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FOR LEASE

Blue Wave Medical Plaza

5550 Warren Parkway, Suites 100, 130, and 220, Frisco, TX 75034



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ROCKHILL
COMMERCIAL REAL ESTATE

PROPERTY SUMMARY

BLUE WAVE MEDICAL PLAZA

5550 Warren Parkway, Suites 100, 130, and 220, offers a prime opportunity to lease medical office space in the heart of Frisco's healthcare corridor along Preston Road. This 22,481 SF multi-tenant medical building delivers exceptional visibility, access, and convenience for tenants seeking a prominent Frisco location surrounded by healthcare and retail destinations. Tenants benefit from modern construction, monument, and building signage opportunities, and a 5:1,000 SF parking ratio. Located minutes from Baylor Scott & White Medical Center – Frisco, The Star, Stonebriar Centre, Bluewave Medical Plaza is ideal for medical, wellness, or professional practices looking to establish or expand their presence in North Texas.

AVAILABILITY

- Suite 100** – 2,485 SF: Medical shell ready for custom finish-out with a tenant improvement allowance
- Suite 130** – 1,252 SF: Second-generation MRI suite, ideal for imaging or specialty medical use
- Suite 220** – 1,869 SF: Move-in ready, second-generation medical

USE	MEDICAL
AVAILABLE SF	5,606 (3 suites total)
LEASE RATE	SUITES 100, 130: \$31 / SF + NNN SUITE 220: \$29 / SF + NNN
LEASE TERM	3-5 YEARS
SIGNAGE	BUILDING + MONUMENT
YEAR BUILT	2014
PARKING	5:1,000 / SF

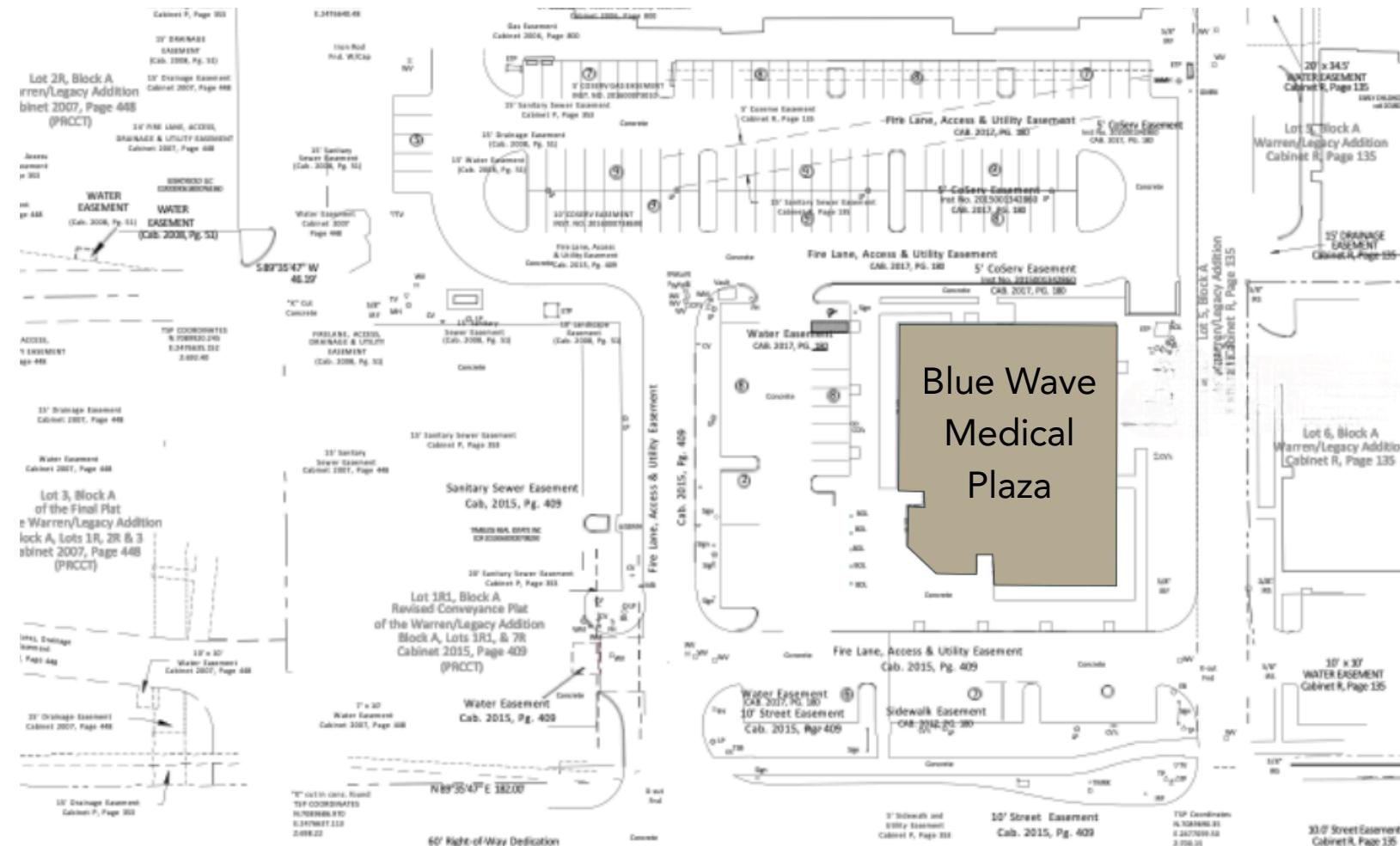
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SITE PLAN

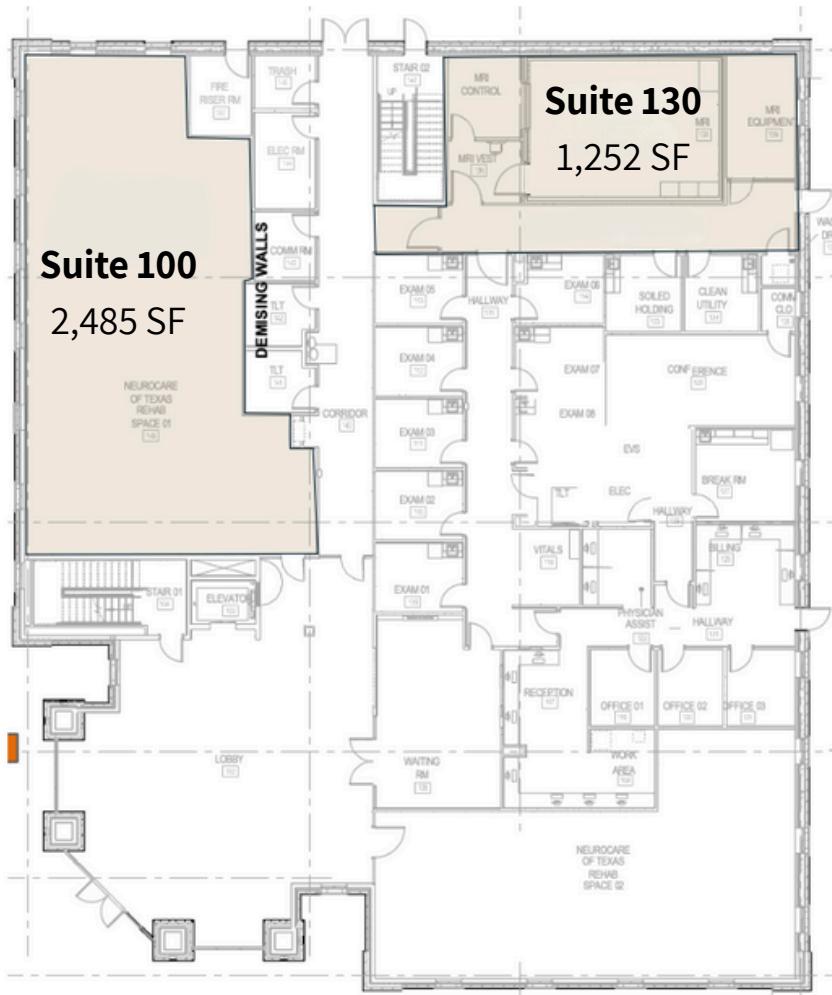


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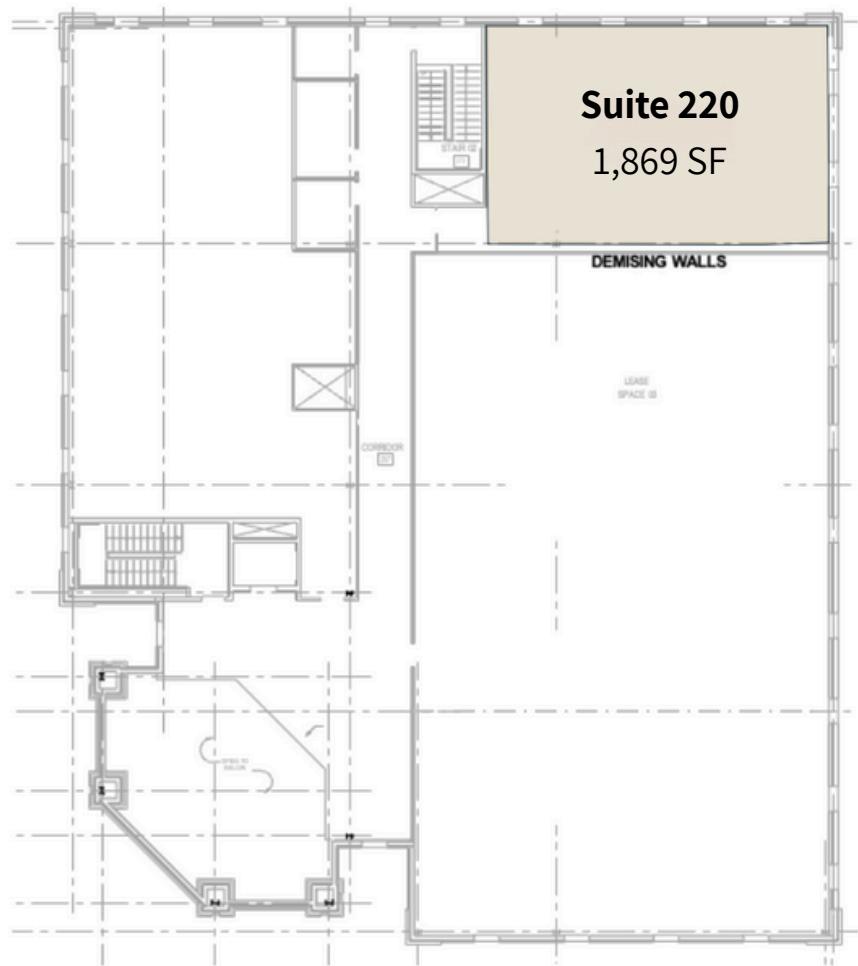
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BUILDING PLAN

First Floor



Second Floor



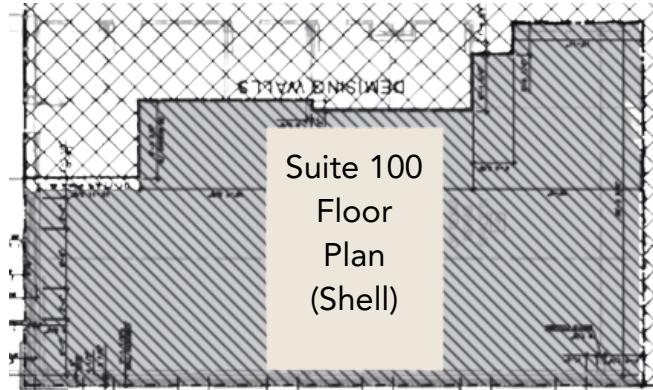
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FLOOR PLANS

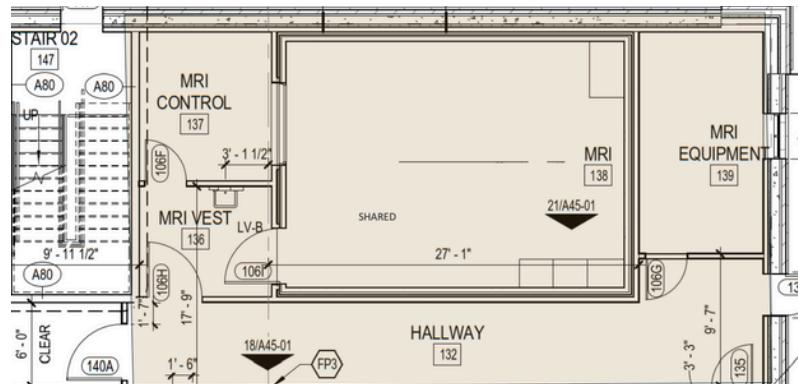
SUITE 100 | 2,485 SF

Medical Shell Ready for Custom Finish-Out with Tenant Improvement Allowance



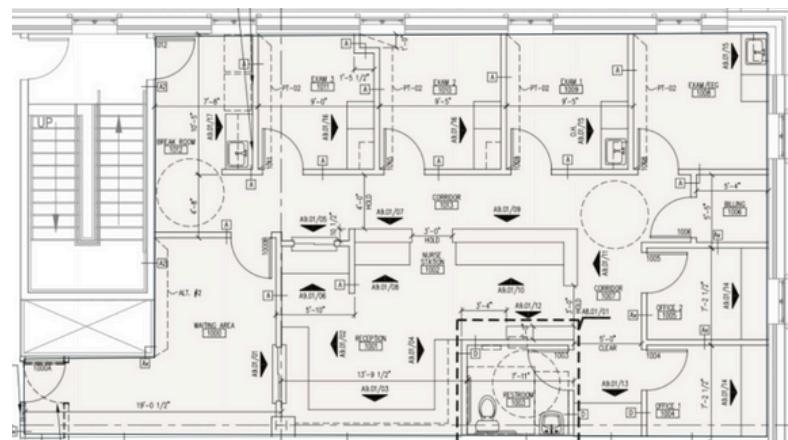
SUITE 130 | 1,252 SF

Second Generation Medical Office, Former Imaging



SUITE 220 | 1,869 SF

Move-In-Ready, Second Generation Medical Office



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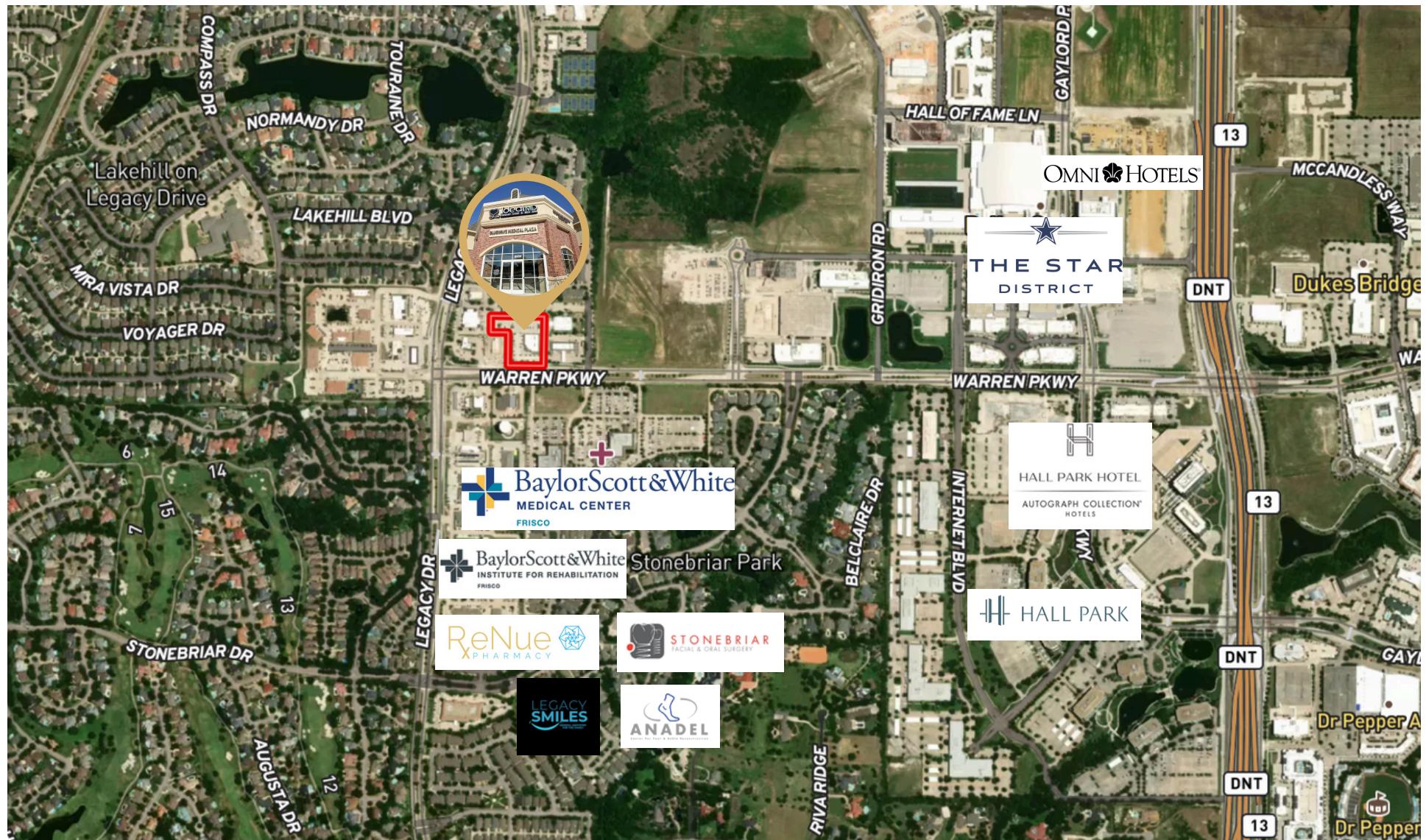
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AERIAL MAP



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Frisco, Texas

DEMOGRAPHICS

2025 Summary	3 MILE	5 MILE
Population	105,855	290,113
Households	63,370	127,728
Average Age	36.1	37.9
Median HH Income	\$113,672	\$129,599
Population Growth (2025-2030)	8.03%	6.29%



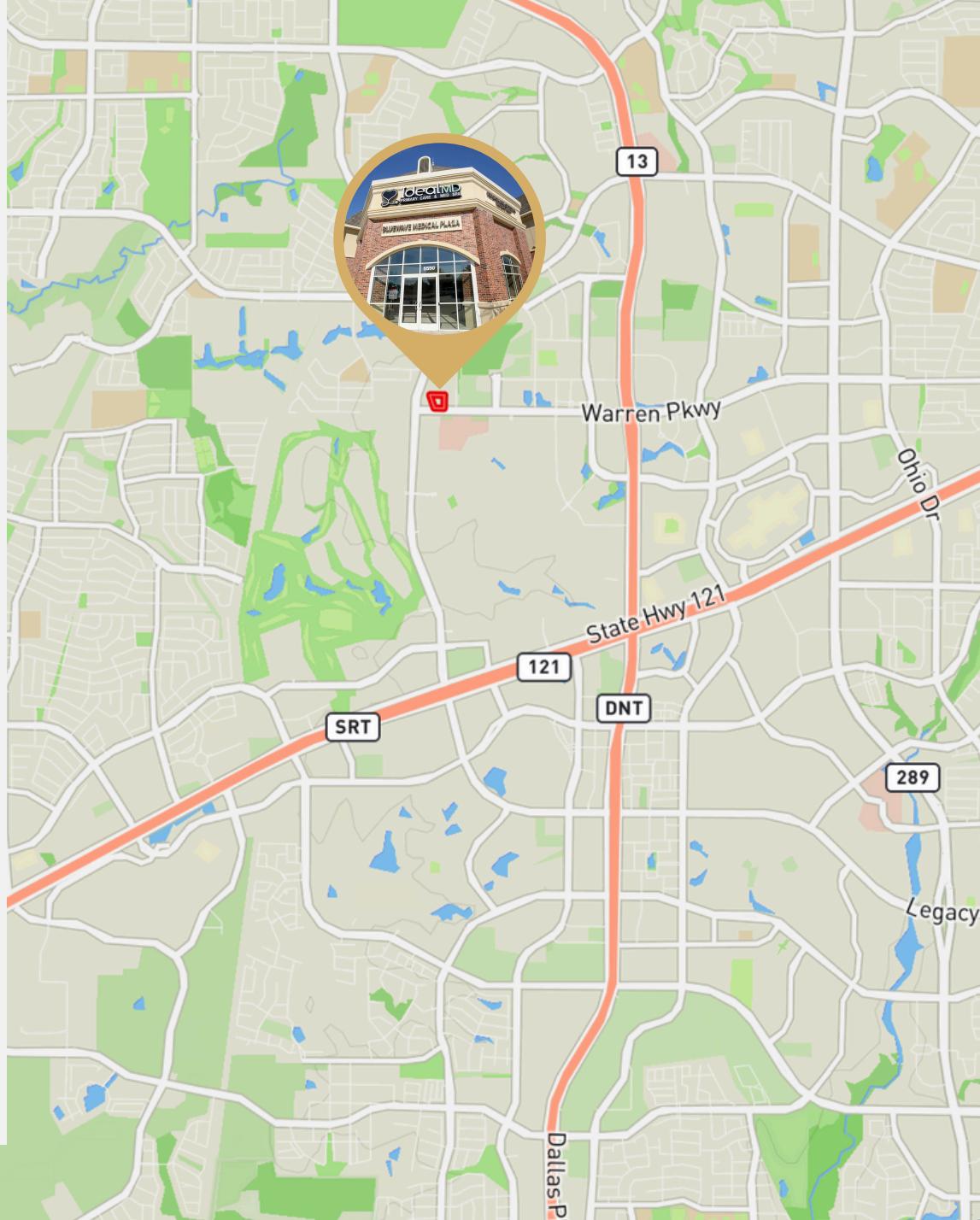
67%
BACHELOR'S
DEGREE OR
HIGHER



70%
OWNER
OCCUPIED
HOUSING

TRAFFIC

Roadway (2024)	Traffic Count	Miles from Subject
Warren Parkway	20,082	.04
Legacy Drive	42,125	.15



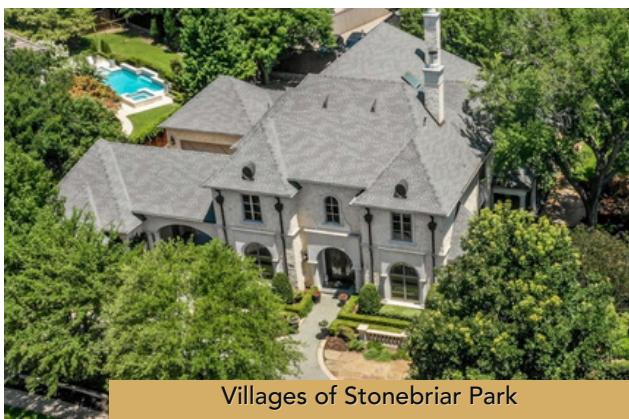
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CITY OVERVIEW



Baylor Scott & White - Frisco



Villages of Stonebriar Park



The Star

Frisco, Texas

Frisco is one of the fastest-growing cities in North Texas, supported by strong residential demand and a diverse business base. Its central location, schools, and overall quality of life continue to attract families and major employers. The city benefits from a skilled workforce, modern infrastructure, and direct access to the Dallas North Tollway, Sam Rayburn 121, and Highway 380. With established neighborhoods, corporate campuses, and ongoing development, Frisco remains a steady and reliable market for both residents and businesses across the region.



NEARBY MEDICAL

Situated within Frisco's medical corridor, the property is minutes from Baylor Scott & White Frisco. This hospital is an established healthcare hub with specialty providers, outpatient services.



ESTABLISHED NEIGHBORHOODS

Surrounded by high-income neighborhoods and continued residential growth, Warren Parkway offers medical practices access to one of the fastest-growing patient populations in North Texas.



CONVENIENT ACCESS

The area delivers exceptional visibility and convenience with proximity to The Star, Hall Park, shopping, dining, pharmacies, and major transportation routes including the Dallas North Tollway.

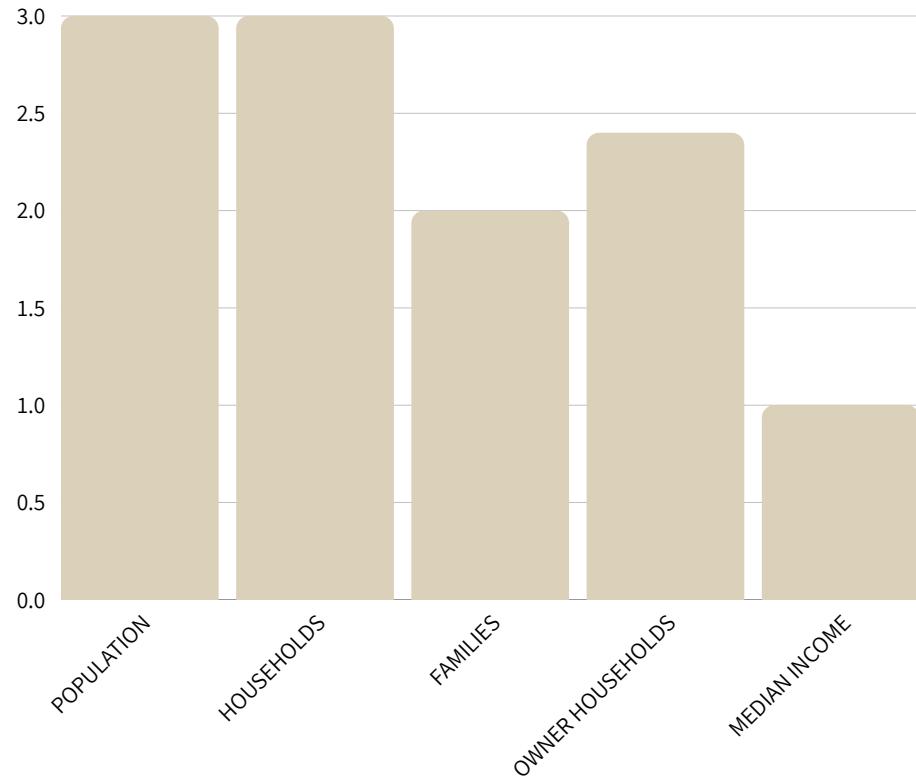


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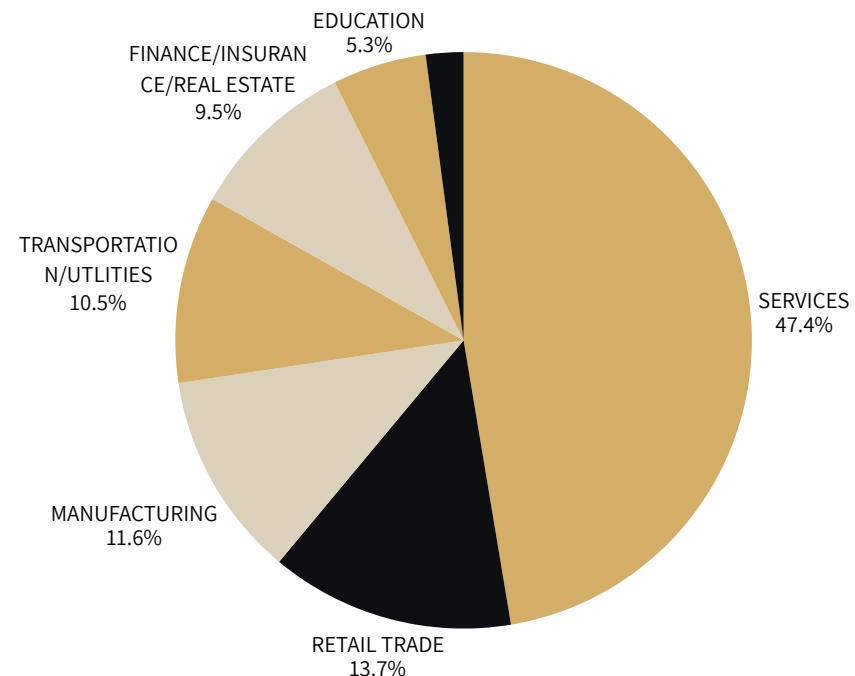
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MARKET PROFILE

Frisco, Texas



ANNUAL GROWTH RATE



TOTAL EMPLOYMENT
BY INDUSTRY



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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 Davis	678307	tonya@rockhillcre.com	469.323.2615



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BUYER/TENANT/SELLER/LANDLORD INITIALS: _____

DATE: _____