

FOR LEASE

McDermott Square Medical Office Building

RETAIL · OFFICE · MEDICAL

2865 McDermott Road,
Plano, Texas 75025



TONYA LABARBERA
469.323.2615
TONYA@ROCKHILLCRE.COM

BROCK BATTAGLIA
469.573.1827
BROCK@ROCKHILLCRE.COM

ROCKHILL
COMMERCIAL REAL ESTATE



PROPERTY SUMMARY

McDermott Square Medical Office is a new, single-story medical and professional office development located at 2845 McDermott Road in Plano, Texas. The ±10,000 SF building features six suites ranging from 1,240–1,507 SF, with flexible lease terms of \$33–\$34/SF + NNN. The property is anchored by the owner's established OBGYN practice, providing built-in medical synergy, while remaining suites are available for custom tenant build-out. Positioned at the intersection of McDermott Road and Independence Parkway, the site offers prime visibility, strong area demographics, and close proximity to major hospitals and retail amenities.

BUILDING DETAILS

Address: 2845 McDermott Rd, Plano, Texas

Property Size: 10,398 SF

Site Size: 1.00 acre

Building Height: 35'

Suites: 6 (1,240–1,507 SF)

Use: Medical Office

Lease: \$33–\$34/SF + NNN; 5–10 yr terms

AVAILABILITY

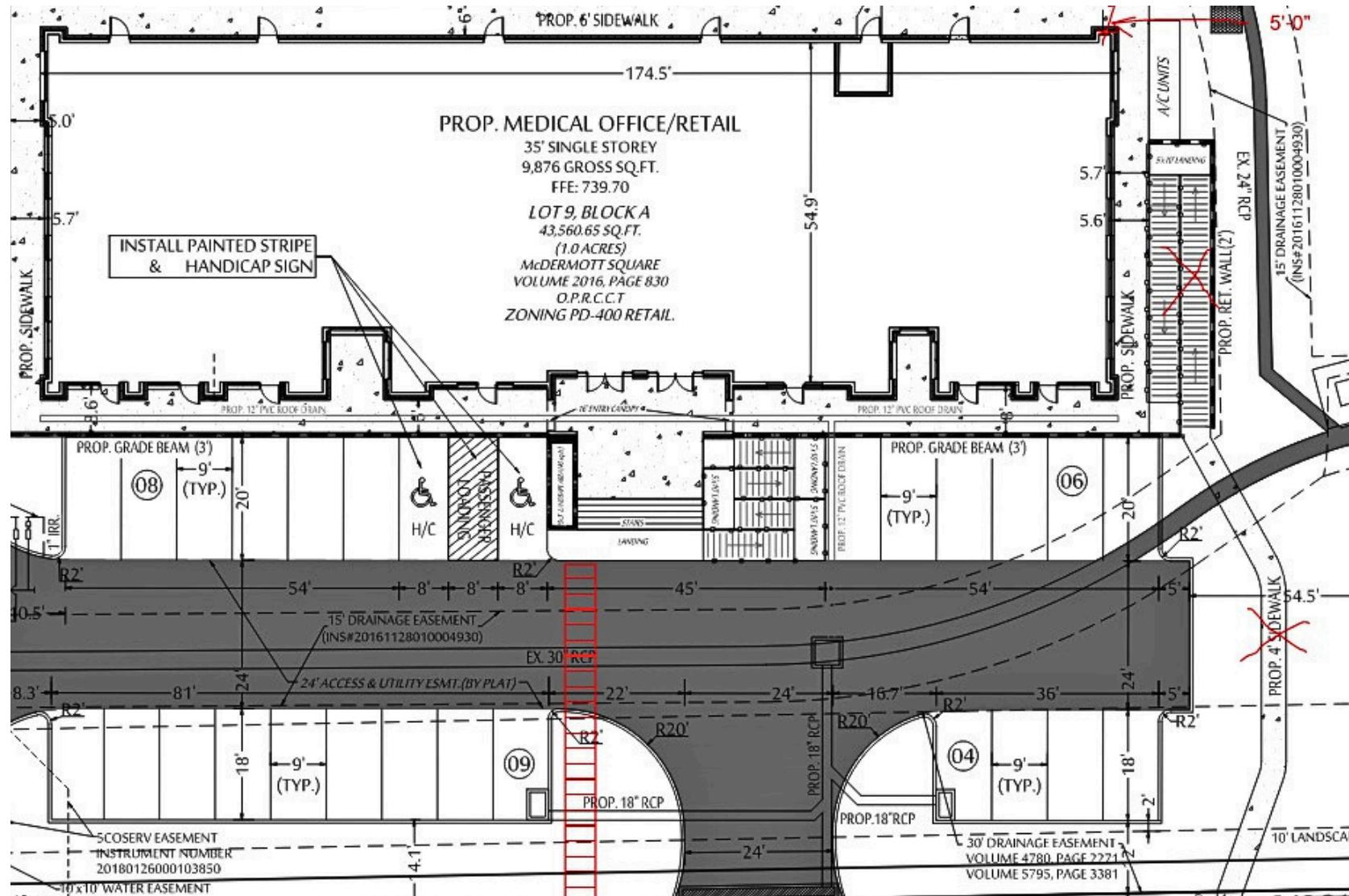
McDermott Square Medical Office Building

| UNIT | SF |
|---------|-------|
| UNIT 01 | 1,507 |
| UNIT 02 | 1,240 |
| UNIT 03 | 1,240 |
| UNIT 04 | 1,280 |
| UNIT 05 | 1,280 |
| UNIT 06 | 1,258 |



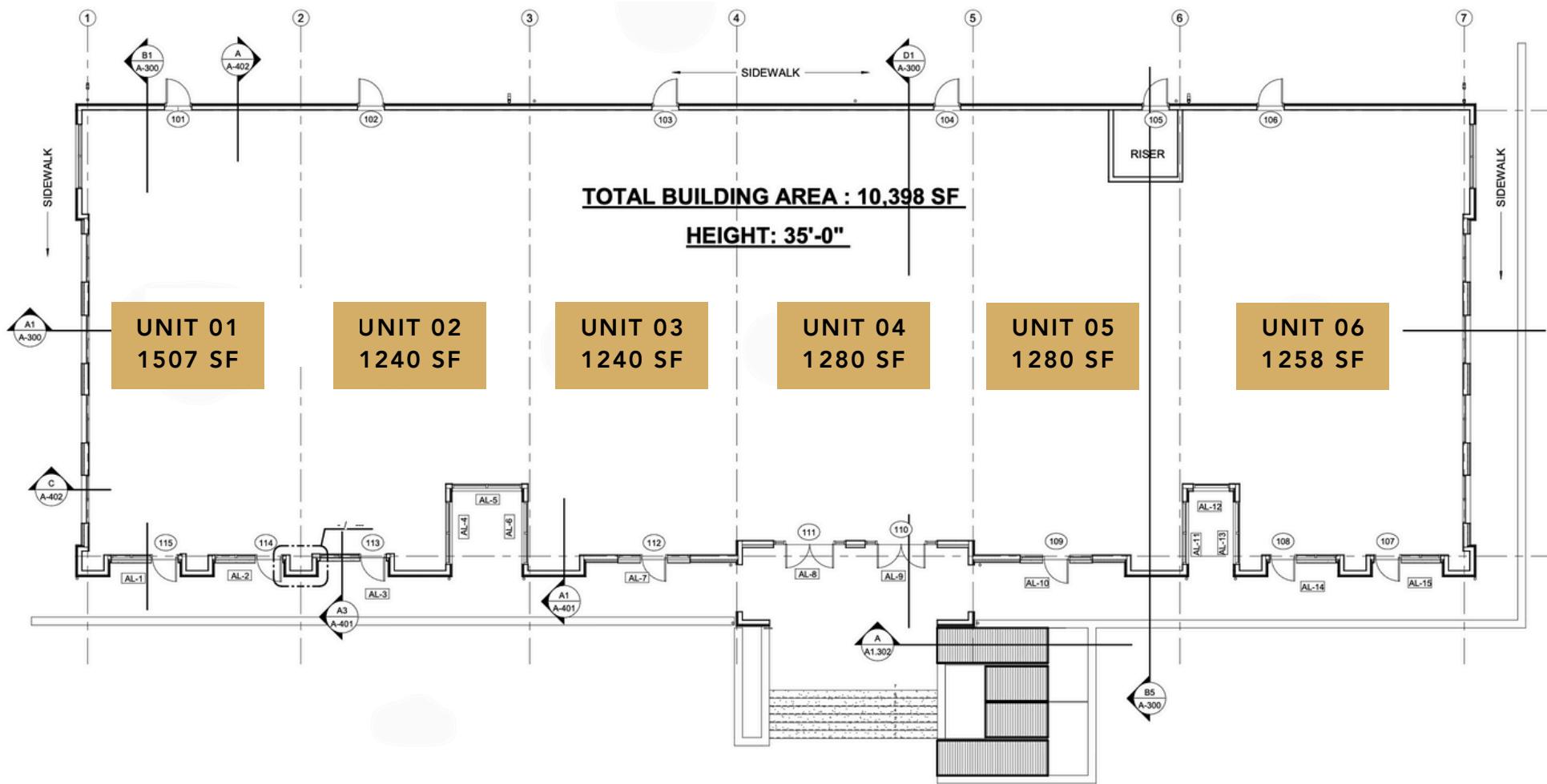
SITE PLAN

McDermott Square Medical Office Building



FLOOR PLAN

McDermott Square Medical Office Building



05 / 2865 MCDERMOTT ROAD, PLANO, TEXAS 75025

DEMOGRAPHICS & TRAFFIC

Plano, Texas

| CATEGORY | 1 MILE | 3 MILES | 5 MILES |
|------------------------------------|----------|-----------|-----------|
| Population (2023) | 13,545 | 113,681 | 325,026 |
| Median Household Income | 21.30% | 22.60% | 22.00% |
| Per Capita Income | \$70,449 | \$106,929 | \$124,000 |
| Number of Households | 5,675 | 44,676 | 116,410 |
| Median Property Value / Home Value | 21.50% | 23.10% | 22.50% |
| Median Age | 36 | 38 | 38 |

| ROADWAY | DAILY TRAFFIC COUNT | MILES FROM SUBJECT |
|--------------------|---------------------|-----------------------------------|
| McDermott Rd. | 19,000 VPD | At Site Frontage |
| Independence Pkwy. | 16,500 VPD | 0.1 (intersection with McDermott) |



EXTERIOR RENDERING

McDermott Square Medical Office Building



ELEVATIONS

North + South

ELEVATIONS



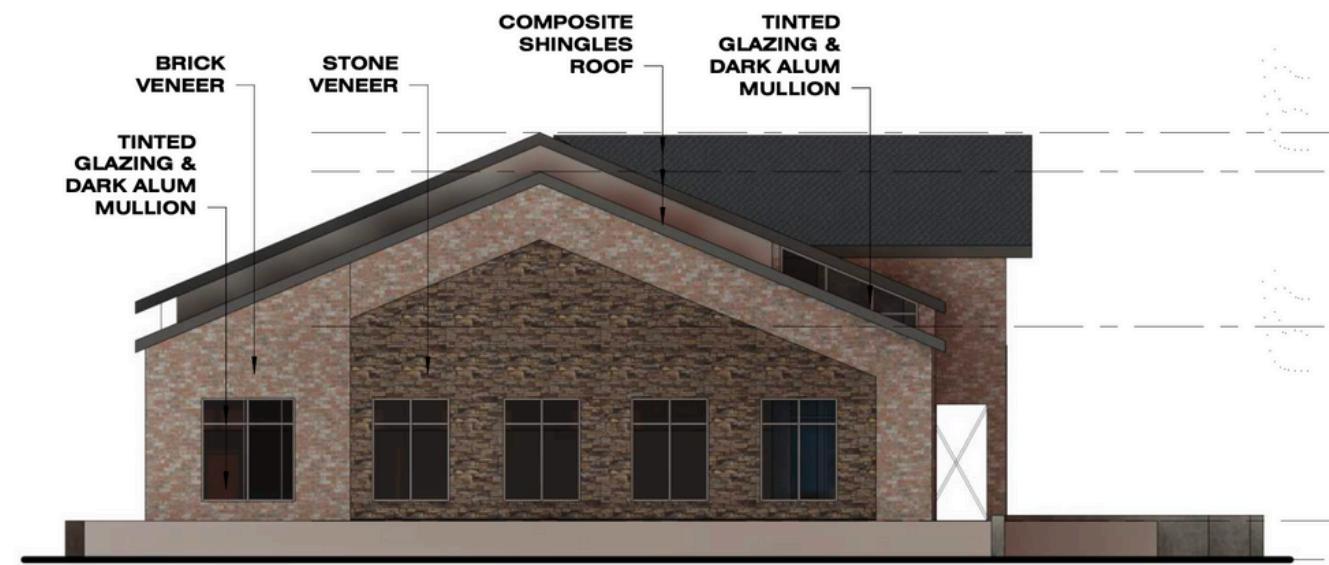
FRONT ELEVATION | SOUTH



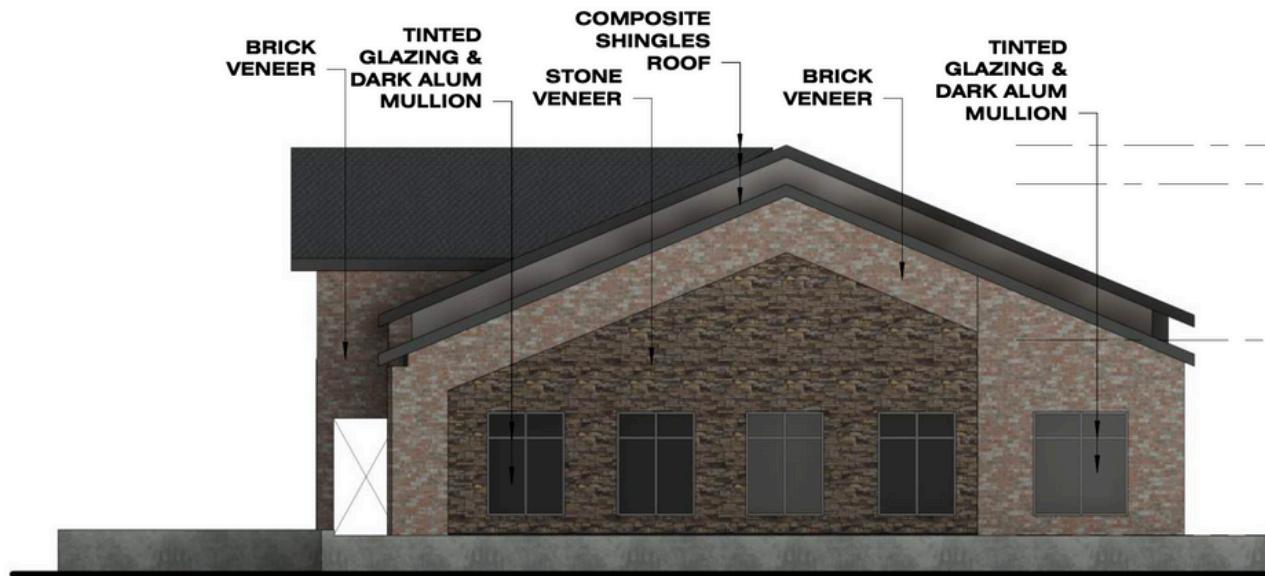
REAR ELEVATION | NORTH

ELEVATIONS

East + West



LEFT ELEVATION | WEST



RIGHT ELEVATION | EAST

R

MATERIAL SELECTIONS



BRICK VENEER



COMPOSITE SHINGLES



STONE VENEER



GLAZING & ALUMINIUM
FRAME WINDOWS

CITY OVERVIEW

PLANO, TEXAS

Plano is a premier North Texas market with **285,000+ residents**, a highly **educated workforce**, and **direct access** to Dallas North Tollway, US-75, and SH-121. Anchored by **Fortune 500 headquarters**, top hospitals, and mixed-use hubs like Legacy West, the city offers strong demographics, corporate synergy, and sustained demand for medical and professional office space.

TEXAS RESEARCH QUARTER LIFE SCIENCES HUB

Plano is reactivating its Legacy campus with a 200-acre life sciences hub. Phase One includes renovation of the former EDS headquarters, a parking garage, and a new 388,000-SF manufacturing facility. Backed by NexPoint and the City of Plano, the project leverages a TIRZ through 2050 to drive long-term investment.

Source: Community Impact

LEGACY AT SPRING CREEK MIXED-USE DEVELOPMENT

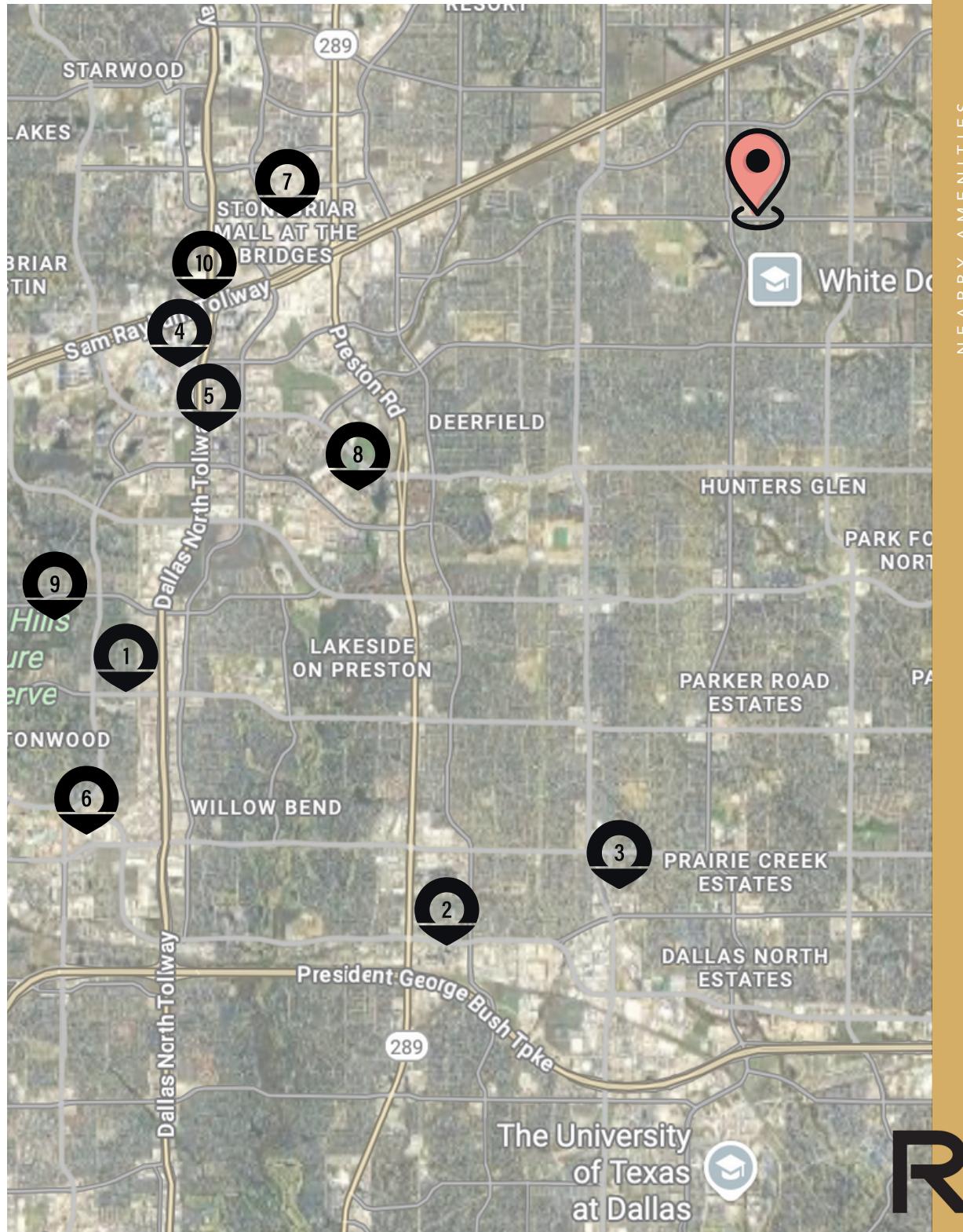
A 38-acre Tollway/ Spring Creek site will transform into a mixed-use destination with three office towers (8–10 stories), a boutique hotel, and 50,000+ SF of retail and dining. The project enhances Legacy Business Park with new commercial and lifestyle amenities.

Source: Dallas News



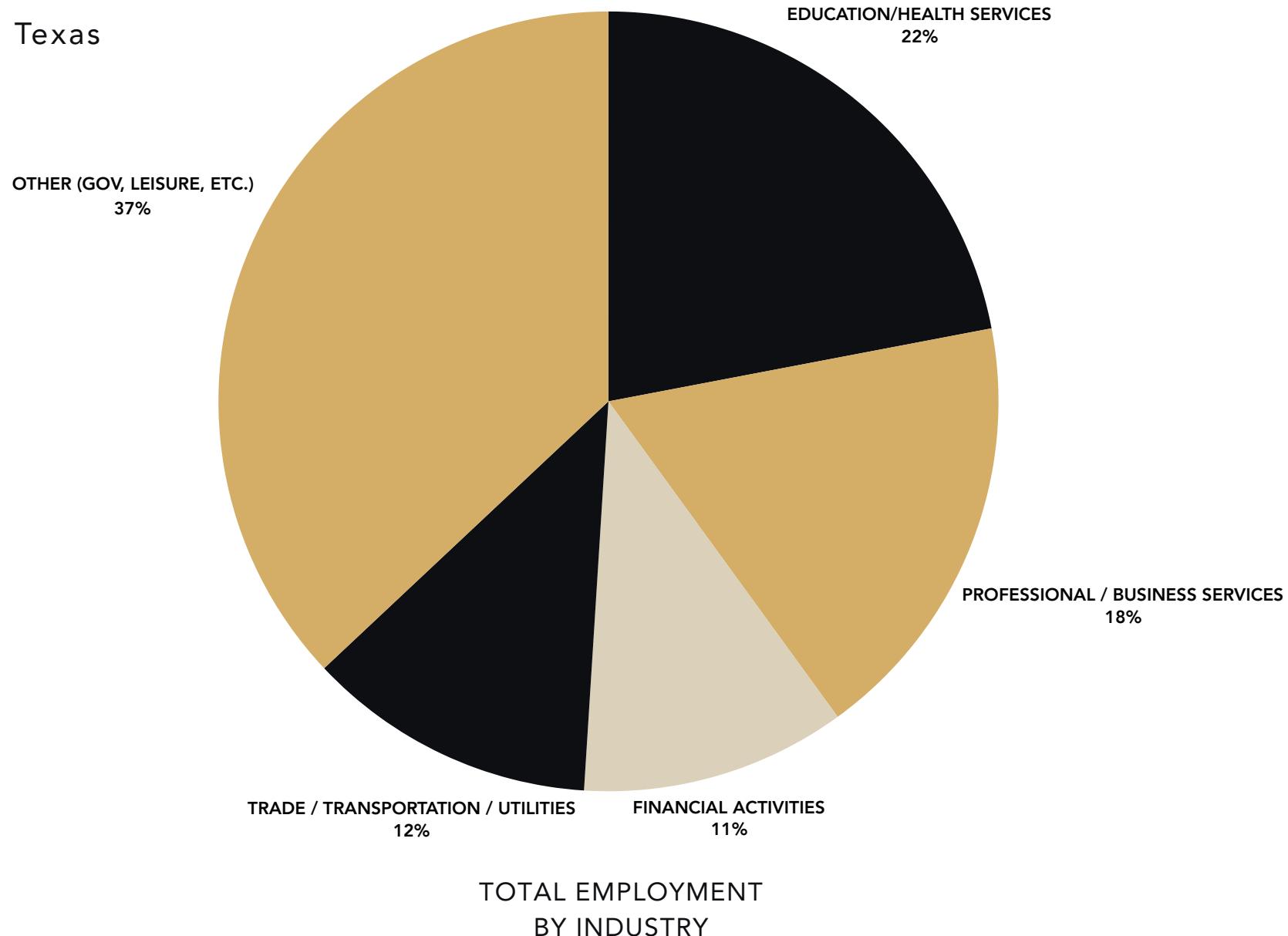
NEARBY AMENITIES

- 1 **Texas Health Presbyterian Hospital Plano** – Full-service regional hospital, major healthcare anchor.
- 2 **Baylor Scott & White Medical Center** – Plano – Large hospital campus with strong specialty services.
- 3 **Medical City Plano** – Established acute-care hospital supporting medical demand in the area.
- 4 **Legacy West** – High-end mixed-use district with corporate HQs, retail, and dining.
- 5 **The Shops at Legacy** – Walkable dining, shopping, and entertainment destination.
- 6 **The Shops at Willow Bend** – Regional mall with fashion, dining, and lifestyle retailers.
- 7 **Stonebriar Centre** – Regional mall with fashion, dining, and lifestyle retailers.
- 8 **Children's Health Speciality Center Plano** – Pediatric specialty hub within minutes of the site.
- 9 **Arbor Hills Nature Preserve** – Pediatric specialty hub within minutes of the site.
- 10 **Dallas North Tollway / 121 Corridor** – Direct access to DFW's most active corporate and residential growth corridor.



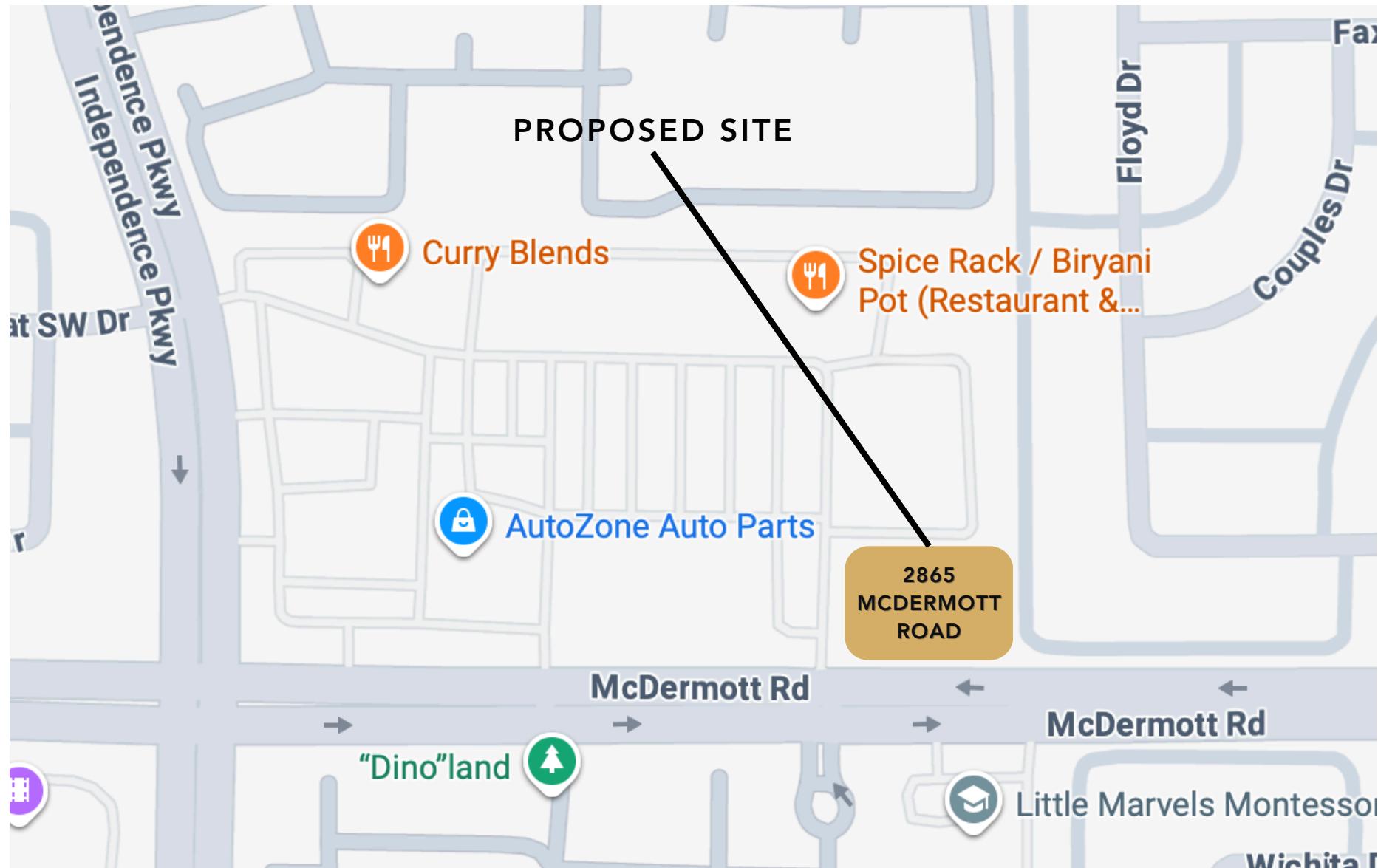
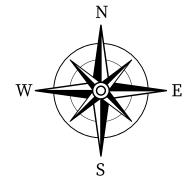
MARKET PROFILE

Plano, Texas



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VICINITY MAP





Information About Brokerage Services

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW:

(A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

AS AGENT FOR BOTH - INTERMEDIARY:

To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - That the owner will accept a price less than the written asking price;
 - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - Any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION:

This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

| LICENSED BROKER/BROKER FIRM NAME | LICENSE NO. | EMAIL | PHONE |
|----------------------------------|-------------|----------------------------------|--------------|
| Rockhill Commercial Real Estate | 9015723 | | |
| DESIGNATED BROKER OF FIRM | LICENSE NO. | EMAIL | PHONE |
| Ryan Griffin | 582592 | rgriffin@rockhillinvestments.com | 214.975.0842 |
| LICENSE BROKER AGENT | LICENSE NO. | EMAIL | PHONE |
| Tonya LaBarbera | 678307 | tonya@rockhillcre.com | 469.323.2615 |



Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 (<http://www.trectexas.gov>)

BUYER/TENANT/SELLER/LANDLORD INITIALS: _____

DATE: _____