

4510 Medical Center Drive
Mckinney, Texas 75069



FOR LEASE

Highly visible Class A medical office building directly connected to Medical City McKinney Hospital.

MCKINNEY

MEDICAL OFFICE BUILDING I & II

SUPERIOR LOCATION

Great location on the south east corner of Highway 121 and US 75

ATTACHED TO HOSPITAL

Medical City of McKinney is in the process of completing a patient tower expansion and an emergency department expansion.

CUSTOMIZABLE SUITES

Generous Tenant Improvement allowances available for customizable space layouts



MCKINNEY

MEDICAL OFFICE BUILDING I & II

Campus Overview: <https://vimeo.com/499664335>

FEATURES

McKinney Medical Office Buildings I and II is a Class A, medical office building with institutional ownership located on the campus of Medical City of McKinney. The building is conveniently located on the SEC of State Highway 121 and US Highway 75 with great interstate visibility. The building has multiple move-in ready spec suites, and multiple 2nd generation medical office spaces where we can offer generous tenant improvement packages.

Lease rate: \$21.50 NNN

REFERRAL OPPORTUNITIES



MEDICAL DISCIPLINES ON CAMPUS:

Ambulatory Surgery Center

- General Practice
- Women's Health
- Behavioral Health
- Cardiology
- Neurology /Spine

Oncology

- Plastic Surgery
- Hand Surgery
- Internal Medicine
- Family Medicine
- General Surgery

DEMOGRAPHICS 5-MILE RADIUS



KEY FACTS

214,689
2020 Population

2.9
Average Household Size

36.1
Median Age



POPULATION TRENDS

3,086
2018 Population Density
(per square mile)

2.7%
2018-2023 Population Annual
Growth Rate



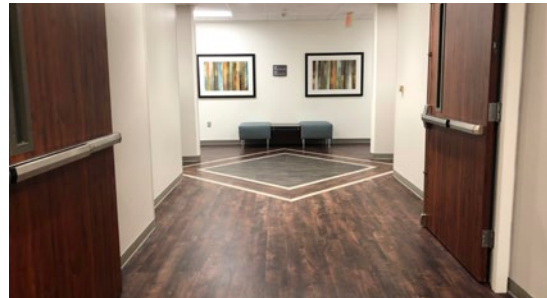
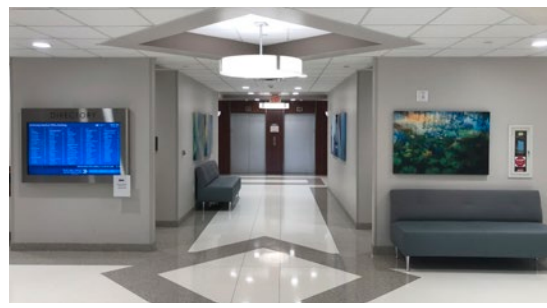
WEALTH

\$97,136
Median Household Income

\$336,907
Median Home Value

6.2%
Unemployment Rate





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