

LAS COLINAS MEDICAL CENTER I

6750 N. Mac Arthur Blvd.
Irving, TX 75039

Healthpeak® | DOC
LISTED
NYSE



Leasing Information:
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Lincoln Property Company
8140 Walnut Hill Lane Suite 700
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LAS COLINAS MEDICAL CENTER I

Outpatient Medical For Lease

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Property Overview

Las Colinas Medical Office Buildings I and III are Class A, outpatient medical buildings with institutional ownership located on the campus of Medical City of Las Colinas. The buildings are conveniently located on the SEC of State Highway 161 and MacArthur Blvd with great interstate access. The buildings have move-in ready spec suites and multiple 2nd generation outpatient medical spaces where we can offer generous tenant improvement packages.

Property Highlights

- Move-in ready suites
- Directly attached to Medical City Las Colinas
- Conveniently located at the Intersection of 161 and MacArthur
- Close to Retail and Restaurants
- Easy access to Highway 161 and I- 635/ LBJ
- Tenant Improvement Allowance Available
- Excellent tenant mix to help grow your practice

Availabilities

SF

Suite 310

1,754 SF

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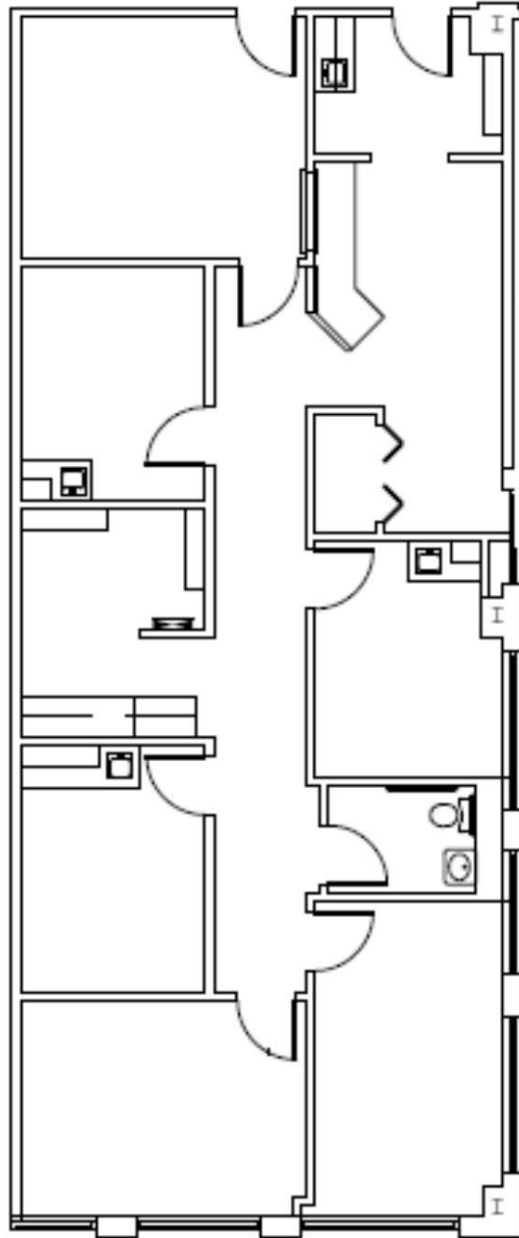
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Suite

Size

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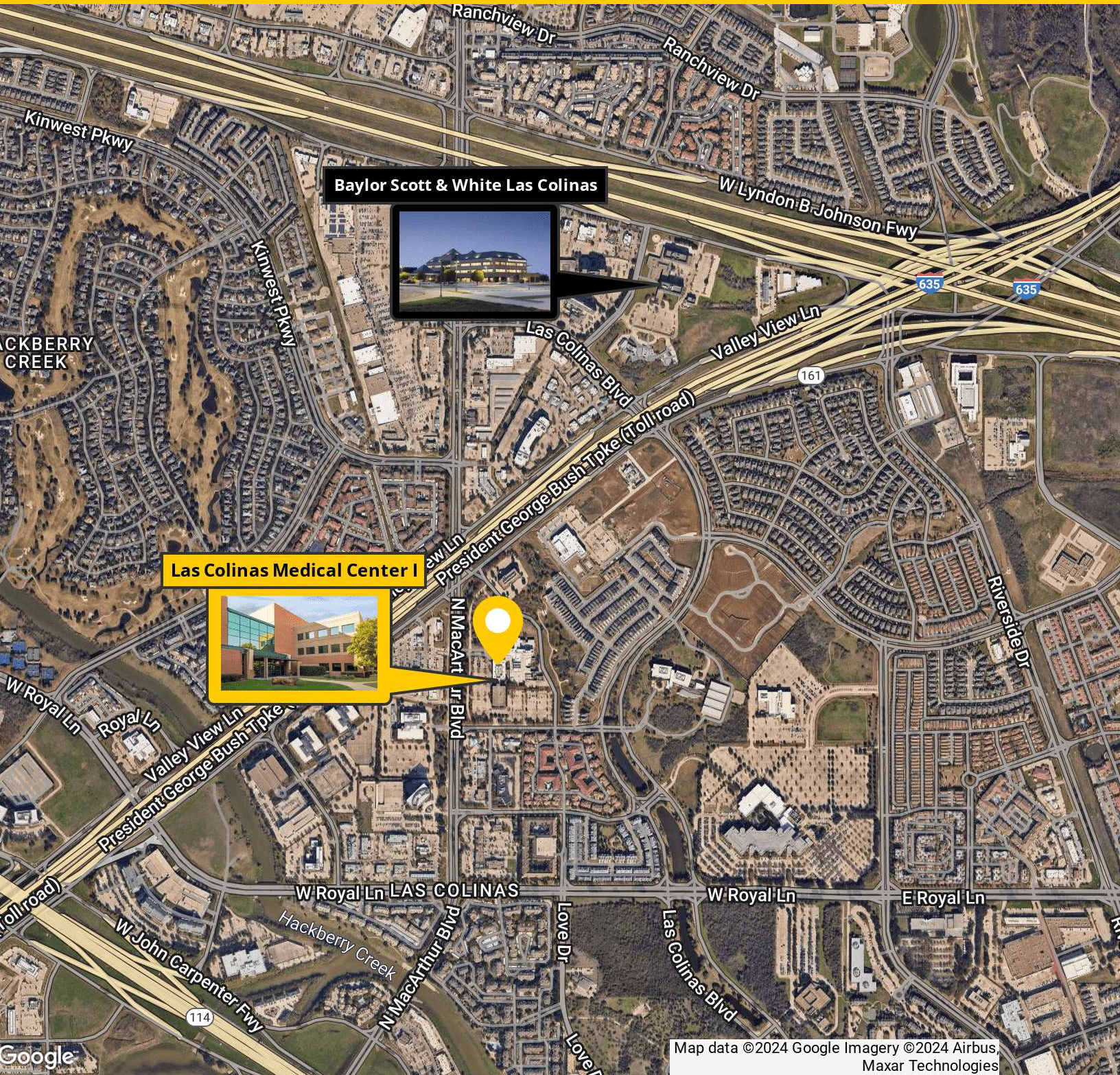
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Location Map

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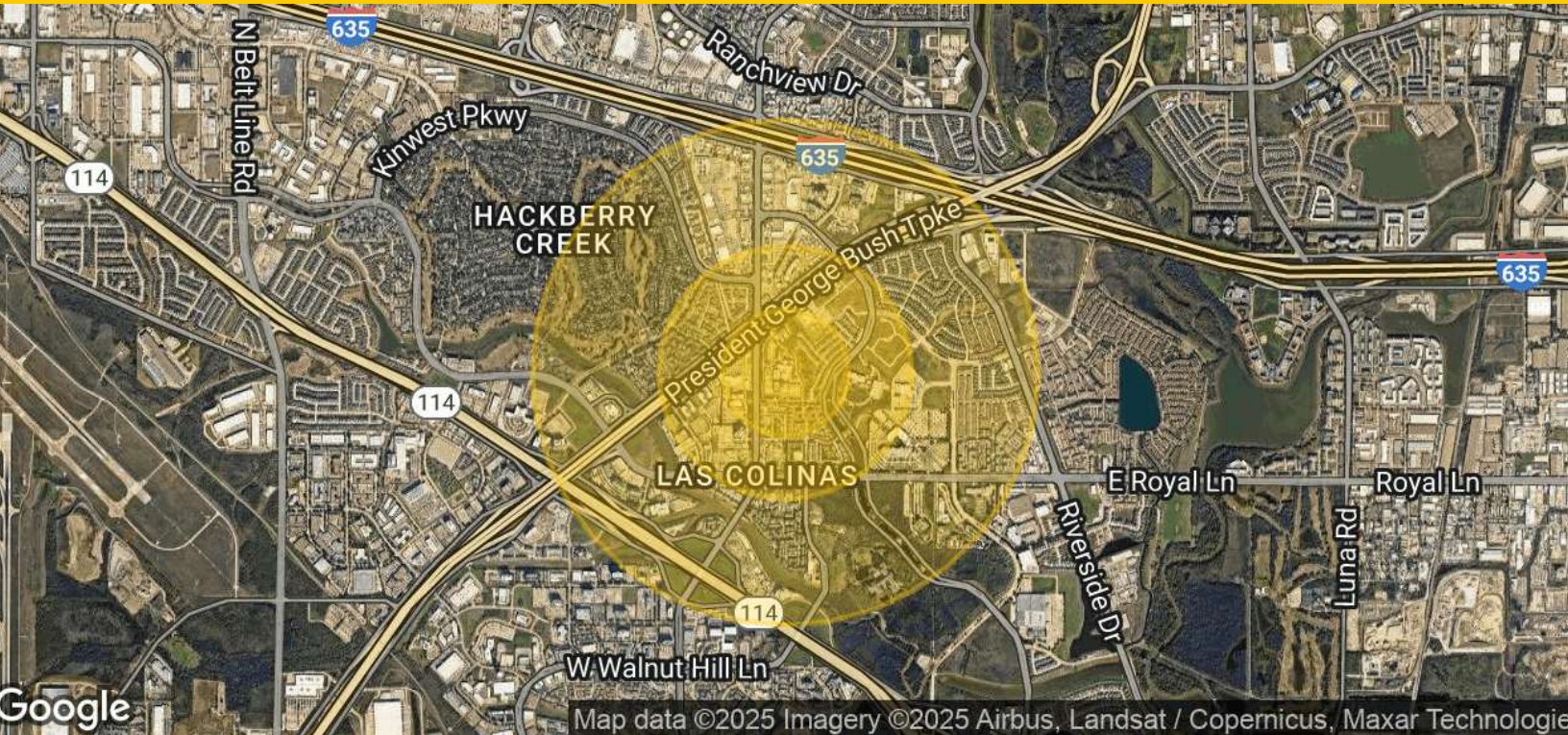
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Demographics Map & Report

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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	856	5,053	13,106
Average Age	35.0	32.6	32.9
Average Age (Male)	35.6	32.7	32.8
Average Age (Female)	32.5	31.6	32.4
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	399	2,579	6,129
# of Persons per HH	2.1	2.0	2.1
Average HH Income	\$127,491	\$92,821	\$109,653
Average House Value	\$340,532	\$163,737	\$235,944

2020 American Community Survey (ACS)

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