

FOR
LEASE

MEDICAL OFFICE · PLANO MEDICAL
CORRIDOR

WELLS
ASSET MANAGEMENT

2 SUITES AVAILABLE · 2,147–2,869 SF

4031 W. Plano Parkway

Plano, TX 75093 · Parkway Place · Collin County

30,857

SF BUILDING RBA

2

STORIES

1980/03

BUILT / RENO

100

PARKING SPACES

93%

LEASED

LI-1

ZONING

AVAILABLE SPACES

Suite 205 OFFICE / MEDICAL

2,147 SF

ASKING RENT

\$24.00 SF + Elec

AVAILABLE

July 2026

TERM

Negotiable

Suite 208 OFFICE / MEDICAL

2,869 SF

ASKING RENT

\$25.00 SF + Elec

AVAILABLE

October 2026

TERM

Negotiable

Up to 5,016 SF available · Max contiguous 2,869 SF · Service type: Plus Electric

PROPERTY HIGHLIGHTS

- Two-story, multi-tenant **medical office** with an entrenched, long-term healthcare tenant base
- Building & monument signage** available to tenants
- Free surface parking — **3.50/1,000 SF** across 100 spaces
- Recent capital improvements: lighting, restrooms, exterior & landscape irrigation
- ±50,990 vehicles/day on W. Plano Parkway · exceptional car access

LOCATION



Centrally located in an **established medical corridor** — minutes from major hospitals and an affluent, growing West Plano patient base, with immediate highway access.

Medical City Plano ±2 mi · 5 min

Baylor Scott & White Plano ±4 mi · 8 min

Texas Health Presbyterian Plano ±5 mi · 10 min

US-75 Access < 1 mi

President George Bush Tpk < 2 mi

LEASING CONTACTS

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WELLS
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