

MCKINNEY OUTPATIENT MEDICAL BUILDING III

4820 Medical Center Dr
McKinney, TX 75069

Healthpeak® | **DOC**
LISTED
NYSE



Leasing Information:
214.461.2388

Lincoln

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Elizabeth Madden 214.461.2366 emadden@lpc.com
Banks Newton 214.461.2388 bnewton@lpc.com

8140 Walnut Hill Lane
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MCKINNEY OUTPATIENT MEDICAL BUILDING III

4820 Medical Center Dr | McKinney, TX 75069

Outpatient Medical For Lease

2,940 - 11,596 RSF



Property Highlights

- On the Campus of Medical City McKinney
- Excellent Location and Access
- Aggressive Tenant Improvement Allowance
- Flexible Floorplans
- Ample Parking
- Covered Patient Drop-off
- Best-in-class Ownership

Property Overview

McKinney Outpatient Medical Building III is a state-of-the-art facility with institutional ownership, located on the Medical City-McKinney campus. This Class A medical office building was completed in mid-2025 and sits at the highly visible SEC of State Highway 121 and U.S. Highway 75, offering exceptional interstate exposure and accessibility. The building features highly customizable medical office suites with generous tenant improvement packages available.

Availabilities		Lease Rate	Date Available
Suite 105	4,593 SF	Negotiable	Available
Suite 155	5,863 SF	Negotiable	Available
Suite 160	5,396 SF	Negotiable	Available
Suite 260	3,030 SF	Negotiable	Available
Spec Suite 280	3,241 SF	Negotiable	Available
Suite 310	4,803 SF	Negotiable	Available
Suite 380	3,573 SF	Negotiable	Available
Suite 405	11,596 SF	Negotiable	Available
Suite 430	2,940 SF	Negotiable	Available
Suite 505	11,336 SF	Negotiable	Available

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Common Areas



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Floor 1 - Available Spaces

4,593 - 5,863 RSF



Suite	Size	Lease Rate	Description
■ Suite 105	4,593 SF	Negotiable	Available
■ Suite 155	5,863 SF	Negotiable	Available
■ Suite 160	5,396 SF	Negotiable	Available

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Floor 2 - Available Spaces

3,030 - 6,271 RSF



Suite	Size	Lease Rate	Description	Video URL
■ Suite 260	3,030 SF	Negotiable	Available	
■ Spec Suite 280	3,241 SF	Negotiable	Available	View Here

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Spec Suite 280

3,241 RSF



Suite	Size	Lease Rate	Video URL
Spec Suite 280	3,241 SF	Negotiable	View Here

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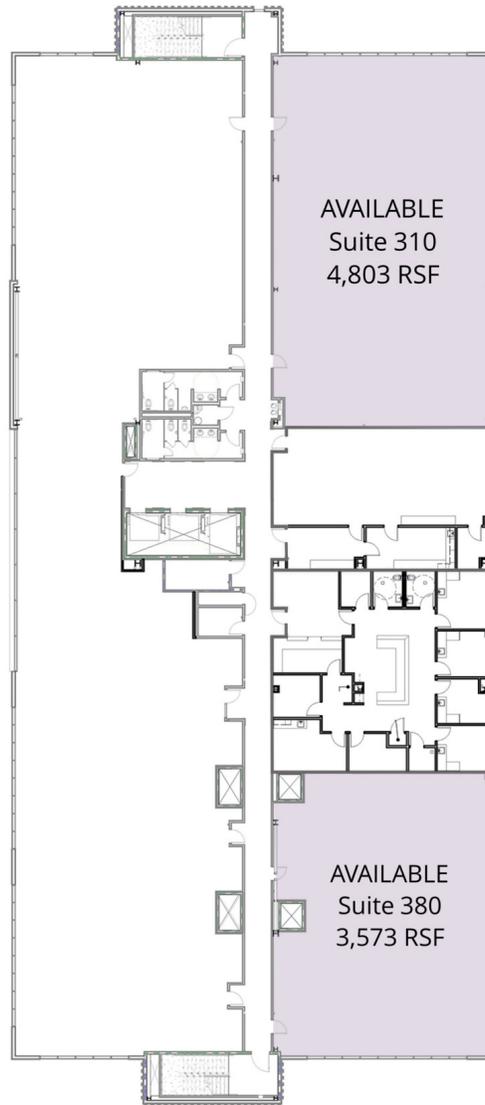
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Floor 3 - Available Spaces

3,573 - 4,803 RSF



Suite	Size	Lease Rate	Description
■ Suite 310	4,803 SF	Negotiable	Available
■ Suite 380	3,573 SF	Negotiable	Available

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Floor 4 - Available Spaces

2,940 - 11,596 RSF



Suite	Size	Lease Rate	Description
■ Suite 405	11,596 SF	Negotiable	Available
■ Suite 430	2,940 SF	Negotiable	Available
■ Suite 430	2,940 SF	Negotiable	Available

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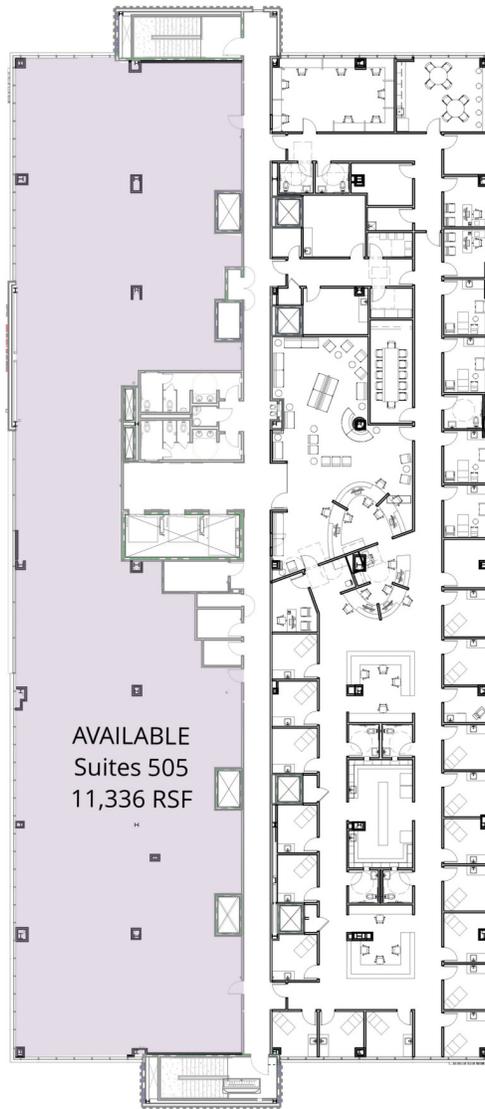
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Floor 5 - Available Spaces

11,336 RSF



Suite	Size	Lease Rate	Description
■ Suite 505	11,336 SF	Negotiable	Available

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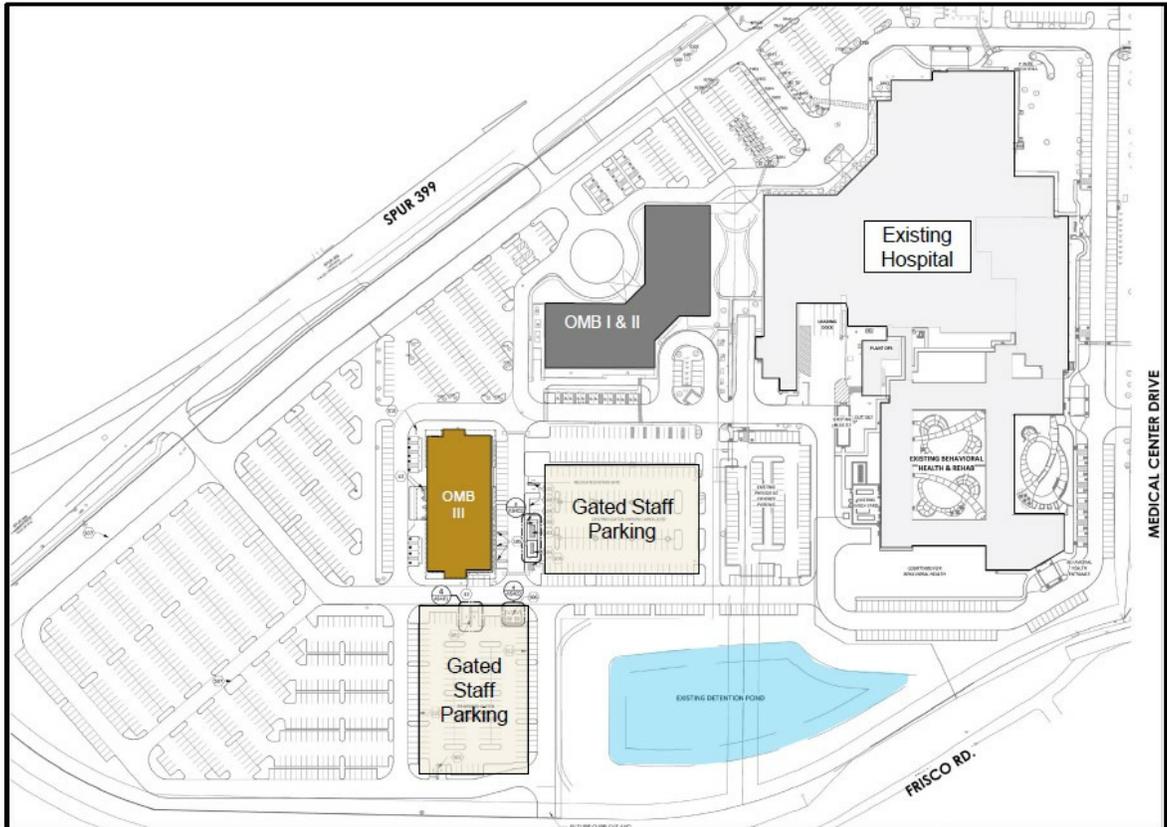
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Site Orientation



SITE PLAN

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