

MEDICAL/OFFICE CONDO SPACE FOR SALE



SUNCREEK OFFICE VILLAGE
1511 W McDermott Drive 2, Suite 230, Allen TX 75013



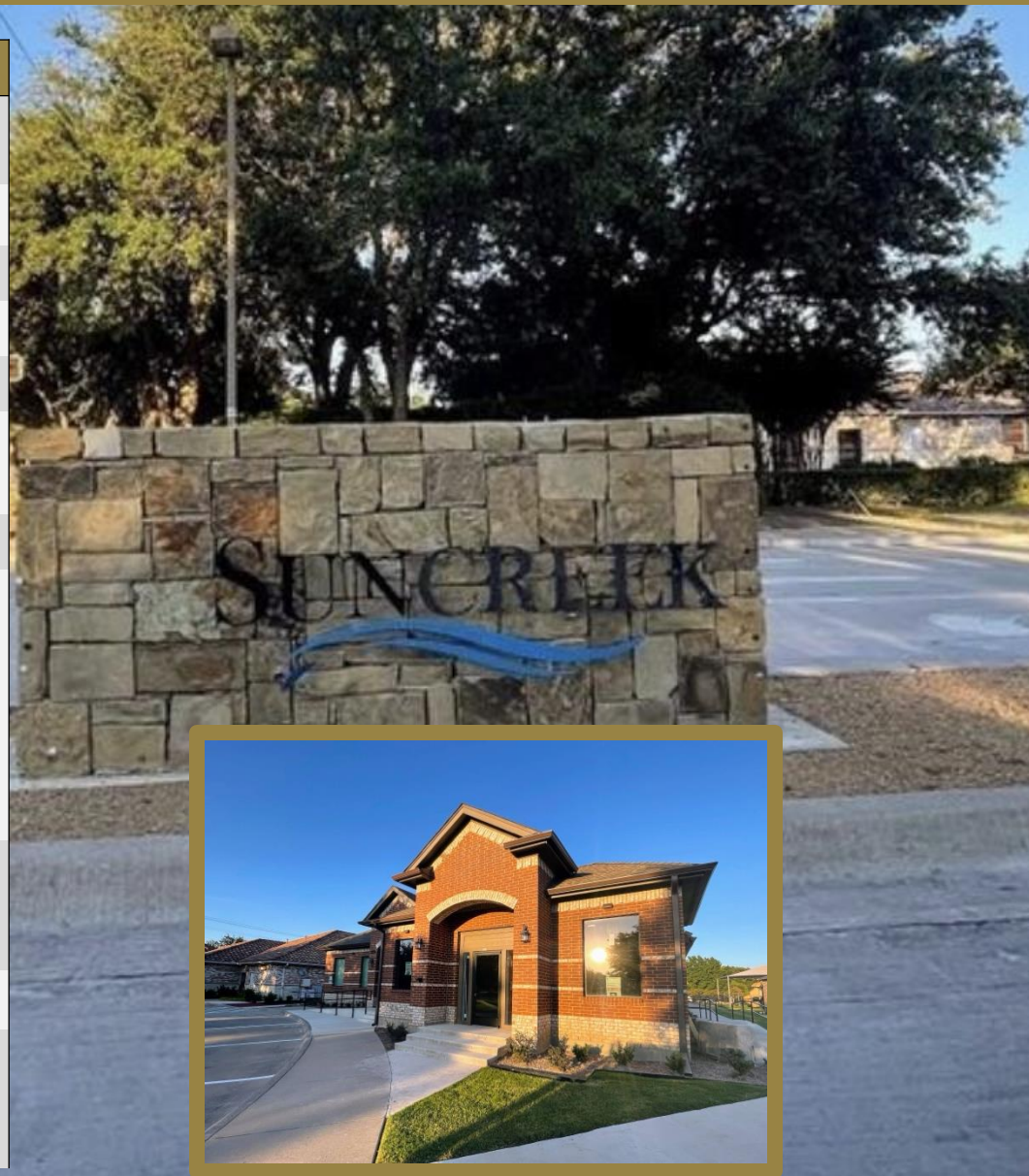
PROPERTY HIGHLIGHTS

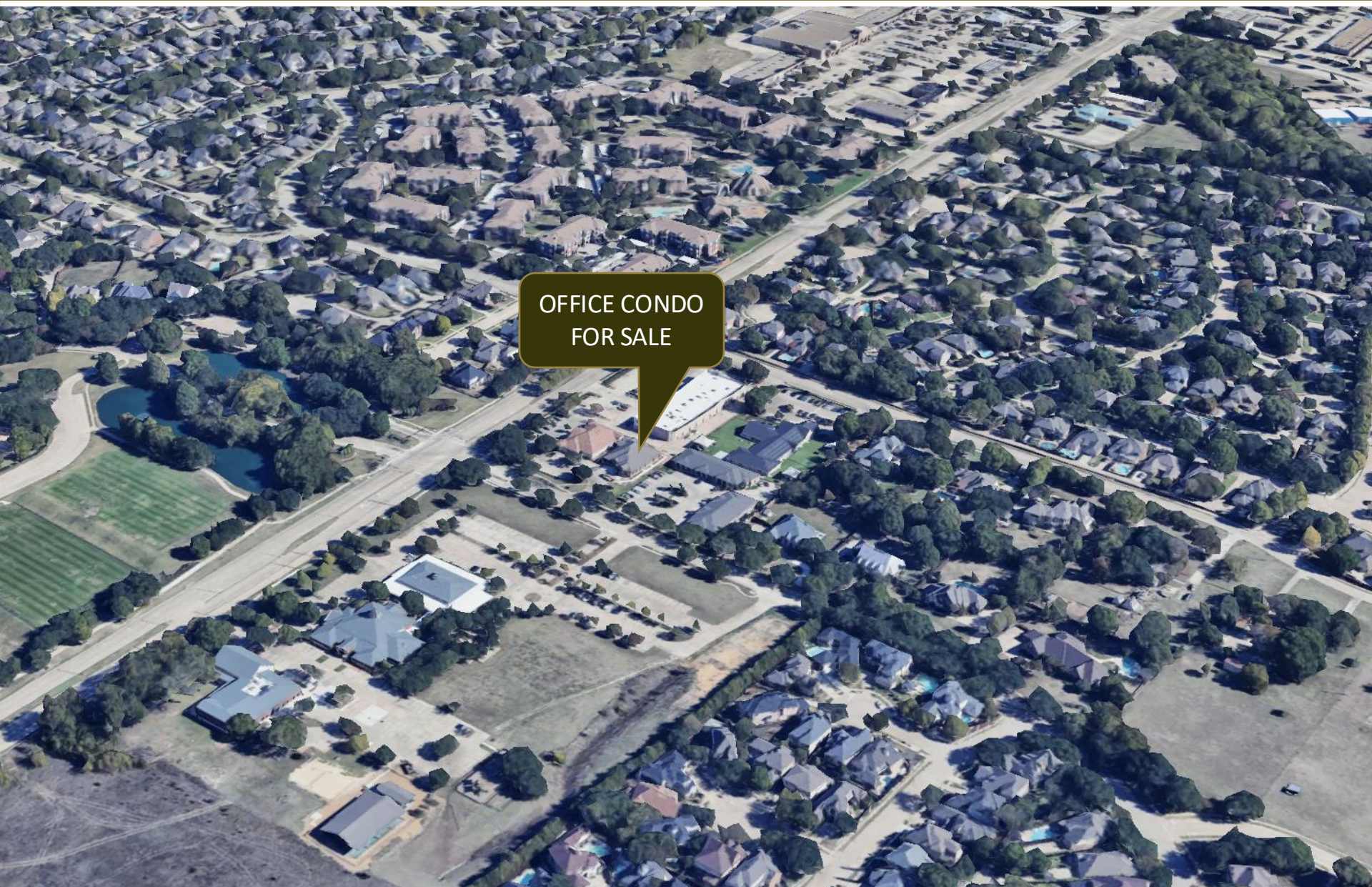
PROPERTY HIGHLIGHTS

- Class "A" Medical Office Condo with great visibility
- Unique Ownership Opportunity in the Heart of Allen
- Suite 230 Total SF is 1,365
- Newly Constructed in 2023 - Shell Condition
- Proximity to HWY 75 (Central Expressway), (HWY 121) Same Rayburn Tollway, and the President George Bush Turnpike
- Minutes from Restaurant & Retail Amenities such as Watters Creek, The Villages at Allen & Fairview, Allen Premium Outlets, and the Allen Event Center
- Located near the signalized intersection of W McDermott Drive and Alma Drive • High Performance Vinyl Windows
- Detailed Brick & Stone Exterior
- Monument Signage and Exterior Building Signage
- Separately Metered Utilities
- 5 Minutes from Texas Health Presbyterian Hospital in Allen
- Surrounded by Medical Offices, Residential Rooftops, Schools, and the Twin Creeks Golf Club

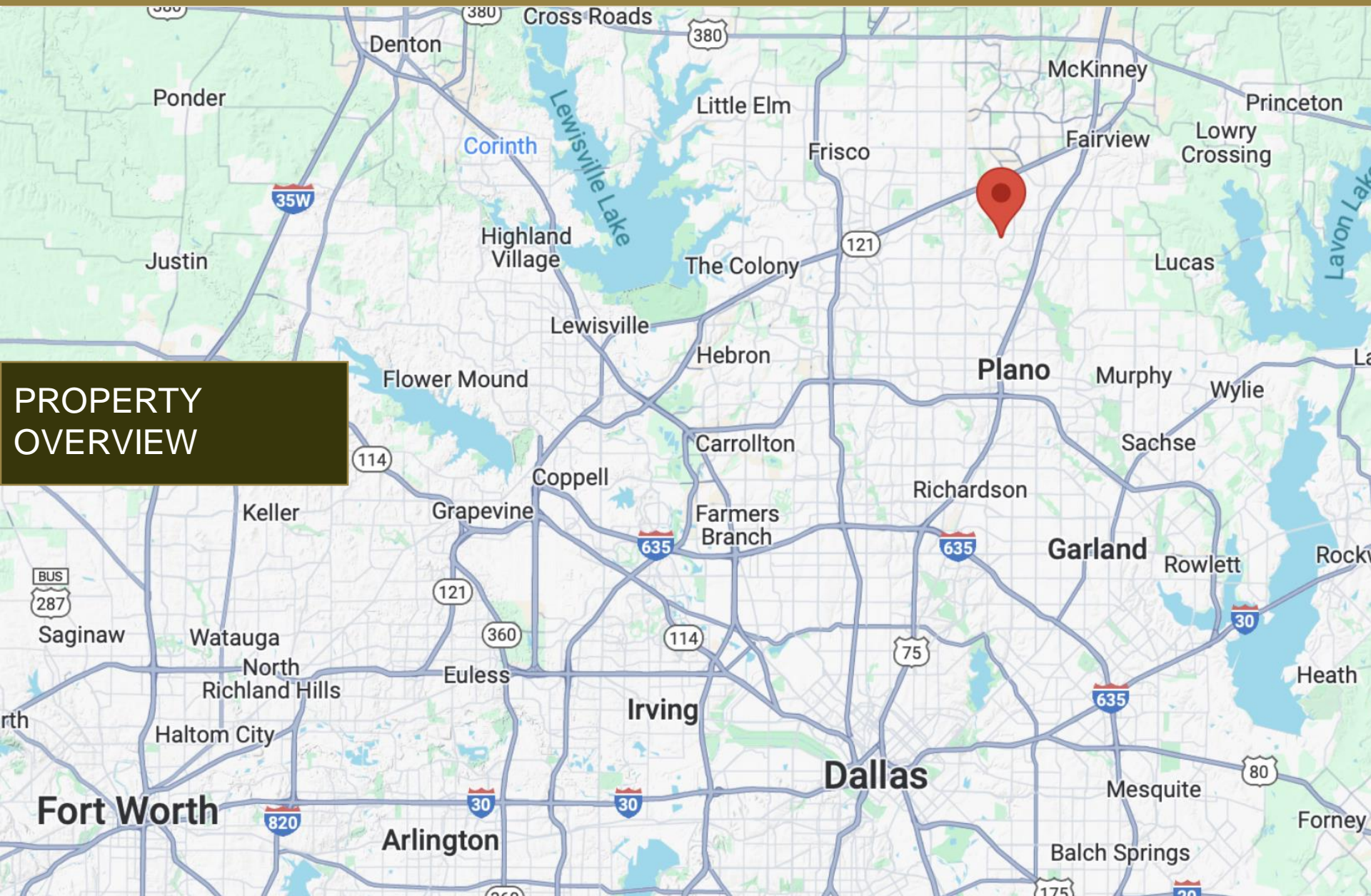
PROPERTY HIGHLIGHTS

Address	1511 W McDermott Drive 2, Suite 230 Allen TX 75013
Suite For Sale	Suite 230: 1,365 SF
Year Built	2023
Zoning	Commercial Medical/Office Zoning
Building Size	6,100 SF
Traffic Counts	located on the corner of W McDermott Dr and Twin Creeks Dr/Suncreek Dr, which receives 25,000 vehicles daily.
Rent Rate	\$20 – \$25 per SF plus NNN
Investment Highlights	<ul style="list-style-type: none"> • Located in the Heart of Allen • Easy Ingress/Egress to Major Roads• 2 Miles from I-75 and Twin Creeks Village • 5 Minutes from Texas Health Presbyterian Hospital in Allen • Surrounded by Medical Offices, Residential Rooftops, Schools, and the Twin Creeks Golf Club
Excellent Demographics	Allen is one of the best suburbs in Texas with a population estimated at 110K and an average household income of close to \$120K.
Parking	Plenty Surface Parking Spaces
Fantastic Location	Proximity to HWY 75 (Central Expressway), (HWY 121) Same Rayburn Tollway, and the President George Bush Turnpike

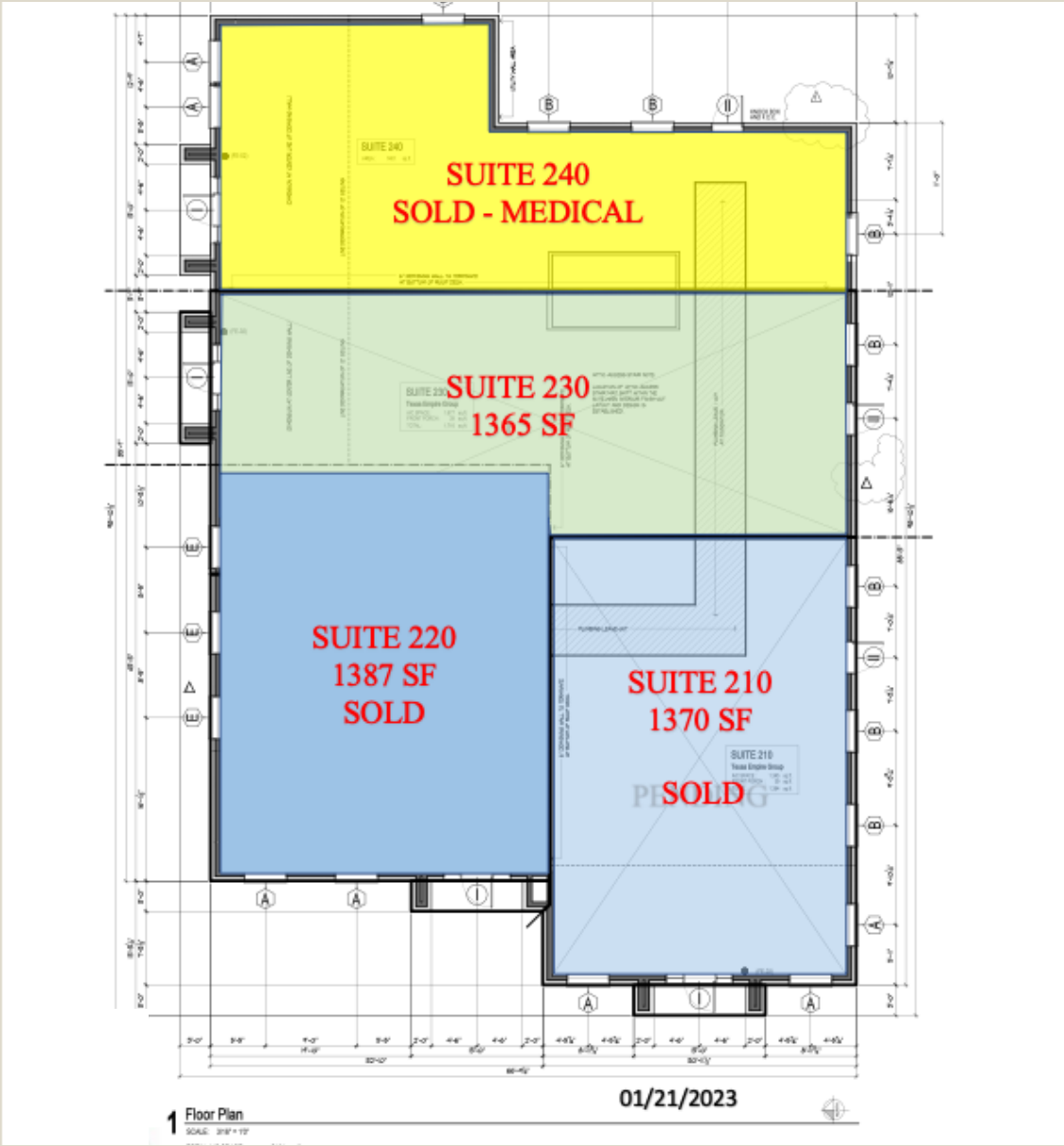




OFFICE CONDO
FOR SALE



PROPERTY OVERVIEW



FLOOR PLAN

CONTACT INFORMATION

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