

TWIN CREEKS MOB I-II

1101, 1111 Raintree Circle
Allen, TX 75013

Healthpeak® | DOC
LISTED
NYSE



Leasing Information:
214.461.2388

Douglas Maclay 214.461.2371 dmaclay@lpc.com	Elizabeth Madden 214.461.2366 emadden@lpc.com	Banks Newton 214.461.2388 bnewton@lpc.com
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Lincoln

8140 Walnut Hill Lane
Suite 700
Dallas, TX 75231

www.lpc.com

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Outpatient Medical For Lease

1,355 - 2,190 SF



Property Overview

Located just west of Presbyterian-Allen Hospital, The Twin Creeks Outpatient Medical Buildings offers prime space for medical users with flexible floor plans to accommodate small to mid-sized tenants.

Property Highlights

- Contains over 100,000 square feet
- Extensive landscaping
- Outdoor activity area and ample surface and covered parking
- Parking available at a ratio of 4.5 per 1,000 SF

Availabilities

	Size
Building I - Suite 205	1,883 SF
Building II - Suite 100	1,868 SF
Building II - Suite 120	2,190 SF
Building II - Suite 190	1,355 SF

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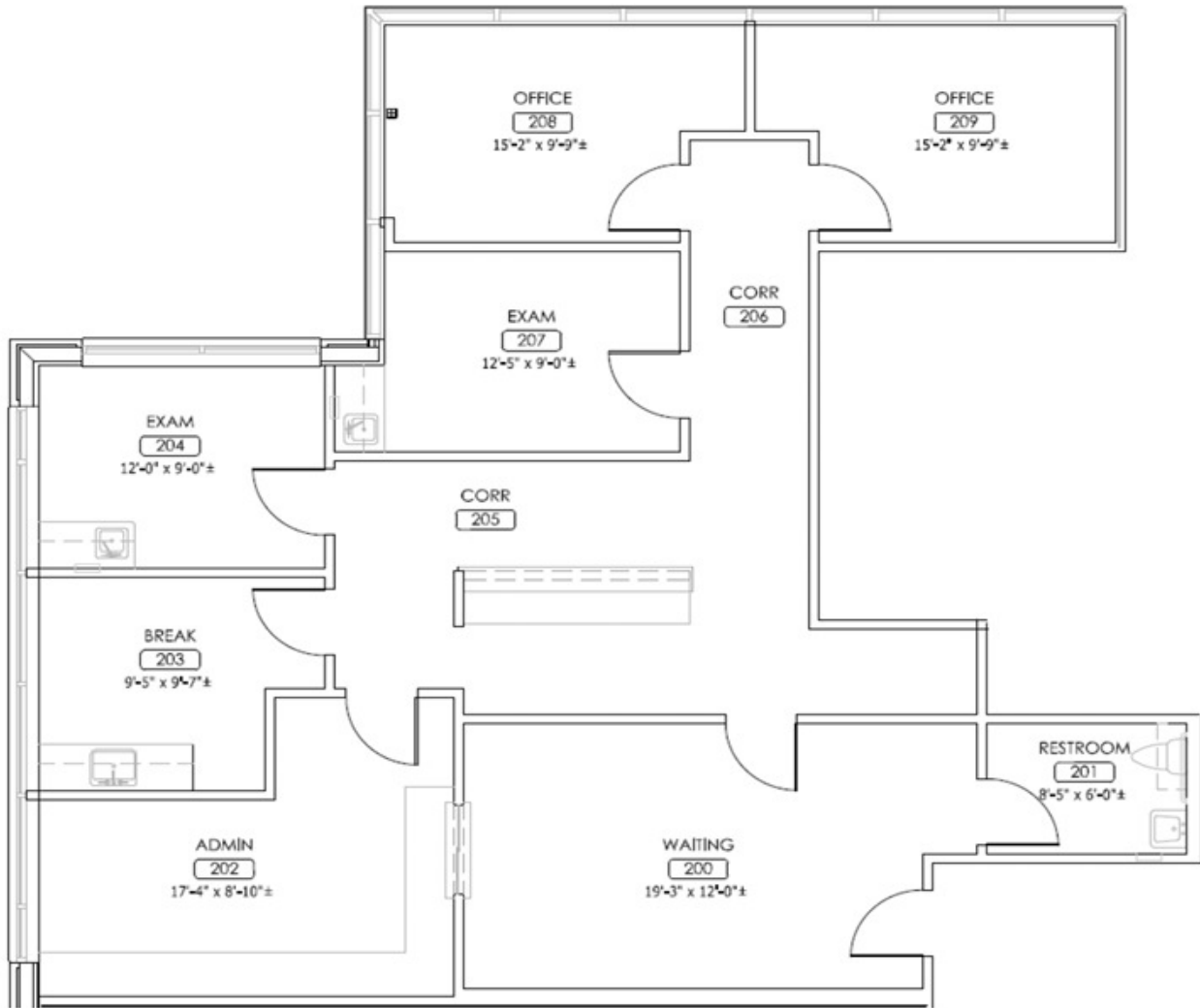
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Suite 205

1,883 SF



Suite

Building I - Suite 205

Size

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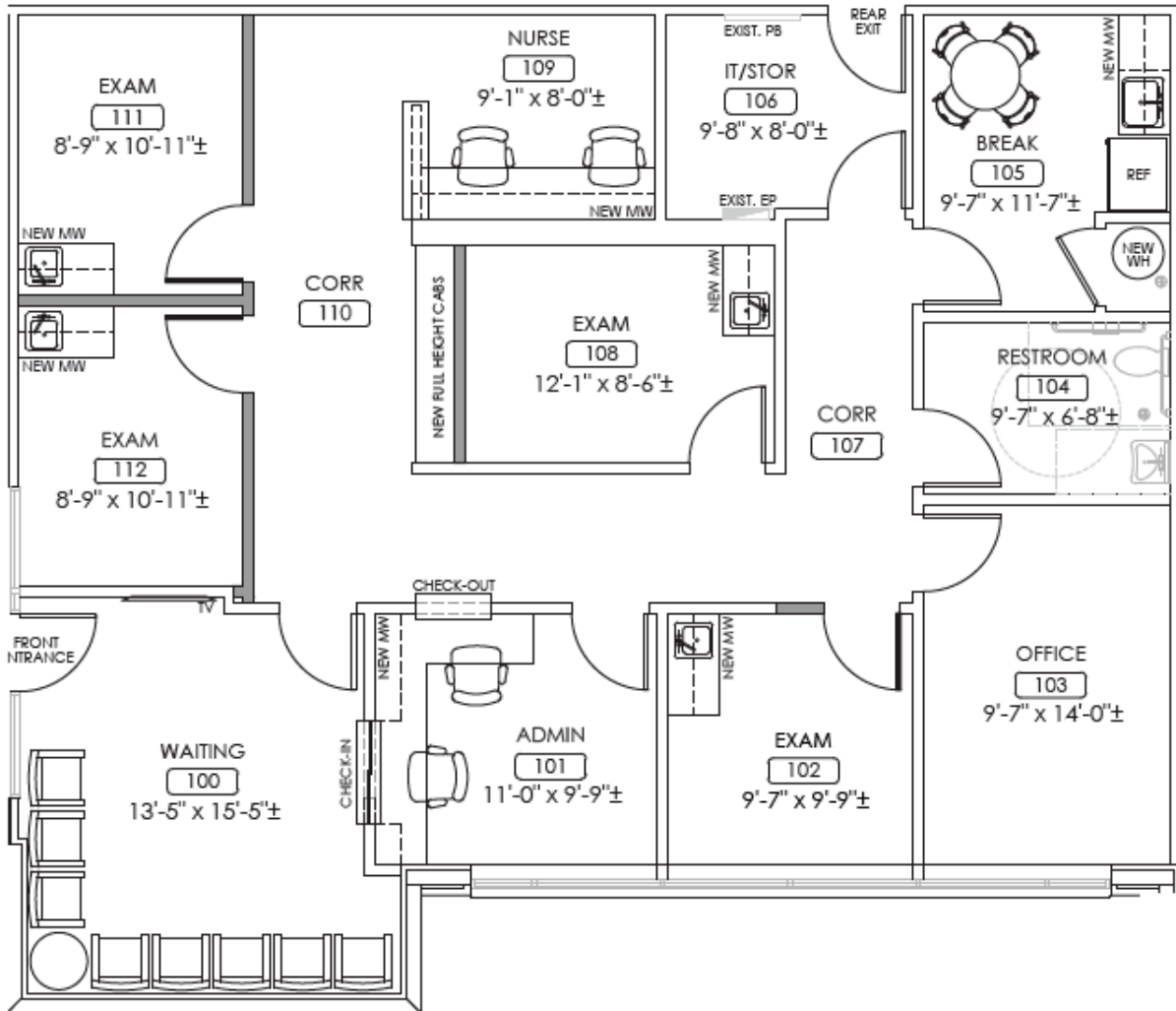
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Suite 100

1,868 SF



Suite

Building II - Suite 100

Size

1,868 SF

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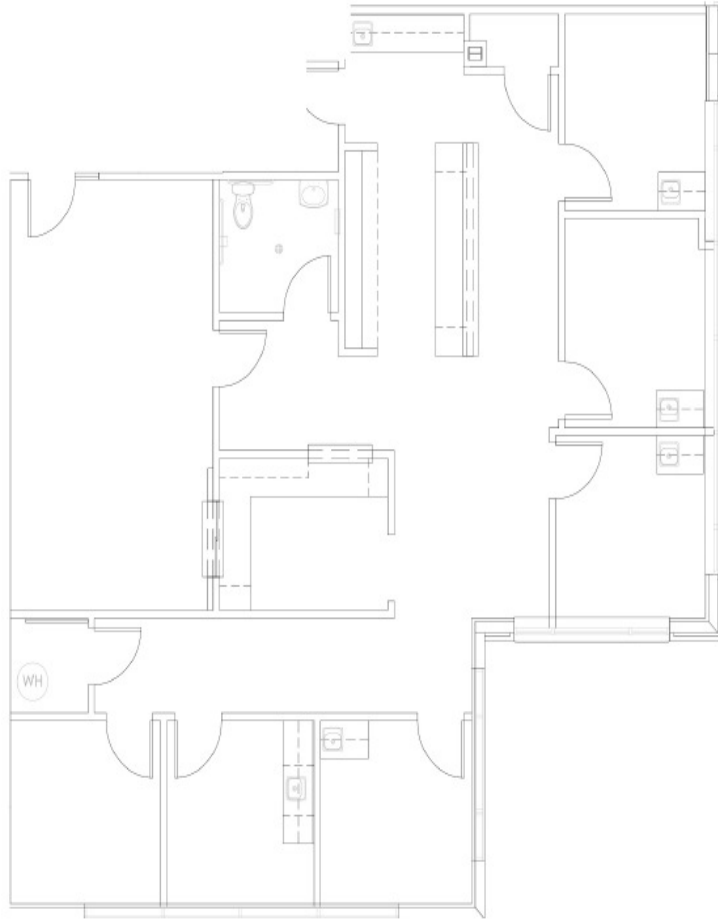
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Suite 120

2,190 SF



Suite	Size	Video URL
Building II - Suite 120	2,190 SF	View Here

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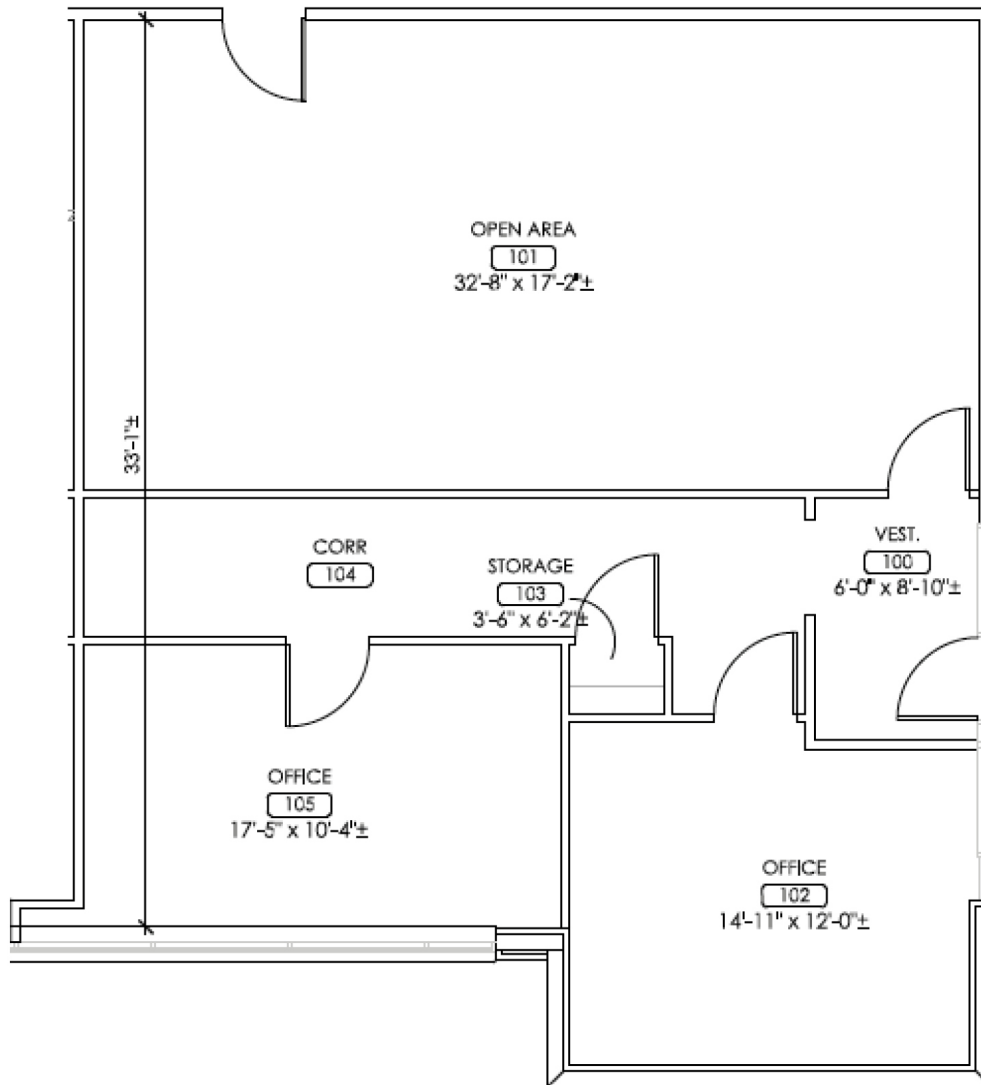
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Suite 190

1,355 SF



Suite

Building II - Suite 190

Size

1,355 SF

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Nearby Amenities

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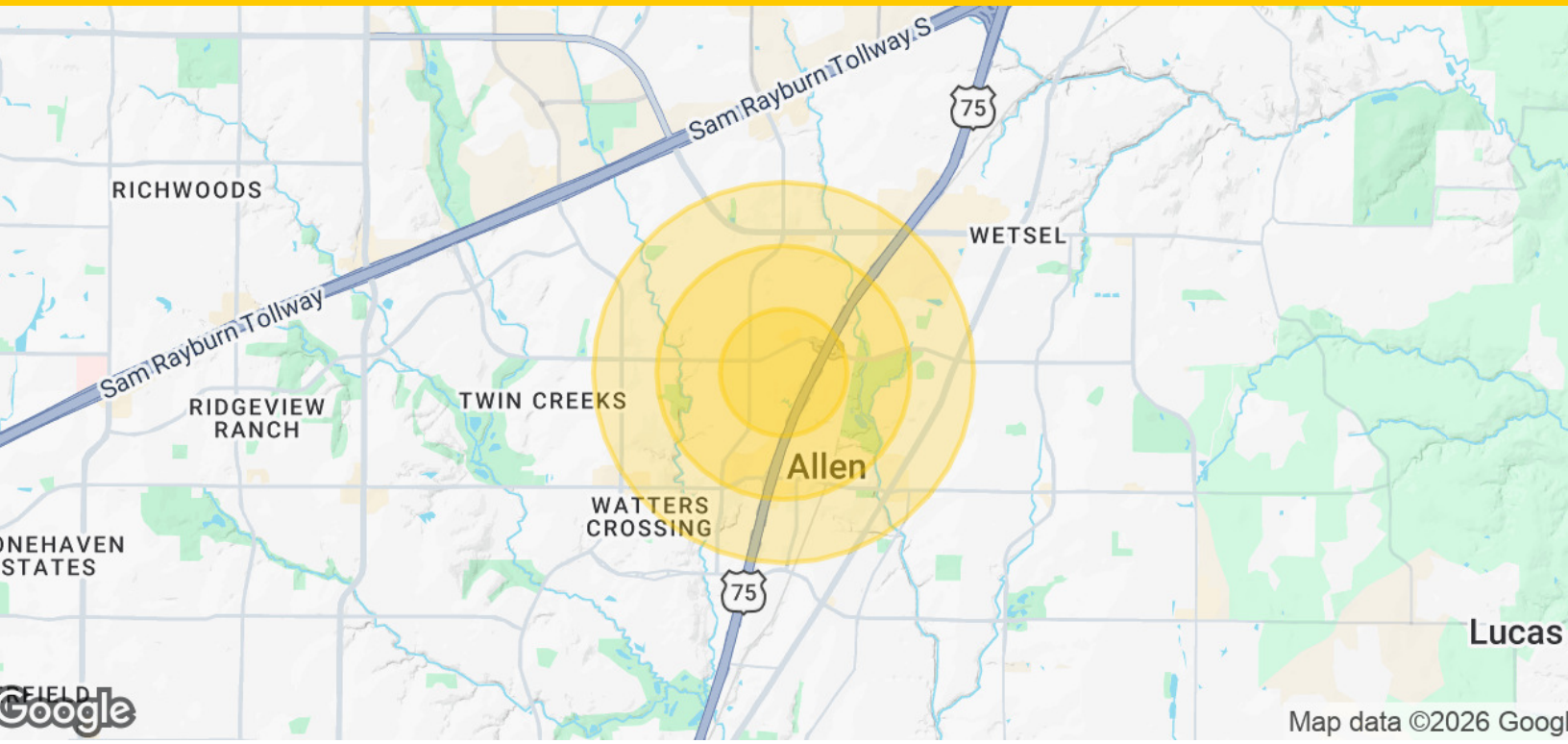
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TWIN CREEKS MOB I - II

Demographics Map & Report

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Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	1,885	8,908	19,418
Average Age	38.4	36.9	38.1
Average Age (Male)	38.2	36.0	36.1
Average Age (Female)	36.2	35.8	37.9
Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	862	3,836	7,558
# of Persons per HH	2.2	2.3	2.6
Average HH Income	\$99,558	\$108,858	\$127,539
Average House Value	\$269,371	\$319,129	\$347,175

2020 American Community Survey (ACS)

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