

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



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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.

### 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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