



FOR LEASE

# FRISCO MEDICAL LINKS

5450 PGA Parkway, Frisco, TX 75033



MedCorePartners.com

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# PROPERTY INFORMATION





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## PROPERTY SUMMARY



## PROPERTY OVERVIEW

**Frisco Medical Links** is a premier Class A, 58,481-square-foot medical office building located in one of the most esteemed and rapidly expanding districts in Frisco, Texas. The property is strategically positioned adjacent to the renowned Omni PGA Frisco Resort—an anchor of luxury, tourism, and national visibility—and sits within the prestigious PGA Parkway corridor, one of Frisco's most celebrated new development zones.

This area has quickly become a destination for high-end commercial, medical, hospitality, and recreational investment, attracting significant corporate interest and establishing itself as a flagship district for innovation and growth. Its proximity to Baylor Scott & White Medical Center – Frisco and a concentration of top-tier medical practices further elevates the region's reputation as a premier healthcare hub.

Anchored by nationally recognized tenants—including Key-Whitman Eye Center and Texas Retina Associates—Frisco Medical Links offers advanced clinical space within a multi-tenant environment ideal for a wide range of medical specialties. Tenants benefit from customizable shell space, exceptional visibility, unmatched convenience, and abundant surface parking for both providers and patients. Combined with its location in one of Frisco's most distinguished and desirable districts, Frisco Medical Links offers an unparalleled setting for premier medical practices.

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## PROPERTY DETAILS



## KEY FEATURES

- Adjacent to Omni PGA Frisco Resort
- Close proximity to Baylor Scott & White Medical Center Frisco
- Customizable Shell Space
- Abundant Surface Parking
- Class A Design and Construction
- Anchored by Nationally Recognized Tenants

## PROPERTY DETAILS



### TOTAL BUILDING SIZE

58,481 RSF



### TOTAL AVAILABLE SF

27,218



### YEAR BUILT

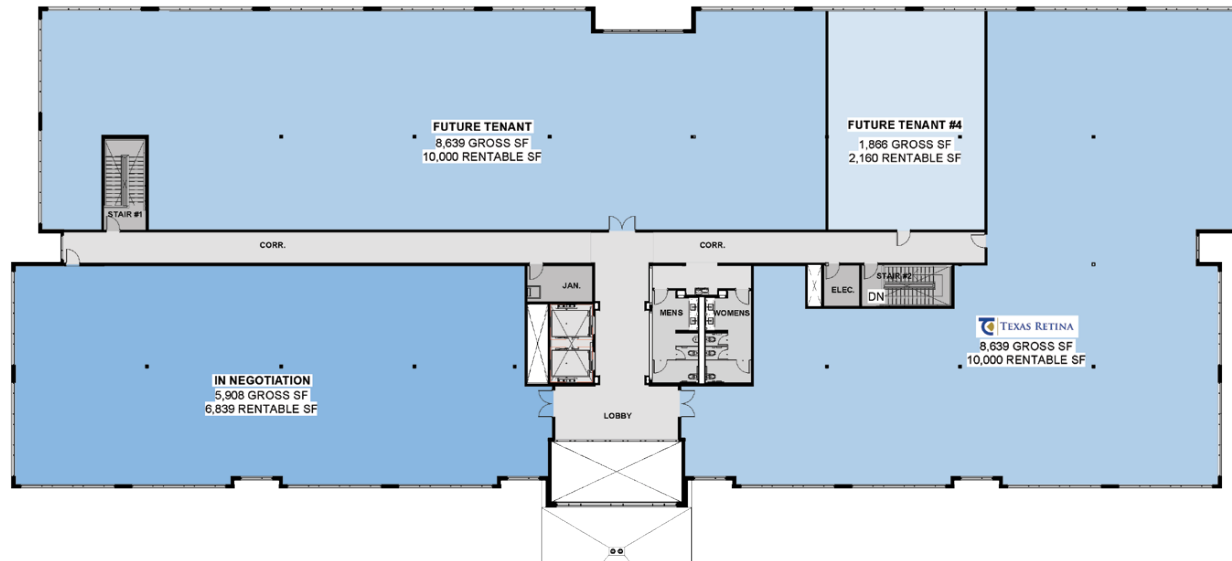
2025

# FRISCO MEDICAL LINKS

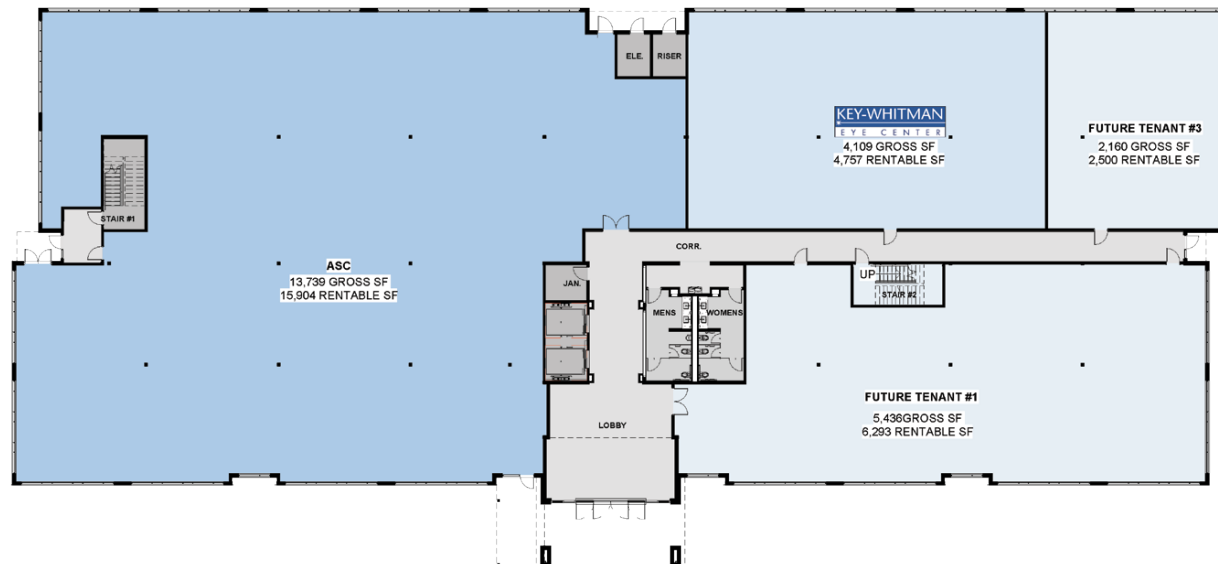
5450 PGA Parkway, Frisco, TX 75033

## FLOOR PLANS

### 2ND FLOOR



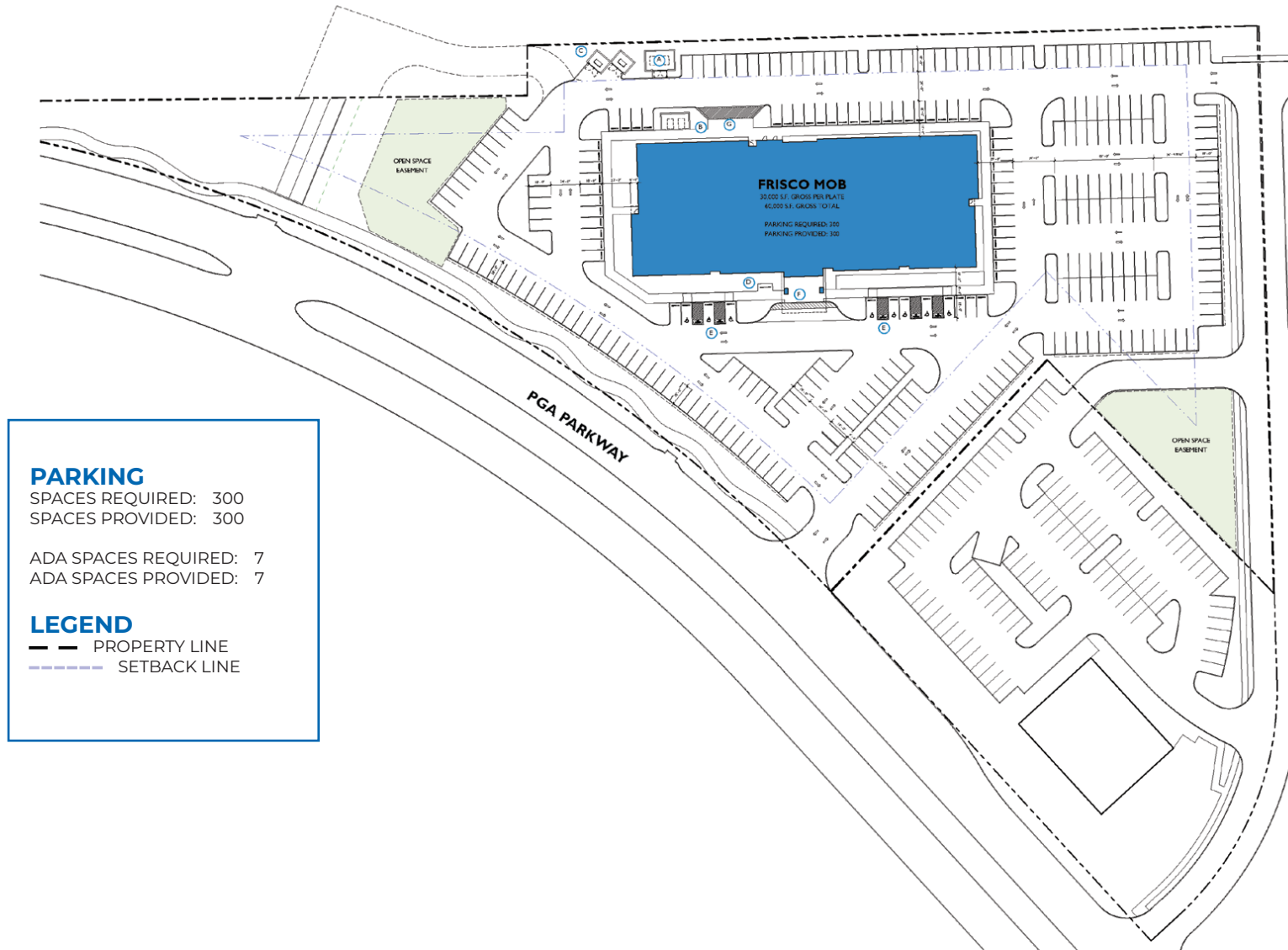
### 1ST FLOOR



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## SITE PLAN





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AERIAL VIEW





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AERIAL VIEW

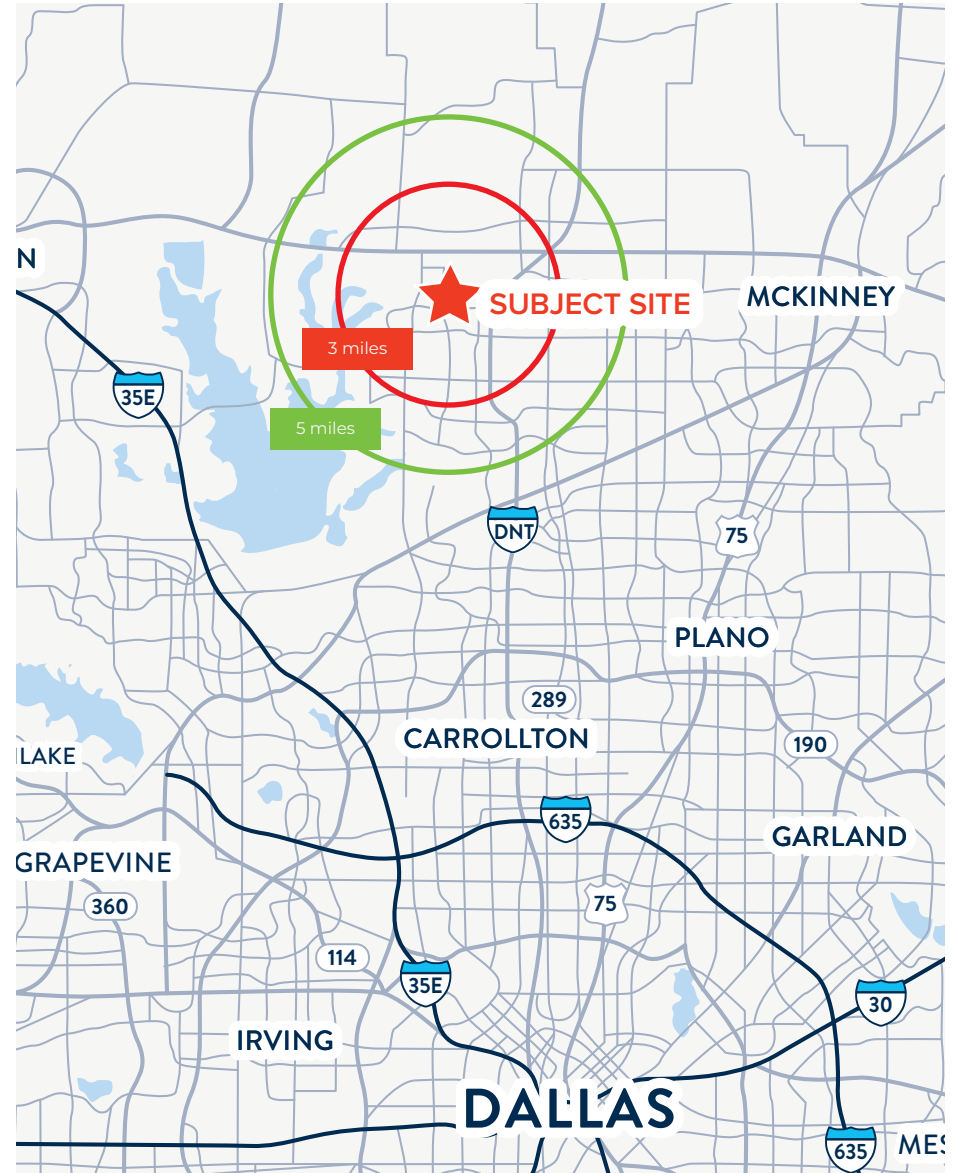


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## DEMOGRAPHICS - MAP

	3 MI	5 MI
Population	51,952	222,831
Households	16,630	71,987
Average Age	35.7	35.5
Median HH Income	\$181,013	\$160,497
Population Growth 2025-2030	37.42%	23.25%
Household Growth 2025-2030	37.23%	25.18%





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For More Information!



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## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker; · Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary: · Must treat all parties to the transaction impartially and fairly; · May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.

- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

MedCore Partners	9004098	kyle@medcorepartners.com	(214) 443-8300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle A. Libby	482468	kyle@medcorepartners.com	(214) 443-8300
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

2-10-2025



Regulated by the Texas Real Estate Commission  
Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-1

