

MEDICAL OFFICE CONDO FOR LEASE 9191 Kyser Way, Suite 205 • Frisco, TX 75033
Turnkey, Fully-Furnished Space in a Prestigious Medical Complex

Discover Your Ideal Practice Location

2,100 SF | Move-In Ready | Class A Medical Office Condo Located in Sundown Medical Condominium near Medical City Frisco & Texas Health Frisco.



Property Highlights

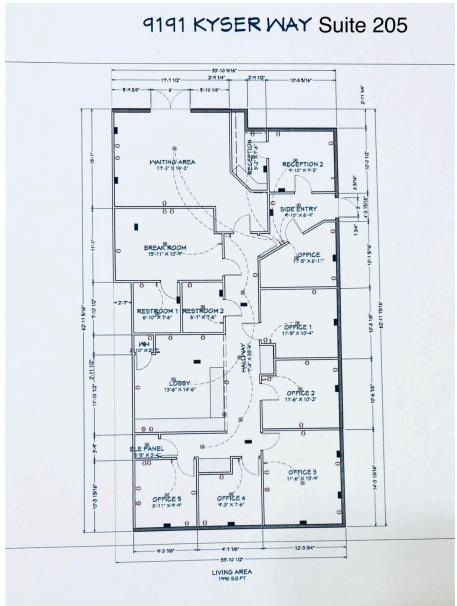
- Lease Rate: **\$40/SF + NNN**
- Fully Furnished: Upscale finishes & built-in cabinetry
- Layout Includes:
 - Lobby & Waiting Area (*furnished*)
 - Exam Rooms with Equipment (*BP Machine, Otoscope, Ophthalmoscope*)
 - Private Office, Conference Room
 - Break Room, Restroom, Private Entry
- High Ceilings, Upscale Flooring
- Anchored by Multiple Specialists: Pediatrics, Dermatology, Neurology, Allergy
- Prime Location: Minutes from Dallas North Tollway, FM 423, HEB

Location Advantages

- Proximity to Medical City Frisco & Texas Health Frisco
- Strong Patient Base in a Rapidly Growing Area
- High Visibility with Exterior Signage Opportunities
- Surrounded by Major Employers & New Residential Developments

Property Overview

◆ Feature	◆ Details
Size	2,100 SF
Building Class	B
Zoning	Office/Medical
Access	24/7, ADA Compliant
Parking	Ample Shared Lot
Utilities	Central AC, Electric Heat, City Water
Management	Professionally Condo Managed



9191 KYSER WAY Suite 205

The floor plan shows a layout with a front entrance, a lobby, and a waiting area. The main office area includes several offices (Office 1, Office 2, Office 3, Office 4, Office 5) and a break room. A large living area is located at the rear of the suite.

Ideal For

Primary Care • Pulmonary • Cardiology • Psychiatry Behavioral Health • Pain Management • Dental • Chiropractic Rheumatology • Nephrology • Endocrinology • Spine Practices

Schedule Your Tour

Contact: Sangita  312-618-5647  samsachtxasinc@gmail.com

