

MOVE-IN-READY *Medical Suites for Lease!*

DISCOVER THE PERFECT SPACE FOR YOUR PRACTICE



Scan for more:



THR ALLEN CAMPUS | MEDICAL OFFICE BUILDING 2

THE FACTS

Located on the Texas Health Presbyterian Hospital campus, Medical Office Building II 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.





BUILDING HIGHLIGHTS:

- 62,061 SF Class A Medical Office in Allen
- Build-to-Suit 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

MOVE-IN READY SUITES + CUSTOMIZABLE SPACE!



Brand New Spec Suite

Spec Suite 2230 | 2,266 SF
Newly Finished + Move-In Ready

Floor Plan



Virtual Tour



Suite 2350 | 1,596 SF
Available Now

Floor Plan



Virtual Tour



Suite 2320 | 3,933 SF
Shell Space + Divisible

Floor Plan

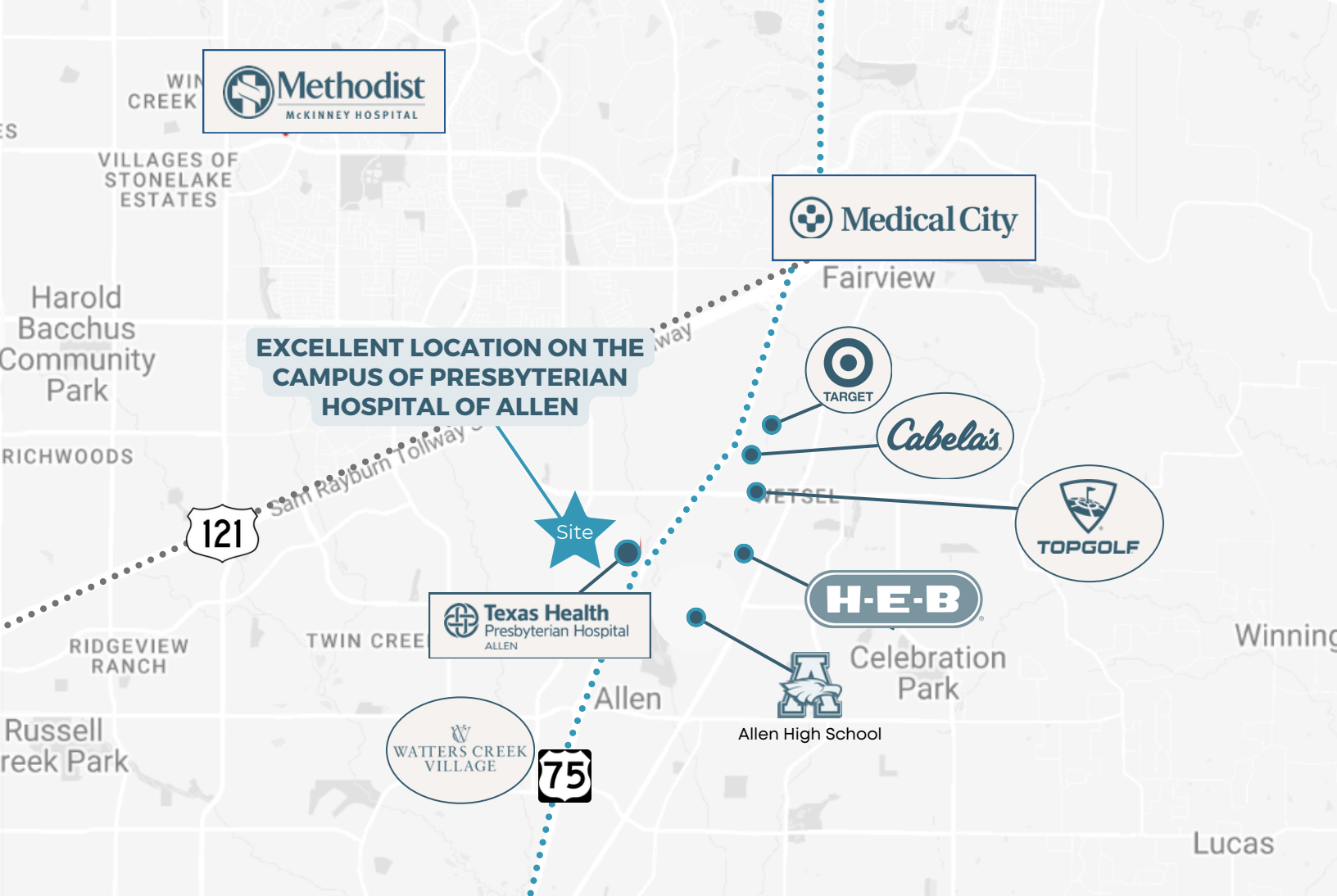


Single-Tenant Buildout



Multi-Tenant Buildout





DEMOGRAPHICS	1 MILE	3 MILE
Population	15,730	112,578
Median HH Income	\$74,009	\$97,492
Total Households	5,951	40,368
Daytime Employment	7,710	36,813

10 Min Drive to Plano
30 Min Drive to Downtown Dallas
Located near Target, Whole Foods,
Tom Thumb, Cabela's, and more!



Owned & Managed by:
welltower



Lauren Preola Jahner
lpreola@hart-cre.com
817.965.1941

Allison Johnston Frizzo
afrizzo@hart-cre.com
214.499.5101

HART COMMERCIAL, LLC AND ITS AFFILIATES, REPRESENTATIVES, PARTNERS, MEMBERS, SHAREHOLDERS, EMPLOYEES, AGENTS, BROKERS, SALESPEOPLE, AND CONTRACTORS (COLLECTIVELY, THE "HART PARTIES") MAKE NO REPRESENTATION, GUARANTEE, OR WARRANTY AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREIN. THE INFORMATION PROVIDED HEREIN IS PROVIDED "AS-IS" WITHOUT EXPRESS OR IMPLIED WARRANTIES OF ANY KIND. Furthermore, the information provided herein was furnished by a third-party and has not been independently verified by any of the Hart Parties. The information provided herein is subject to, among other things, possible correction of errors or omissions, addition or deletion of terms, change of price or conditions, or withdrawal without notice.

hart
COMMERCIAL