

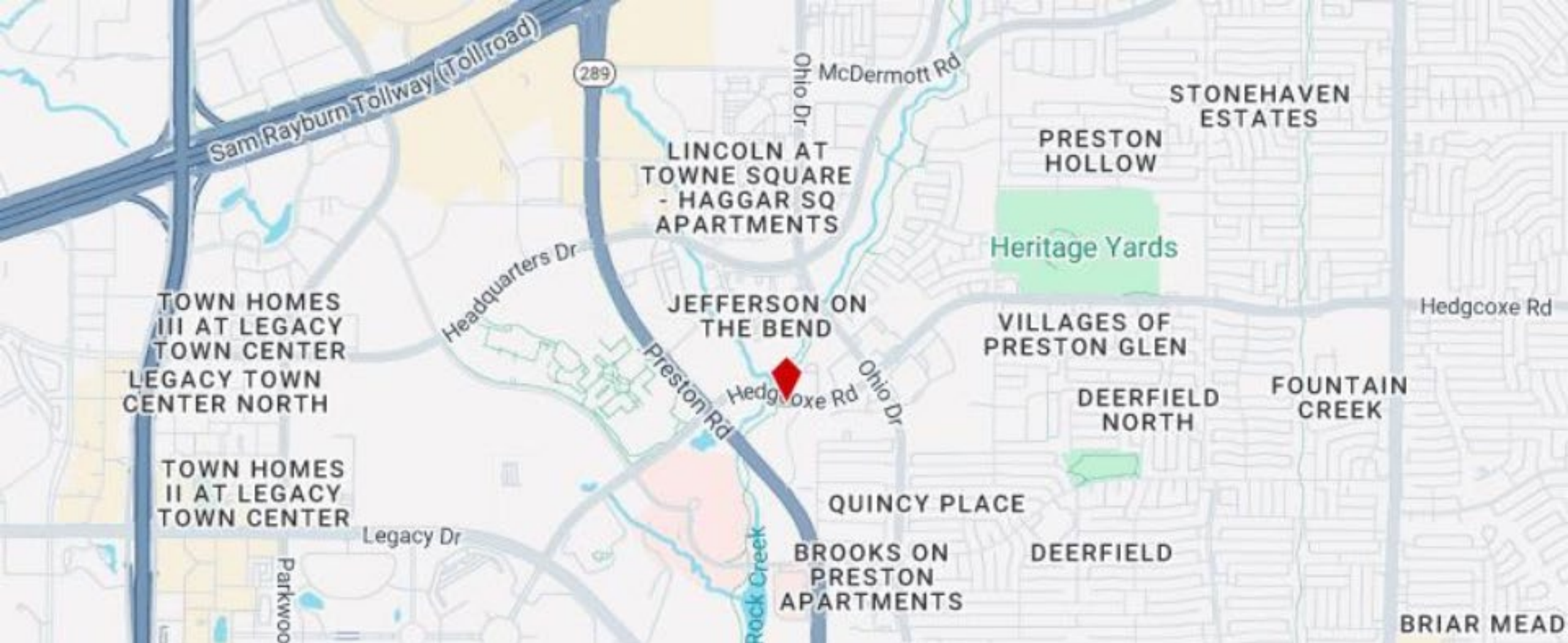
HEDGCOXE CENTER

4800 HEDGCOXE ROAD PLANO, TX 75024

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4800 Hedgcoxe Road Plano, TX 75024

Hedgcoxe Center is located near the intersection of Preston Road and Hedgcoxe Road in Plano, Texas. The building is a shallow building that backs up to a greenbelt area and has a large number of windows allowing natural light into the suites. There is ample parking and excellent signage opportunities. This property is zoned for office (medical and general) and retail use.

AVAILABLE SPACES

Suite 200

| | |
|-----------------|------------------|
| Space Available | 2,587 SF |
| Rental Rate | \$28.00 /SF/YR |
| Date Available | 60 Days |
| Service Type | Triple Net (NNN) |
| Built Out As | Standard Medical |
| Space Type | Relet |
| Space Use | Office/Medical |
| Lease Term | 5 - 10 Years |

Suite 200 is a well designed 2,587 square foot medical office available for lease on the first floor, offering two private entrances for staff and patients. The suite features a spacious waiting area, large receptionist/business office, breakroom, four private offices, six exam rooms, two nurse stations, a dedicated blood draw room, and two restrooms. The efficient layout makes this suite ideal for a wide range of medical or healthcare uses. The convenient access and a professional setting make this an excellent opportunity for an established or growing practice.



SUITE 200

