

1105 N CENTRAL EXPRESSWAY
ALLEN, TX 75013

Colliers

Texas Health Allen Campus

MEDICAL OFFICE BUILDING 2



 **Texas Health**
Presbyterian Hospital

For Lease

3,993 SF

Medical Office Space
Available



Property OVERVIEW

Located on the Texas Health Presbyterian Hospital campus, **Medical Office Building 2** offers upscale, freshly renovated medical suites fit to elevate your practice in the Allen area. With **move-in-ready spec suites**, upscale amenities, and easy accessibility, doctors can best serve their patients and practice goals.





Current Tenants Include

Heart & Vascular | Wound Care | Digestive Health | Orthopedics | Plastic & Reconstructive Surgery

...and more

Property HIGHLIGHTS



1,596 - 5,529 SF Available for Lease



BTS Shell Space and Move-In
Ready Spec Suites Available



Directly Attached to **Texas
Health Presbyterian
Hospital Allen**



Competitive Lease Rates and
Tenant Improvement Allowances
Available



Synergistic Mix of Clinical
Specialties Affords **Referral
Opportunities** Among Tenants



Easy Surface Parking - **4:1000**



Owned and Managed
by **Welltower**



LOCATED
NEAR MANY
AMENITIES
INCLUDING





WATERS CREEK
VILLAGE



Cabela's



Area OVERVIEW

Allen, Texas, is a vibrant city blending rich history with modern amenities. Once home to Indigenous peoples and later shaped by the Houston and Texas Central Railway, Allen has grown into a family-friendly community with exceptional recreational opportunities. Boasting over 1,188 acres of parks, including the renowned Edge Skate Park, and premier facilities like the Don Rodenbaugh

Natatorium and Stephen G. Terrell Recreation Center, Allen offers something for everyone. Annual events like the Allen USA Celebration and attractions like the Credit Union of Texas Event Center make it a hub for entertainment and community spirit.



Area DEMOGRAPHICS

Population

15,001

1-mile

117,168

3-mile

Household Income

\$167,400

1-mile

\$161,465

3-mile

Total Households

6,124

1-mile

42,647

3-mile

Daytime Employment

17,372

1-mile

111,971

3-mile

Get In Touch

Tanya Hart

Executive Vice President
+1 214 725 9127
tanya.hart@colliers.com

Allison Frizzo

Senior Vice President
+1 214 499 5101
allison.frizzo@colliers.com

Lauren Jahner

Senior Associate
+1 214 217 4650
lauren.jahner@colliers.com

Colliers

1717 McKinney Ave., Suite 900
Dallas, TX 75202
colliers.com



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