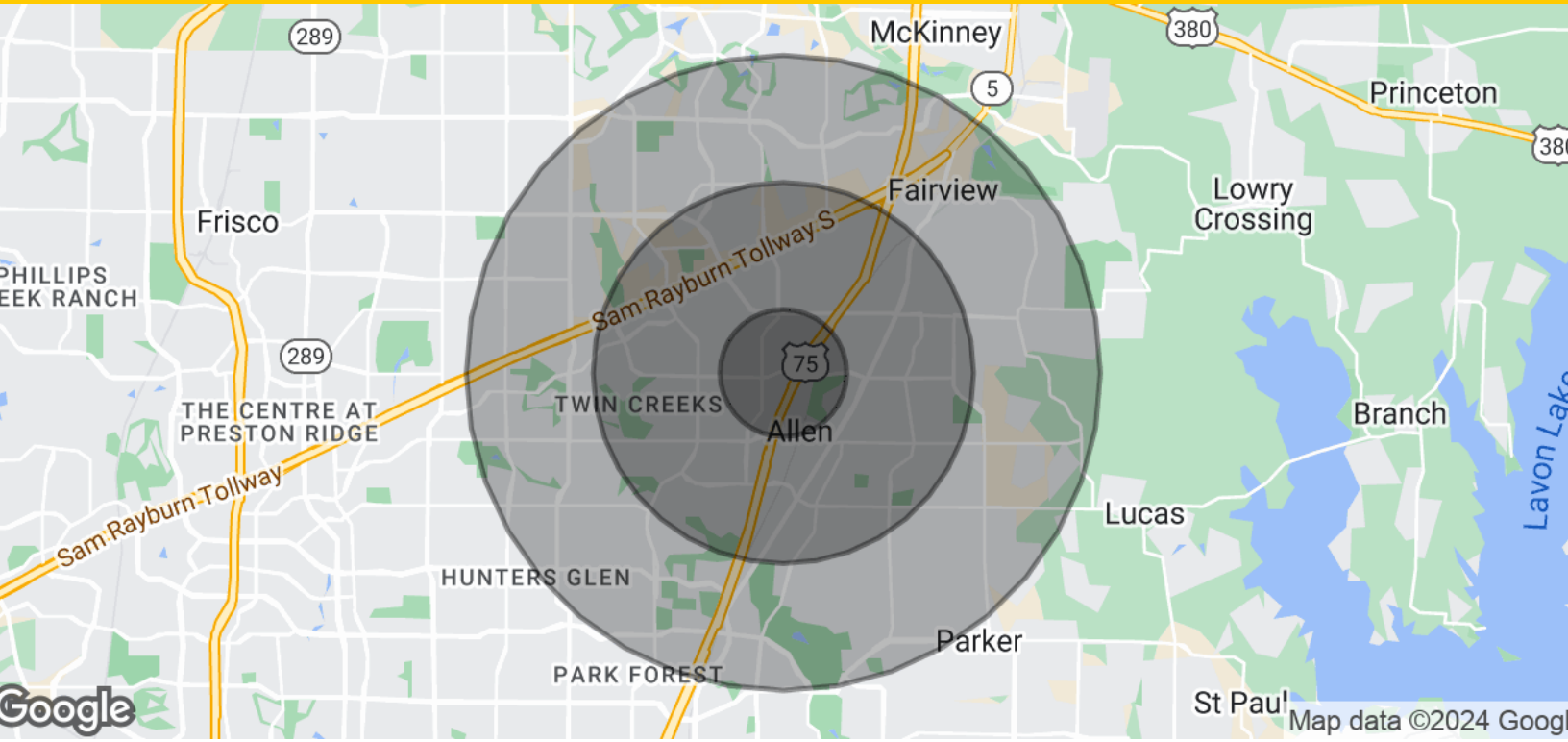
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Demographics Map & Report

1120 Raintree Circle | Allen, TX 75013



Population	3 Miles	5 Miles
Total Population	96,761	270,113
Average Age	37.8	38.3
Average Age (Male)	35.6	37.0
Average Age (Female)	39.0	38.7
Households & Income	3 Miles	5 Miles
Total Households	35,608	96,912
# of Persons per HH	2.7	2.8
Average HH Income	\$121,599	\$124,876
Average House Value	\$315,574	\$324,693

\* Demographic data derived from 2020 ACS - US Census

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