

RICHARDSON MEDICAL CENTER I

HOSPITAL ADJACENT MEDICAL OUT-PATIENT BUILDING

3101 E PRESIDENT
GEORGE BUSH HWY.

RICHARDSON, TX 75082



WWW.BIGSKYMED.COM

HIGHLIGHTS



HOSPITAL ADJACENT

Next to the Methodist Richardson Hospital



SPEC SUITES

Move-in ready spec suites available



GENEROUS TI'S

Lower out-of-pocket costs for new practices



RENOVATED '25

Common area renovations complete



PRIVATE ENTRANCE

Available on select first floor availabilities



HIGH VISIBILITY

Seen by +83,000 VPD via PGB Hwy



AMPLE PARKING

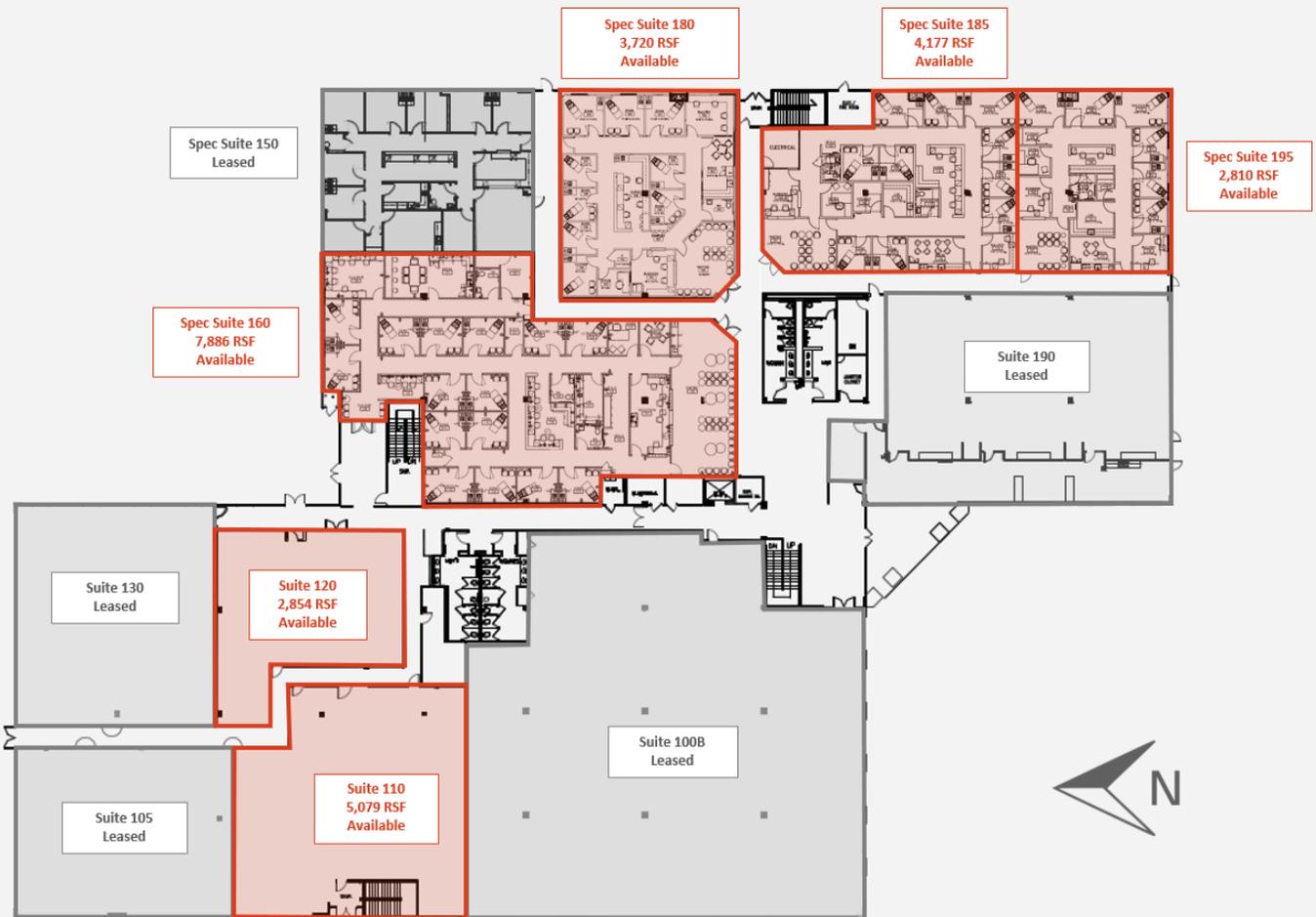
6.00:1,000 ratio, reserved spots available



EASY BUILDOUT

Let Big Sky's internal team manage the buildout

FLOOR PLAN



AVAILABILITIES

Suite	RSF	Min. Divisible	Contiguous	Condition
Ste. 110	5,079	1,500	Up to 5,079 RSF	Shell
Ste. 120	2,854	-	-	Shell
Ste. 160	7,886	-	-	New Spec Suite
Ste. 180	3,720	-	-	New Spec Suite
Ste. 185	4,177	-	Up to 6,987 RSF	New Spec Suite
Ste. 195	2,810	-	Up to 6,987 RSF	New Spec Suite

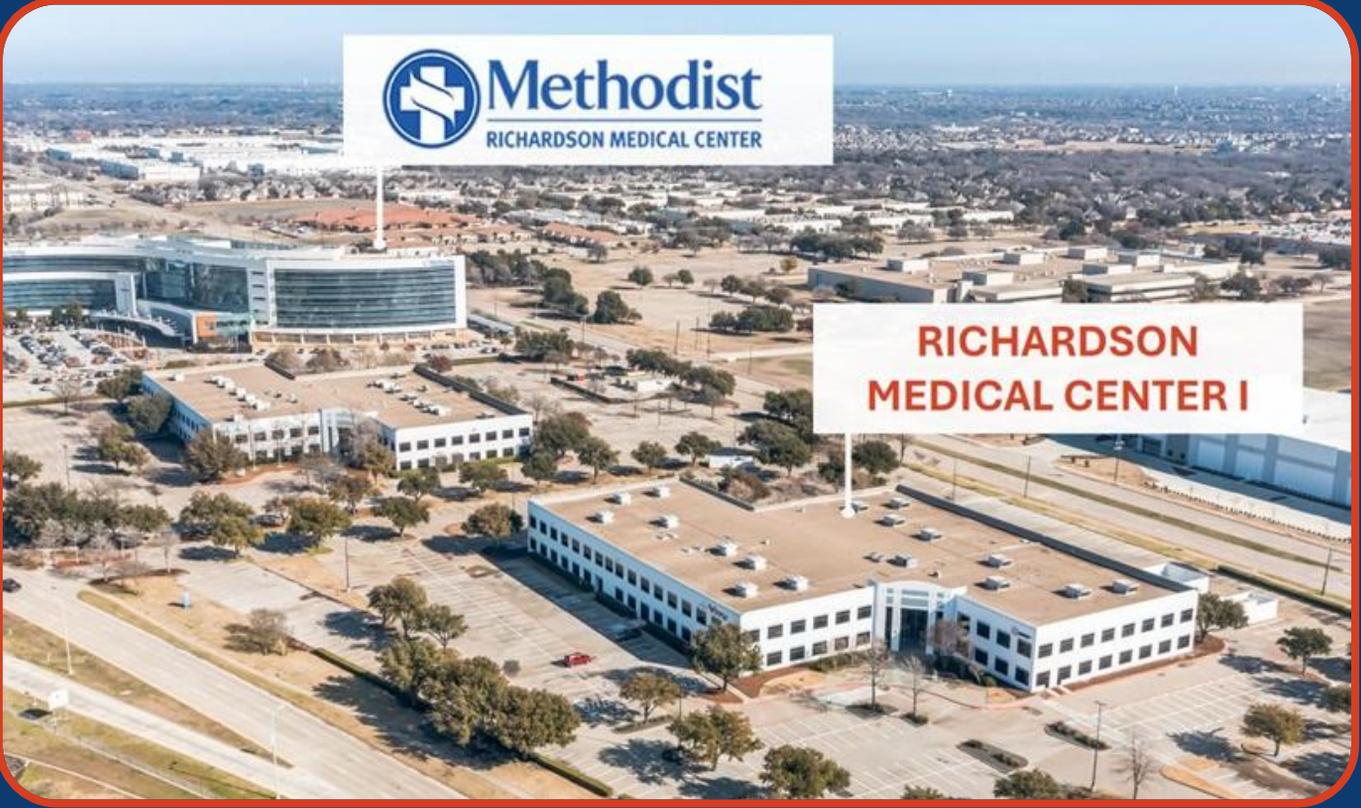
FLOOR PLAN



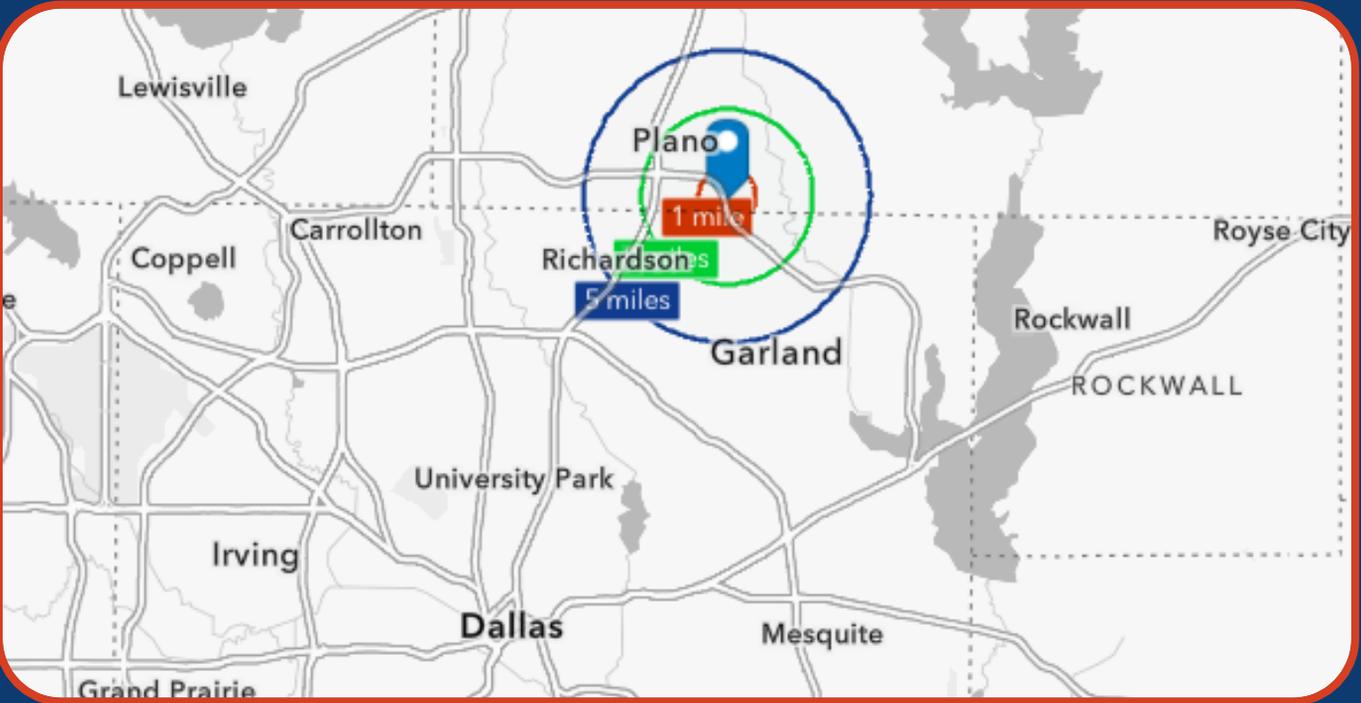
AVAILABILITIES

Suite	RSF	Min. Divisible	Contiguous	Condition
Ste. 200	29,394	5,000	Up to 29,394 RSF	Shell

LOCATION



AERIAL



DEMOGRAPHICS

	1 - Mile	3 - Mile	5 - Mile
2025 Total Population	8,994	105,789	299,585
2025 Population 65+	21.9%	15.1%	15.8%
2025 Average HH Income	\$149,606	\$129,648	\$134,552
2025 Total Healthcare Spending	\$39,143,789	\$351,532,523	\$968,364,697

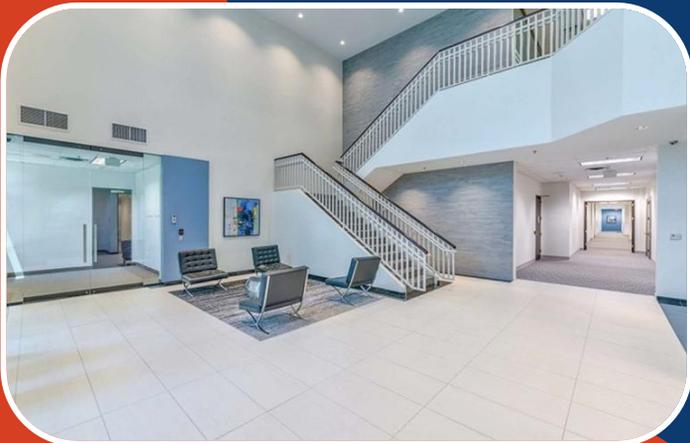
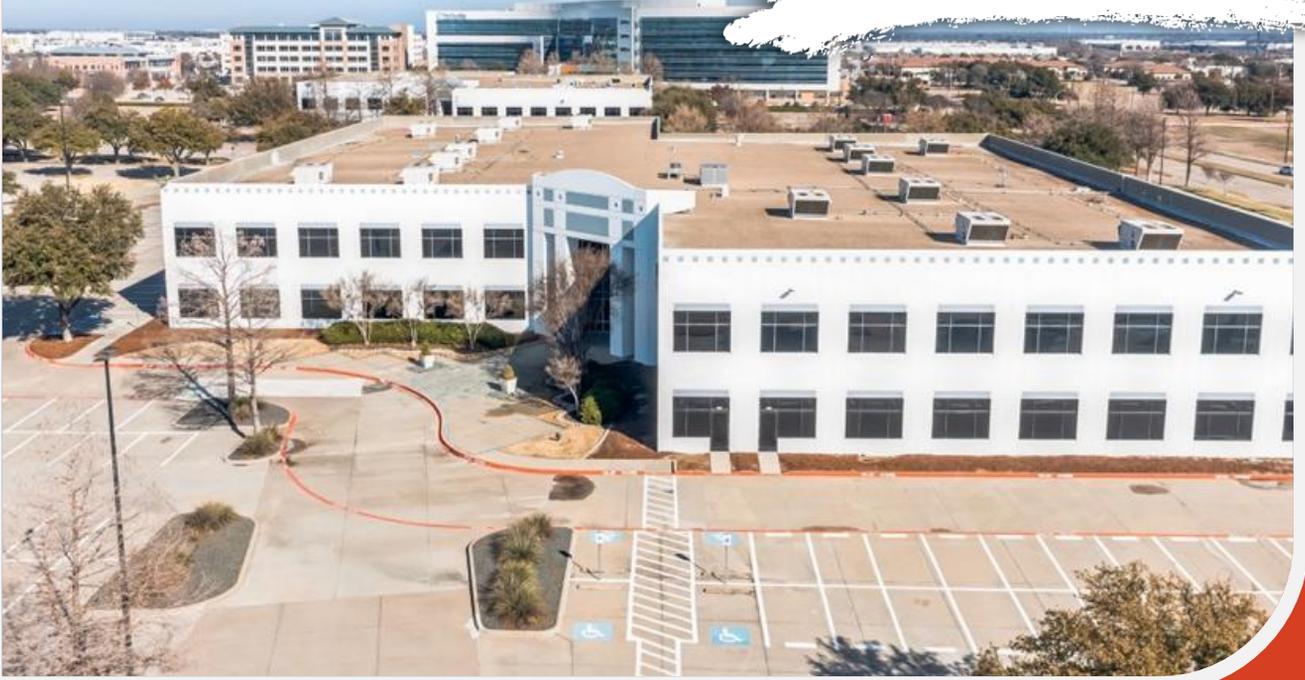
	Collin County, TX
2024 Patient to Primary Care Physician Ratio	1,027 to 1
2024 Total Insured Population	1.13M (90.9%)
2024 Total Insured 65+ Population	146K (98.3%)
2024 Total Private Coverage Population	1.01M (80.2%)
2024 Total Medicare Population	146K (17.7%)



Methodist Richardson

- Recently completed \$46 million emergency room expansion
- 209-bed, full-service hospital
- Level III trauma care
- Comprehensive stroke center
- 400+ physicians in 35 specialties
- 9 fully integrated ORs

PHOTOS



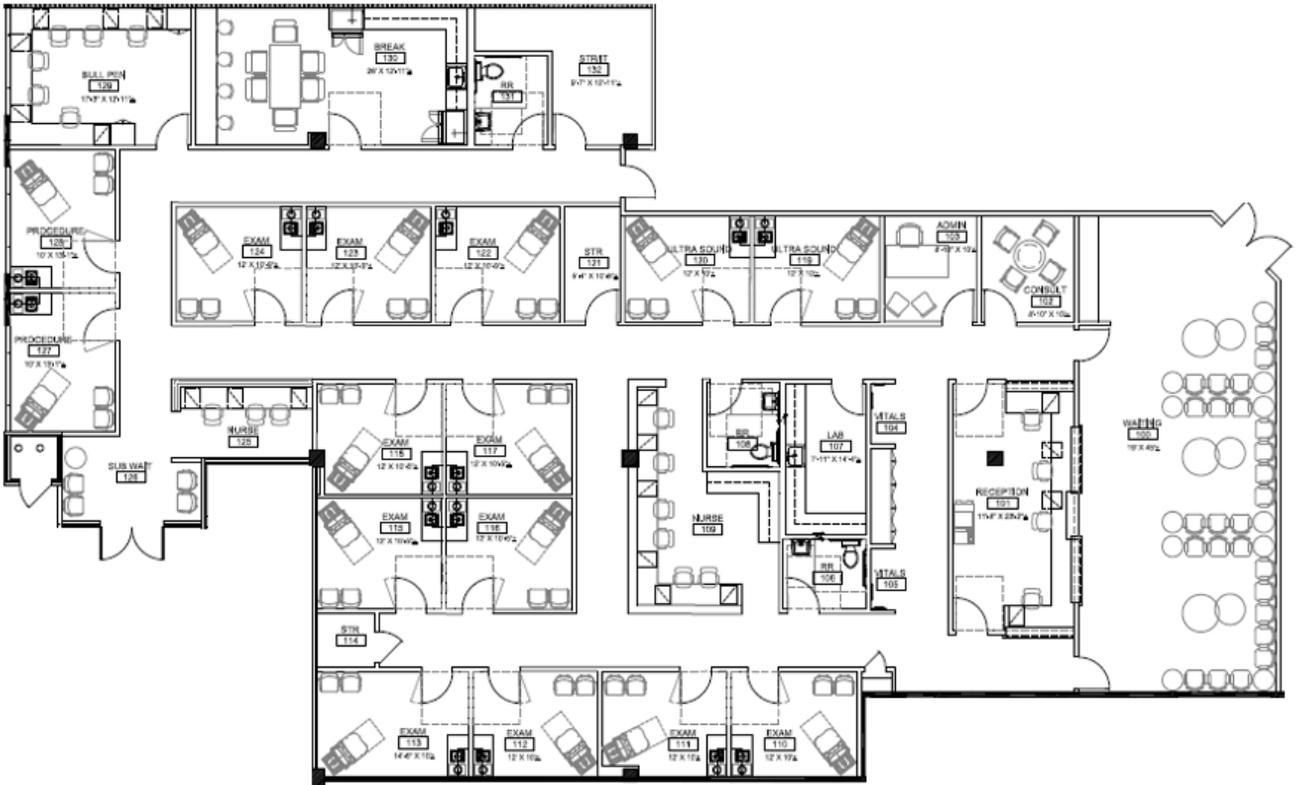
DISCOVER BEST IN-CLASS SPEC SUITES

Speed, savings, and clinical efficiency—built into every suite.



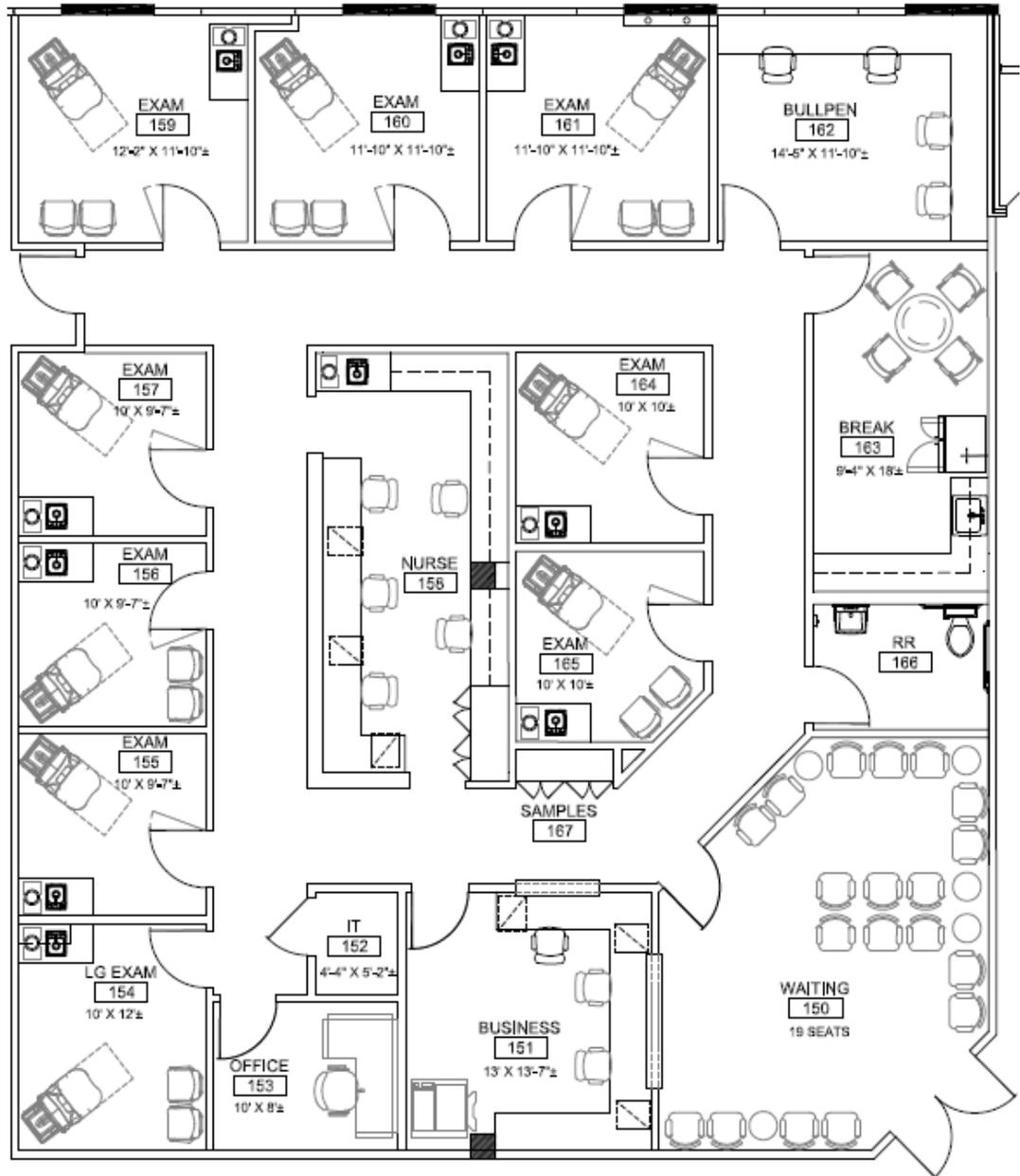
MOVE-IN READY SPEC SUITES

Available December 2025
Suite 160 | +/- 7,886 RSF



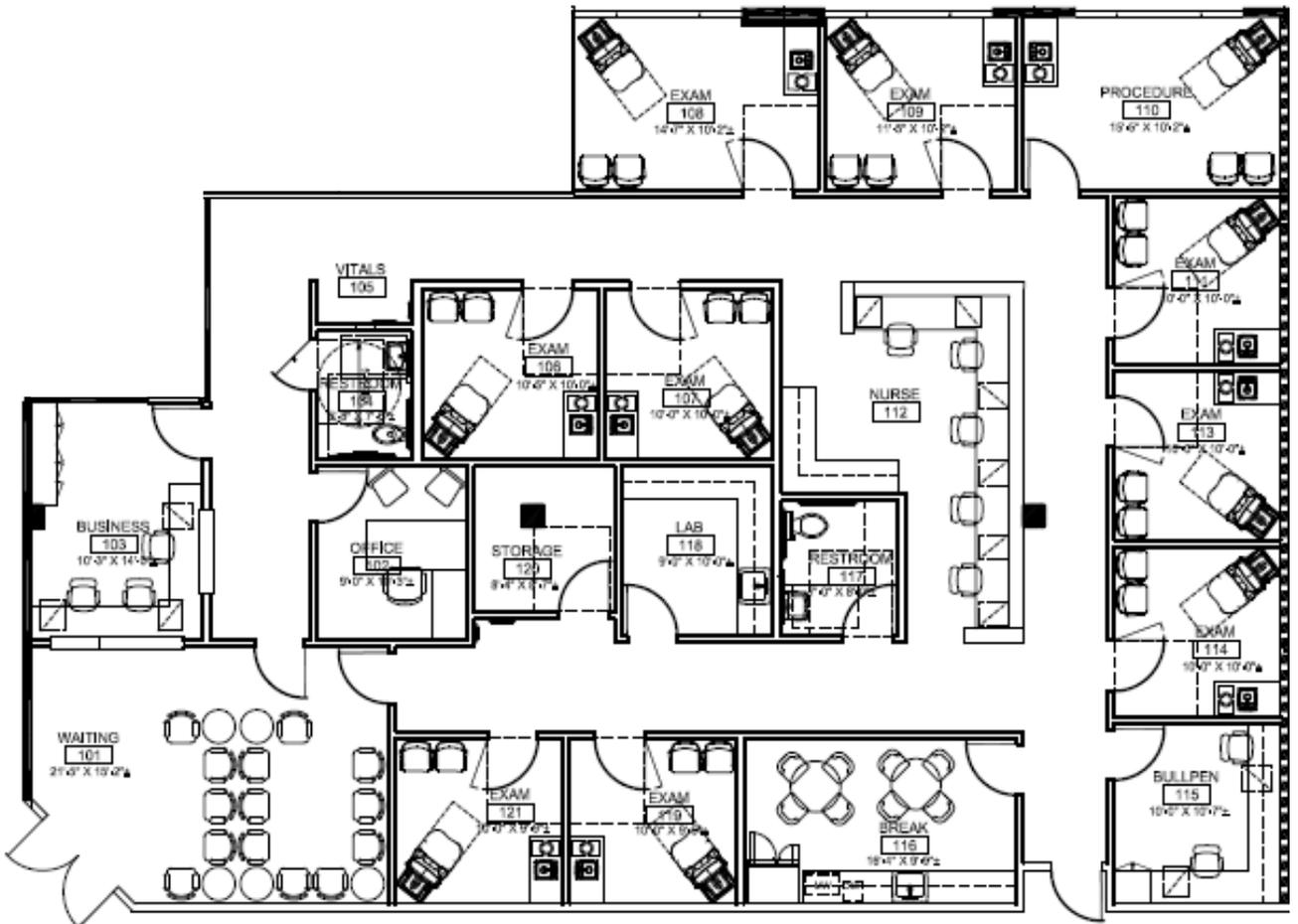
MOVE-IN READY SPEC SUITES

Available Spring 2026
Suite 180 | +/- 3,720 RSF



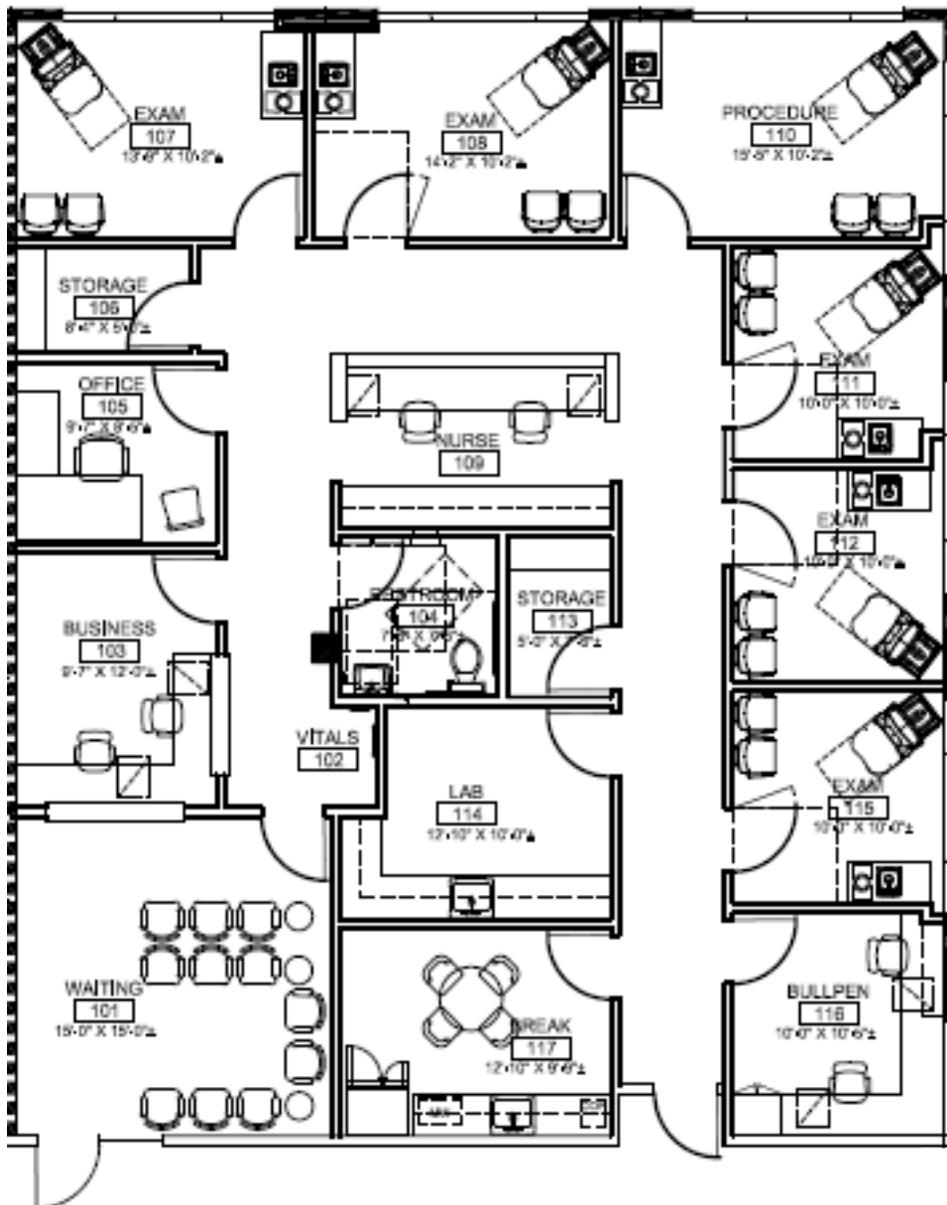
MOVE-IN READY SPEC SUITES

Available Spring 2026
Suite 185 | +/- 4,177 RSF



MOVE-IN READY SPEC SUITES

Available Spring 2026
Suite 195 | +/- 2,810 RSF





BIG | SKY®

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