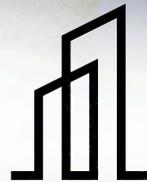


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2

Property Info & Disclaimer

3

Property Description

7

Property Photos

12

Demographic Analysis

18

Aerial & Location Report

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TABLE OF CONTENTS

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7711 SAN JACINTO PLACE

PROPERTY INFORMATION

ANNUAL RENT

\$24.00/ per SQ. FT.

PROPERTY ADDRESS

Suite 200, 7711 San Jacinto Pl, Plano, TX 76209

RENTABLE AREA

1,683 Sq. Ft.

7711 San Jacinto Pl
Plano, TX 76209

Company Disclaimer

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PROPERTY OVERVIEW

7711 San Jacinto Place, Suite 200 offers a rare opportunity to lease a fully built-out, modern medical office suite in one of North Texas most desirable corridors. With its prime location (across from a major hospital and minutes from Tollway/121) functional turnkey layout (exam rooms, reception, lab, etc.) and supportive upscale environment in White Rock Creek Professional Office Park, this suite is poised to elevate the success of your practice or business. Whether you are a physician seeking a satellite clinic in West Plano, a specialist expanding to meet patient demand, or a professional firm wanting a high-profile Plano office without the headache of new construction, Suite 200 checks all the boxes



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PROPERTY DETAILS

Property Overview

Discover an excellent 1,683 SF medical/professional office suite available for lease in the heart of West Plano. Formerly home to a clinic (and a medical lab, this turn-key suite is built out and move-in ready for a variety of healthcare or office uses. The space features modern construction (built 2015) with high-quality interior finishes and is offered at \$24/SF NNN on a competitive lease term. Suite 200 offers a polished, professional atmosphere ideal for medical practitioners or any office user seeking a prime Plano location. The flexible General Office zoning (O-2) permits a wide range of uses by right including medical offices, clinics, and general professional services. Prospective tenants can take advantage of an upscale, fully built-out suite in a thriving area without the need for costly renovations or build-out time.

Location & Accessibility

Accessibility is a key advantage of this location. The property is situated just off Preston Road near its intersection with SH-121 (Sam Rayburn Tollway), providing quick connectivity to the entire Dallas–Fort Worth region. You can reach the Dallas North Tollway in under 5 minutes, enabling convenient north–south access, and Hwy 121 is only a couple blocks north offering an easy east–west commute. Preston Road itself is a major arterial (over 40,000 vehicles per day) that brings high visibility and steady traffic to the site. Clients and staff will find the suite easy to visit from Frisco, Plano, and surrounding communities without navigating deep into any congested medical campus. Additionally, DFW International Airport is approximately 20 minutes away via Hwy 121, which is beneficial for any out-of-town patients or visiting professionals. The immediate area is well-served by public infrastructure and enjoys multiple access points, making the property highly accessible from Preston Rd., Hedgcoxe Rd., and Ohio Dr. for local traffic. In summary, Suite 200 offers the “best of both worlds” a neighborhood feel with hassle-free accessibility to major highways and thoroughfares.

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PROPERTY DETAILS

White Rock Creek Professional Office Park

Suite 200 is located within White Rock Creek Professional Office Park, an established professional/medical business park known for its attractive Spanish-style architecture and strategic location. The office park offers an upscale professional environment in the southeast quadrant of Preston & Hedgcoxe, directly across from Children's Medical Center Plano (a major pediatric hospital). The buildings in this park feature distinctive tile roofs, arched entrances, and meticulous landscaping that create a welcoming, high-end atmosphere unique to the area. Monument signage at the park entrance and on-building signage opportunities allow tenants to achieve excellent visibility for their practice.

This business park is a true healthcare hub it is home to numerous medical and wellness practices that draw patients from all over West Plano and Frisco. Within the park or immediate vicinity are specialists such as orthopedic surgeons, pediatricians, physical therapy and behavioral health clinics, among others, fostering a built-in referral network and professional synergy. The U.S. Federal Courthouse and other corporate offices are also nearby, contributing to daytime activity in the area. The surface parking ratio is generous (approximately 5 spaces per 1,000 SF), ensuring ample free parking for patients and staff at all times. Tenants and visitors enjoy 24/7 access to the property in a secure setting. In short, White Rock Creek Professional Center provides an ideal setting for medical or professional tenants seeking a prestigious yet convenient location.

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PROPERTY DETAILS

Suite Features & Interior Layout

Suite 200 is thoughtfully designed for medical office use, but can accommodate any general office need with its efficient layout. Key features include:

- **Welcoming Reception & Waiting Area:** A professional reception desk with check-in window greets visitors upon entry, adjacent to a comfortable waiting room under a stylish tray ceiling and modern lighting. This front office area is spacious enough to accommodate seating for patients and includes a built-in granite counter and privacy glass for the receptionist. The suite's entry and common areas make an excellent first impression for clients or patients.
- **Multiple Exam/Consult Rooms:** The suite offers multiple private rooms suitable for exams, consultations, or offices. Currently there are at least two dedicated exam rooms equipped with hand-washing sinks, built-in cabinetry, and one exam chair in place, providing a turnkey setup for medical users. Each room is enclosed for privacy, with solid-core doors and appropriate sound attenuation ideal for patient consultations, telehealth calls, or private meetings. These rooms could also serve as standard private offices for non-medical tenants.
- **Clinical Support & Lab Area:** A laboratory or work room is already built out, featuring extensive countertop space, upper and lower cabinets for storage, and biohazard-safe flooring. This area was utilized by the prior lab tenant and is perfect for onsite diagnostics, sample processing, or can be repurposed as a break room or workroom for general office use. The lab includes a sliding frosted-glass partition that can section off the space or be left open to the reception back-office, offering flexibility in workflow. There is also ample storage throughout the suite for files, supplies, or equipment.
- **Private Office & Admin Areas:** In addition to exam rooms, there is space that can function as a private physician's or manager's office, as well as an administrative workstation area behind the reception. The built-in desks and cabinetry in the rear office area facilitate medical billing, scheduling, or general administrative tasks in an efficient layout. If used by a non-medical tenant, this area is adaptable to a standard open office or team workspace concept.
- **Staff Kitchenette/Break Room:** The suite includes an employee kitchenette with counter space, a sink, and room for a refrigerator, allowing staff to have a break area for meals and coffee. This adds comfort and convenience for daily operations.
- **Restroom:** A private ADA-compliant restroom is located within the suite (or immediately accessible on the same floor), providing convenience for patients and compliance with medical office standards.
- **Quality Finishes:** The interior decor features wood-look ceramic tile flooring, updated paint with warm tone textures, modern lighting, and high ceilings with acoustic tiles for a quiet environment. HVAC is zoned for the suite with central air conditioning for comfort. Overall, the space has a contemporary, inviting feel that would require minimal to no additional build-out for most uses.
- **Furnishings:** Notably, the suite comes furnished from the previous medical use. This can include exam tables or chairs, waiting room furniture, and office desks and chairs as seen in the photos. A new tenant can potentially save on setup costs by utilizing the existing quality furnishings and equipment.

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PROPERTY PHOTOS



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LOCATION



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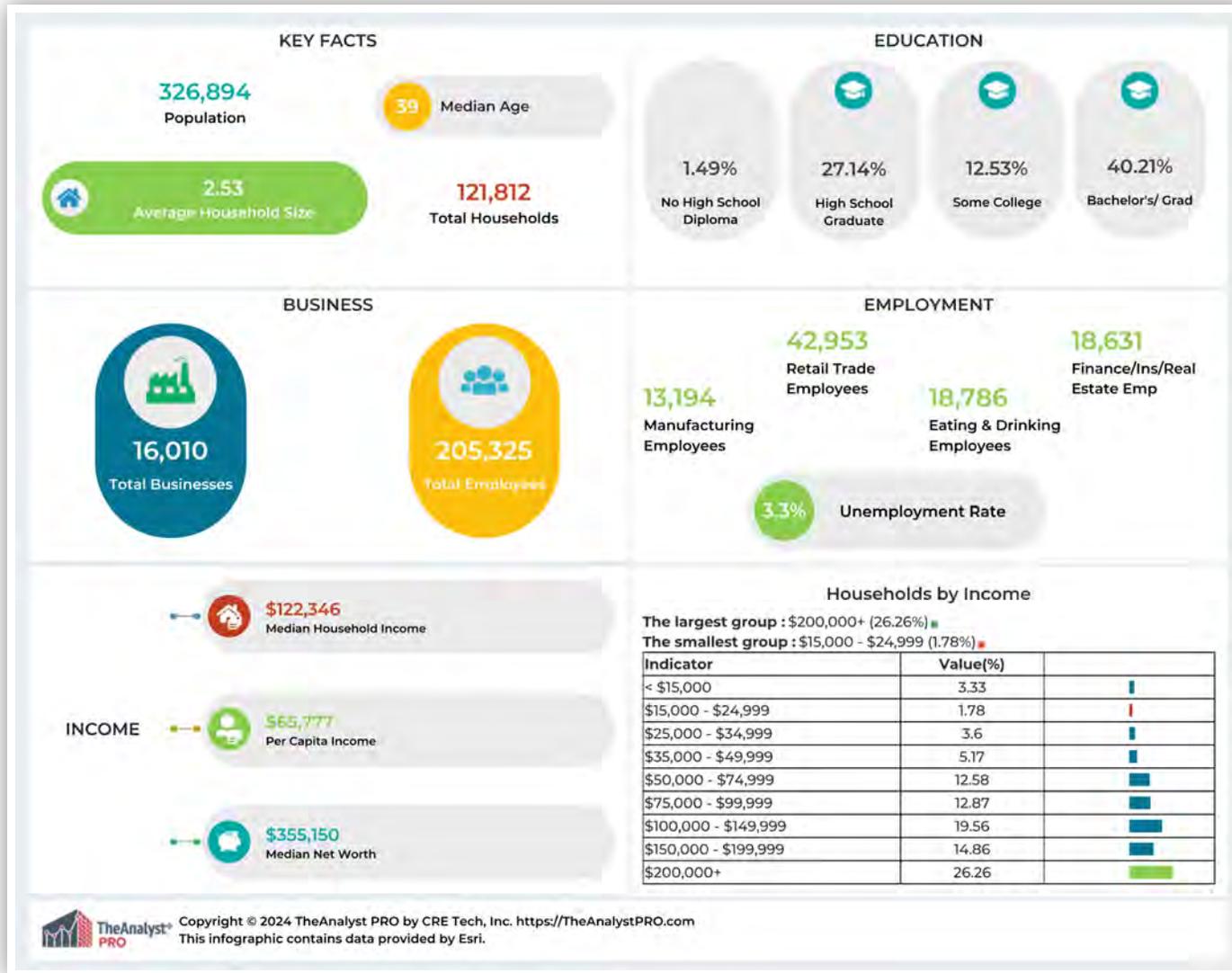
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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)



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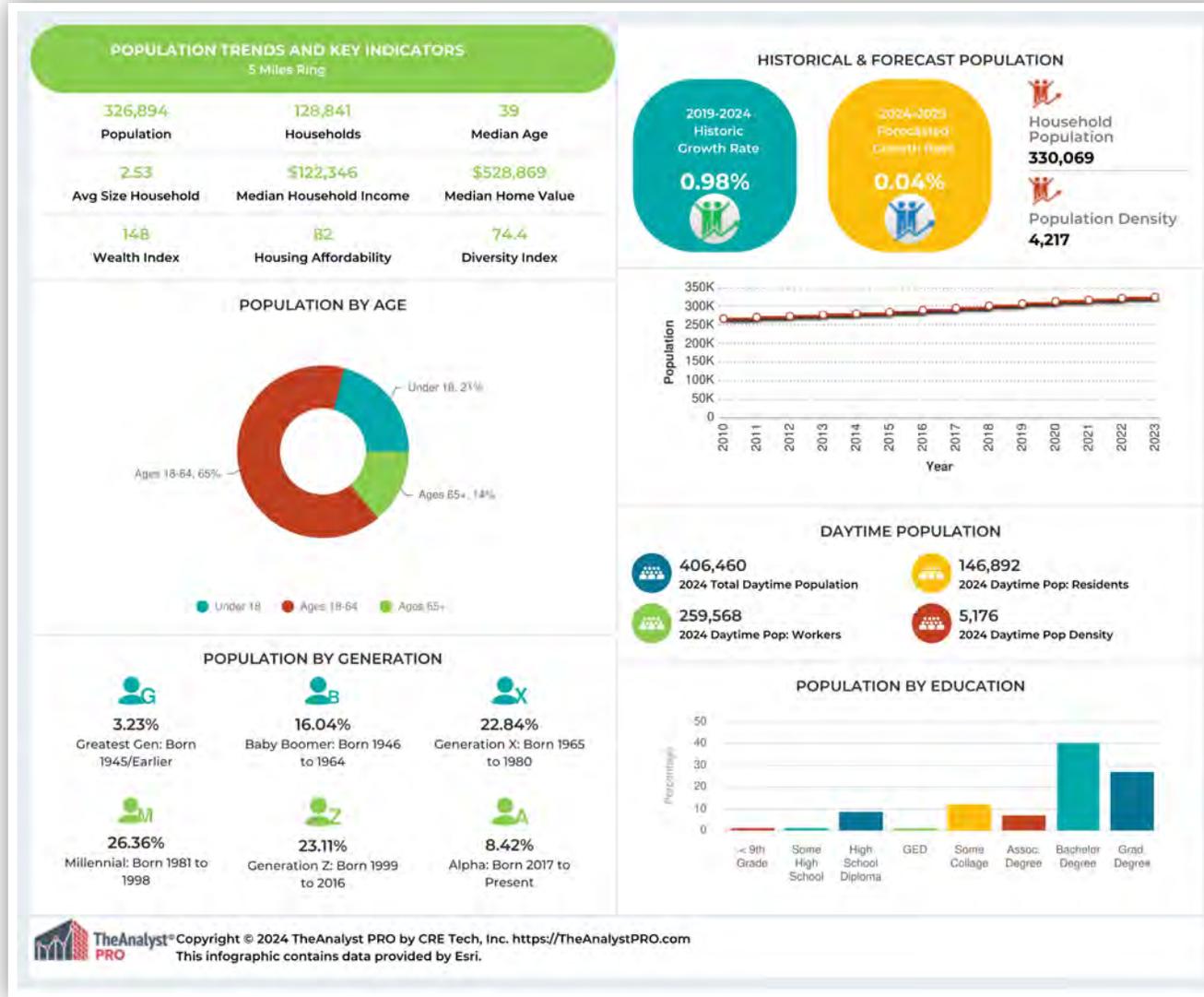
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INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)



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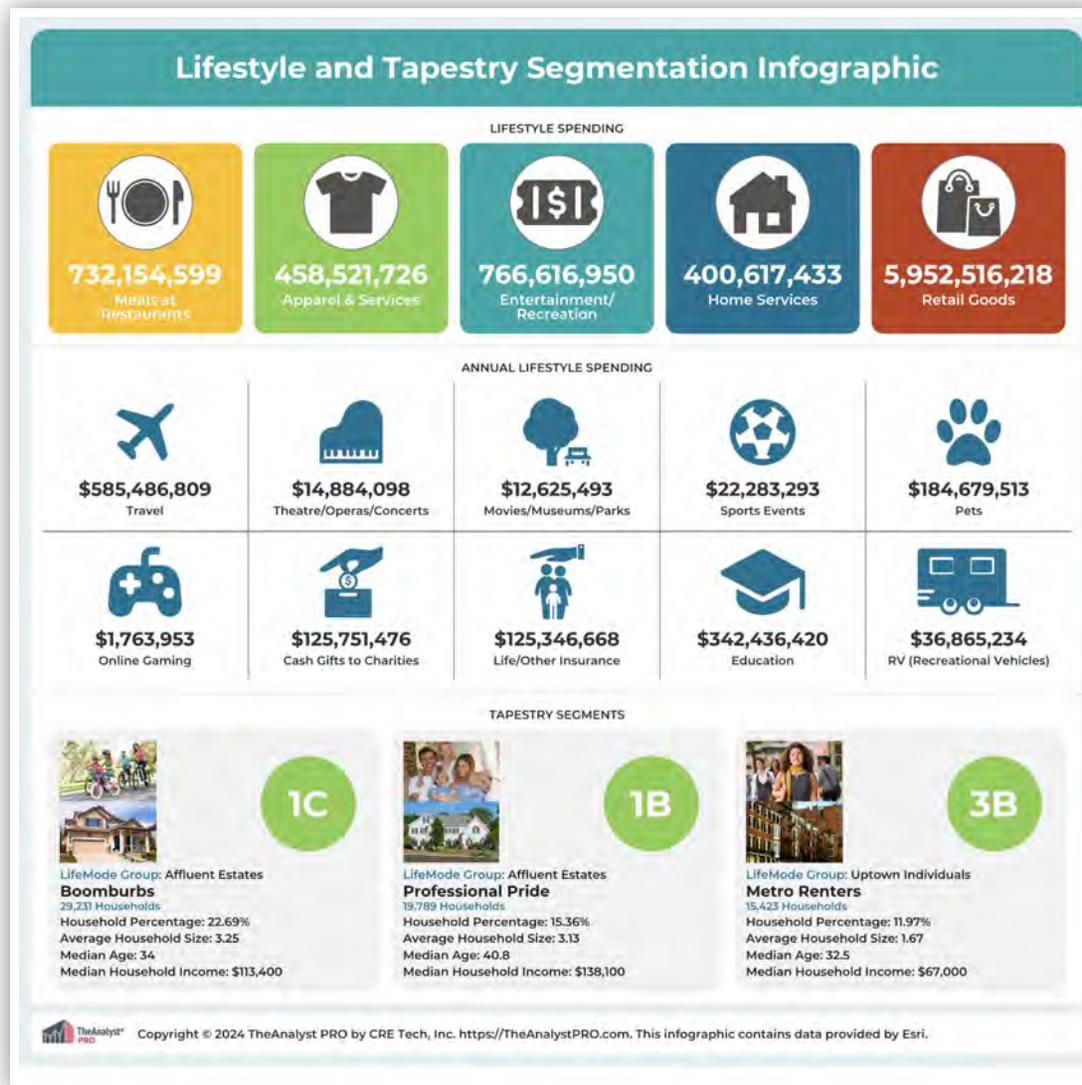
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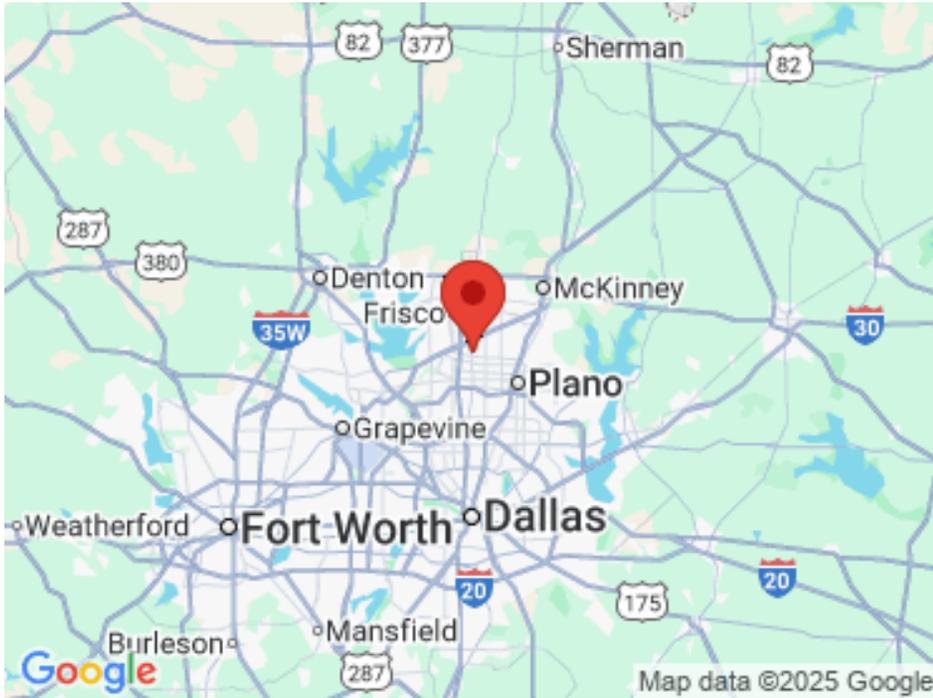
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AREA LOCATION MAP



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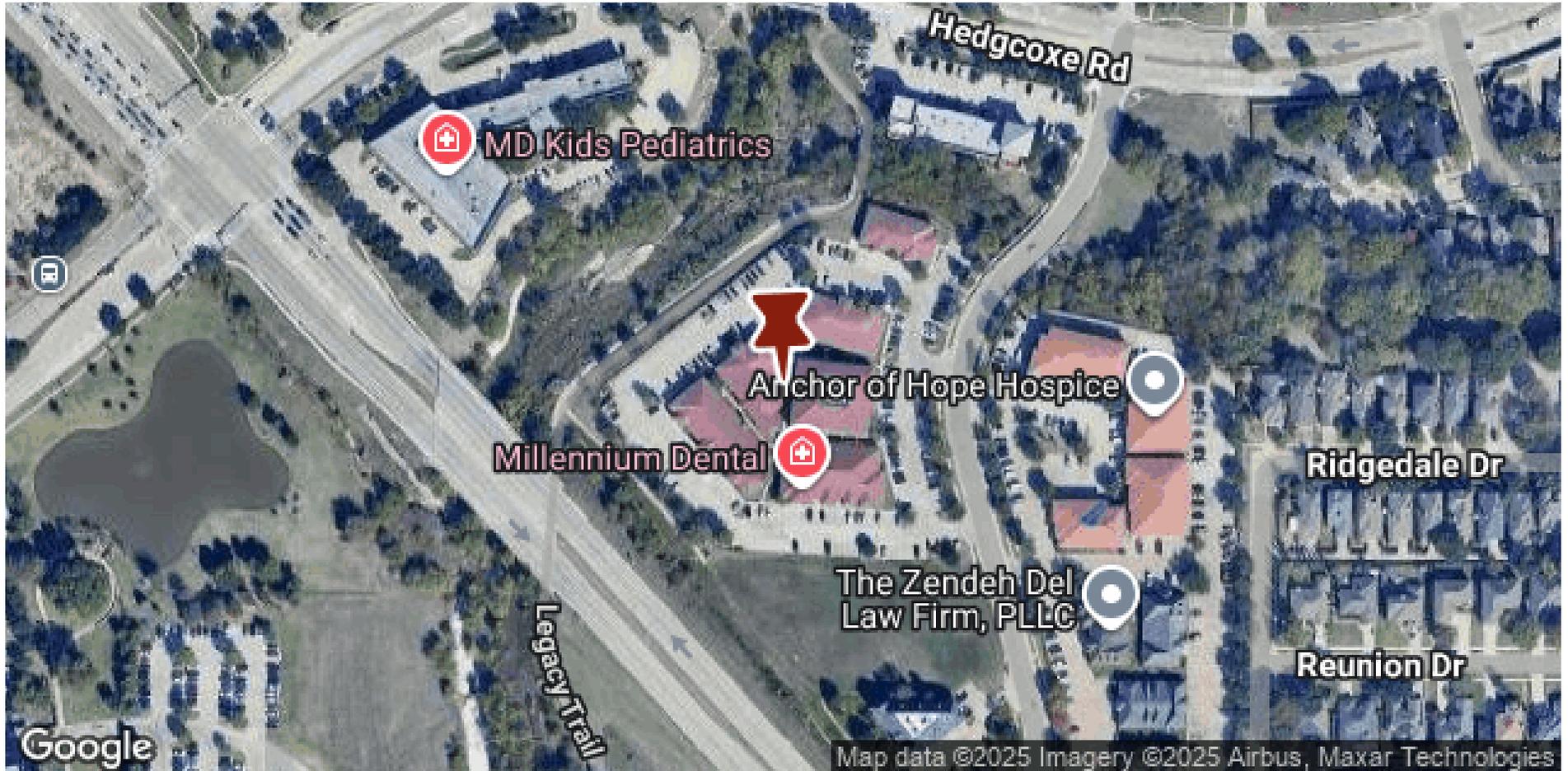
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AERIAL ANNOTATION MAP



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