

PLANO SURGICAL HOSPITAL

2301 Marsh Lane Plano, TX 75093

Medical Office For Lease

46,038 RSF



Leasing Information:
214.461.2388

Banks Newton 214.461.2388 bnewton@lpc.com	Douglas Maclay 214.461.2371 dmaclay@lpc.com	Elizabeth Madden 214.461.2366 emadden@lpc.com
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Lincoln

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

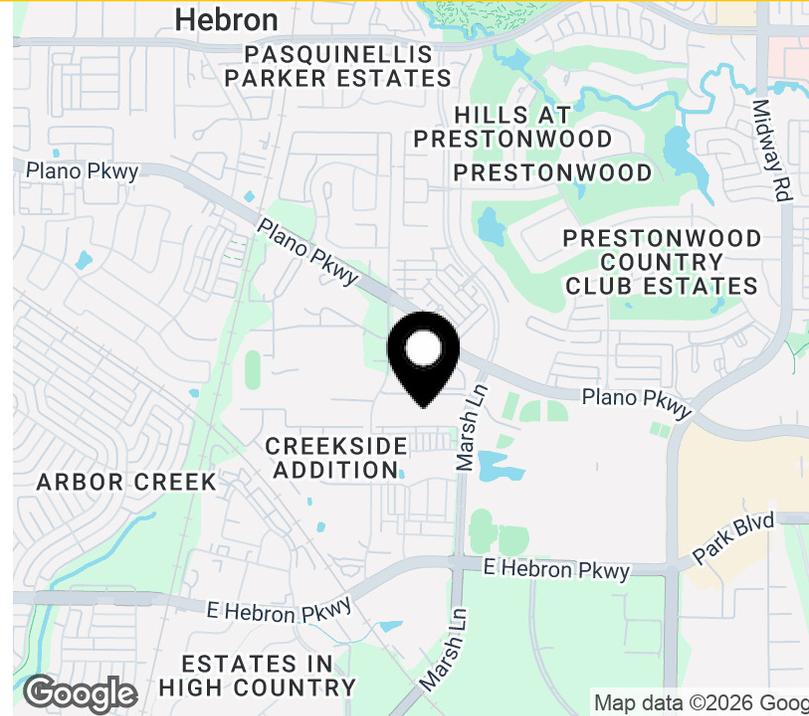
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Property Highlights

- Former Surgical Hospital
- 4-Fully Equipped Operating Rooms
- On-Site MRI Suite
- On-Site CT Suite
- On-Site Pharmacy
- Institutional Ownership

Location Overview

Plano Surgical Hospital is a former Class-A surgical facility featuring four fully equipped operating rooms and on-site advanced imaging, including MRI and CT. Strategically positioned in the southwest quadrant of Marsh Lane and Plano Parkway, the property offers a high-quality surgical platform within Plano's premier medical corridor and benefits from a direct connection to an adjacent inpatient rehabilitation hospital. The building provides flexible, customizable layouts and attractive tenant improvement allowances, making it well suited for long-term operators.

Availabilities

Suite 100

SF

46,038 SF

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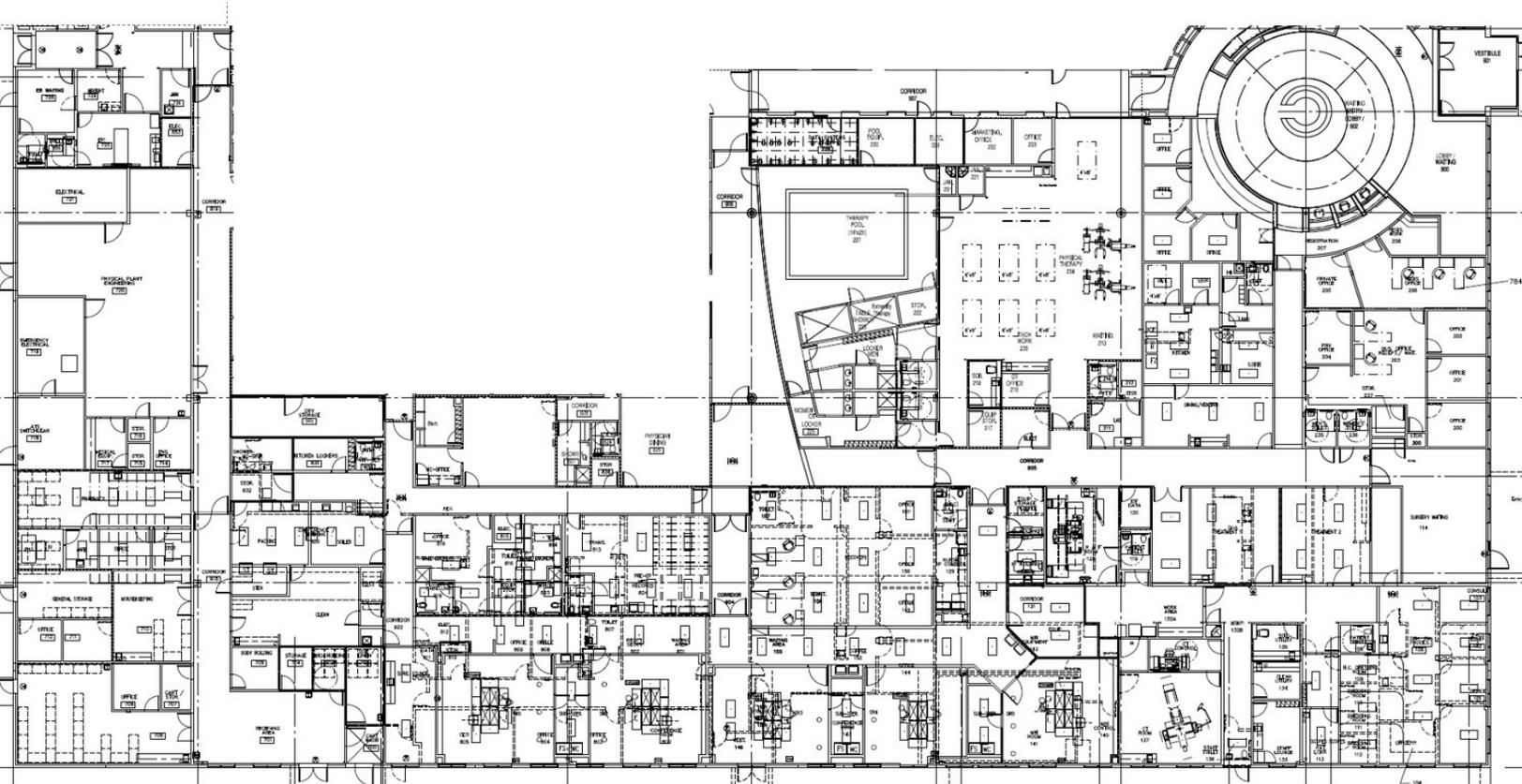
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Suite 100
46,038 SF



Suite

Size

Lease Rate

Suite 100

46,038 SF

Negotiable

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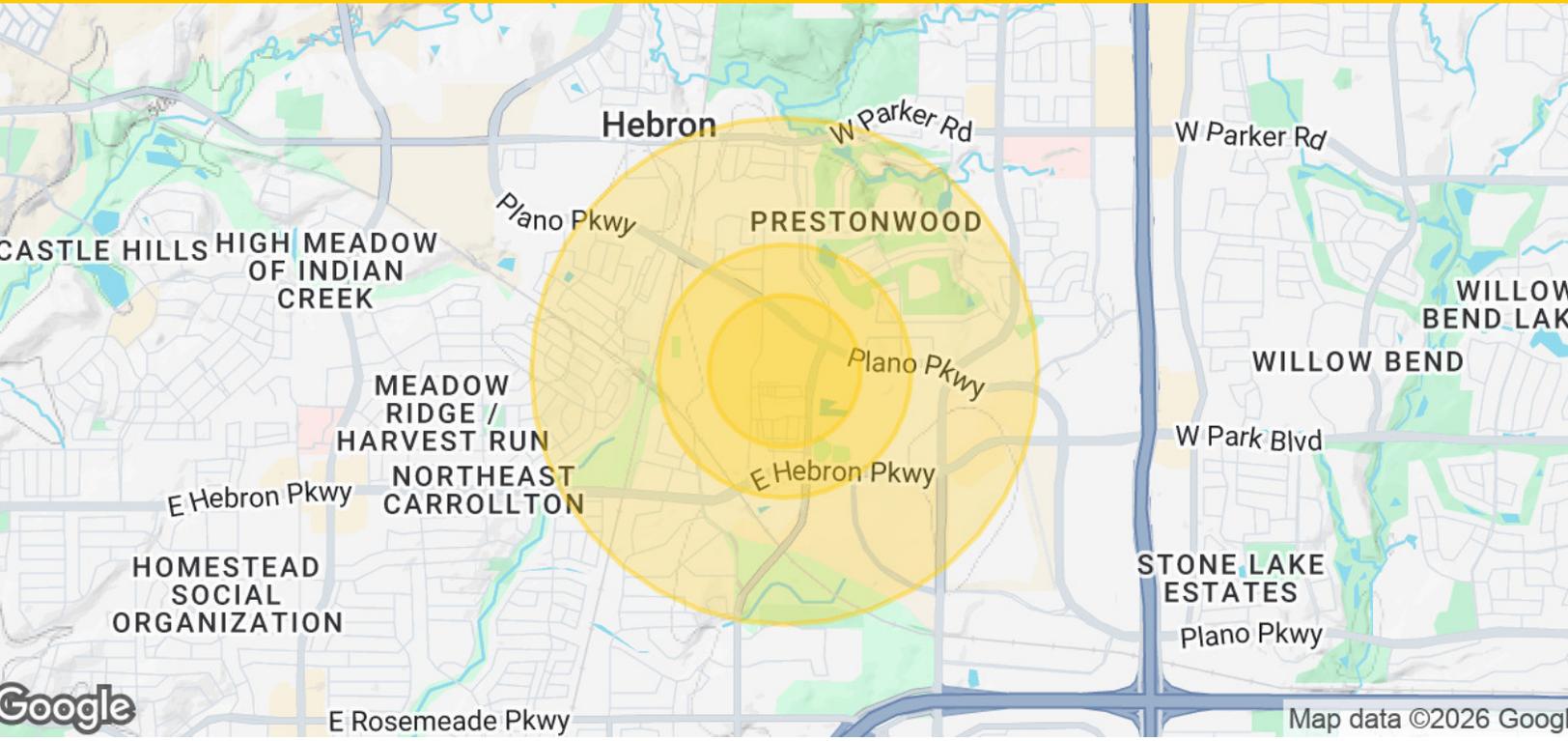
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Demographics Map & Report

46,038 SF



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,031	2,154	10,794
Average Age	50	51	44
Average Age (Male)	47	48	43
Average Age (Female)	52	53	46
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	487	989	4,715
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$162,534	\$165,391	\$155,627
Average House Value	\$765,201	\$755,404	\$672,016

Demographics data derived from AlphaMap

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