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# Centennial

MEDICAL PAVILION I & II

4401 COIT RD FRISCO, TX 75035



# For Lease

Outpatient Medical Space

1,617 SF - 5,951 SF Available



# Property OVERVIEW

Elevate your practice at Centennial Medical Pavilions I & II, a premier destination for specialized outpatient care in the heart of Frisco's thriving medical corridor. Directly connected to Baylor Scott & White Medical Center - Centennial, these Class A medical outpatient buildings offer an integrated environment designed for patient convenience.

The campus provides exceptional visibility from Hwy 121, move-in ready suite options and unparalleled access to the rapidly growing Frisco community, consistently ranked as one of the most desirable places to live and work in the country.





## *Current Tenants Include*

Baylor Scott & White Surgicare, Forest Lane Pediatrics, Frisco Obstetrics and Gynecology, Baylor Scott & White Primary Care

*...and more*

# Property HIGHLIGHTS



Class A Outpatient  
Medical Building  
**Suites available from  
1,617 SF - 5,951 SF**



Excellent visibility and  
immediate access to  
**Hwy 121 and Dallas  
North Tollway**



Directly Connected to Baylor  
Scott & White Medical  
Center - Centennial



On-Site Property  
Management



LOCATED  
NEAR MANY  
AMENITIES  
INCLUDING

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STONEBRIAR CENTRE



LEGACY WEST  
A KITE CENTER



THE STAR  
DISTRICT



# Area OVERVIEW

Frisco, Texas is one of the fastest-growing and most sought-after communities in the Dallas-Fort Worth metroplex, known for its strong economy, exceptional schools, and thoughtfully planned development. Located about 30 miles north of Dallas along the Dallas North Tollway, the city has transformed from a small railroad stop into a major suburban and corporate hub, attracting families, businesses, and national sports organizations. Frisco's population has

surged over the past two decades, supported by high-quality neighborhoods, abundant parks and trails, and a thriving retail and entertainment landscape anchored by destinations such as The Star, Stonebriar Centre, and PGA Frisco. Its blend of economic opportunity, modern infrastructure, and high quality of life continues to position Frisco as one of the premier growth markets in North Texas.





# Area DEMOGRAPHICS

Population .....

13,428

1-mile

138,061

3-mile

Household Income .....

\$200,806

1-mile

\$191,267

3-mile

Total Households .....

4,486

1-mile

48,829

3-mile

Daytime Employment .....

3,540

1-mile

42,776

3-mile

# Get In Touch

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