

FOR LEASE



Whispering Gables

1050 S Coit, Suite 20
Prosper, TX 75078



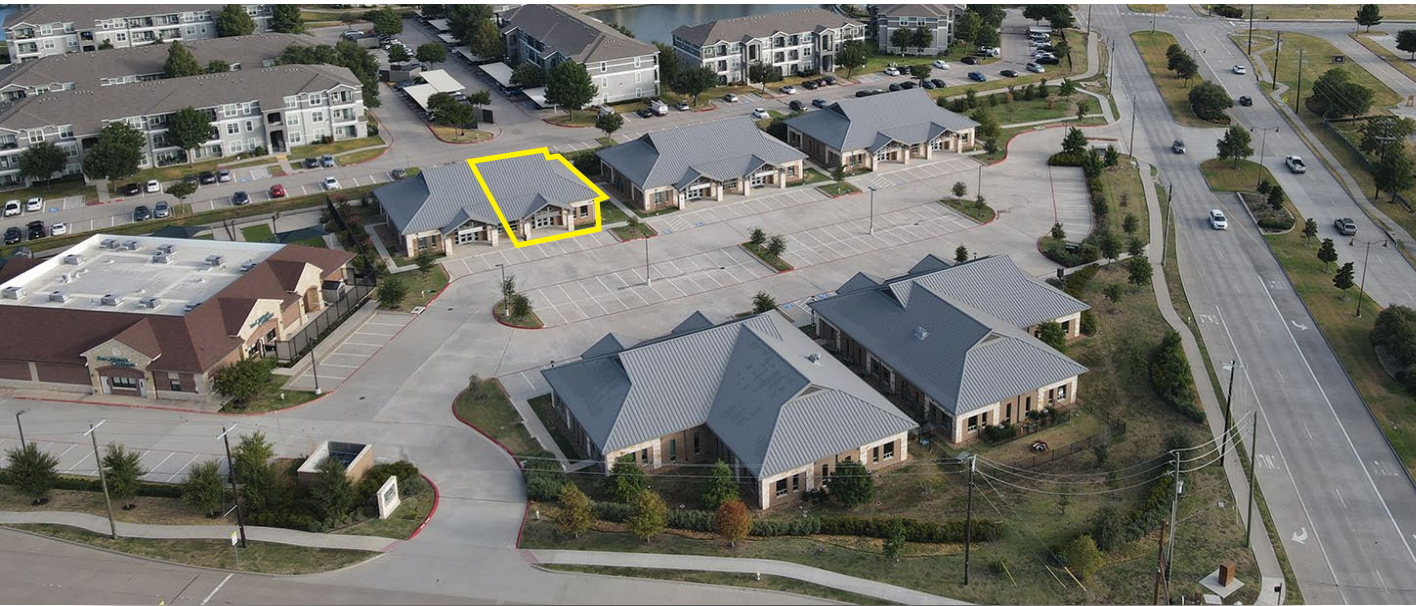
[MedCorePartners.com](https://www.MedCorePartners.com)

OVERVIEW

Whispering Gables



FOR LEASE



TOTAL BUILDING SIZE
5,894



AVAILABLE SF
2,900 SF



USE
MEDICAL OFFICE



PARKING
SURFACE



CONDITION
WARM SHELL

PROPERTY OVERVIEW

Whispering Gables Whispering Gables is a premier, five-building medical office condominium park located in the rapidly growing Prosper, Texas market. The development features a synergistic tenant mix of reputable medical providers including Ikids Pediatric Dentistry, Lockhart Matter Dermatology, Zomnir Family Medicine, Action Behavioral Centers, and Cook Children's.

Now available for lease is a 2,900 SF medical office condo situated within this high-quality medical complex. Delivered in warm shell condition, the space presents a rare opportunity for a medical user to design and build out a custom practice tailored to their operational needs.

The property is distinguished by:

- Modern architectural design and finishes
- Prominent building and monument signage opportunities
- Strategic location in a high-demand medical corridor
- Strong tenant synergy and referral potential

Located just off South Coit Road, Whispering Gables offers exceptional visibility, accessibility, and proximity to a growing residential base and commercial amenities. This is an ideal opportunity for medical practitioners looking to establish or expand in one of North Texas' most dynamic submarkets.

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BUILDING FEATURES:

- Building and monument signage available
- Exterior natural native Texas limestone, brick and cast stone cladding
- Metal roof built with UL-90 requirements and a 16-year finish warranty
- Supplemental roof FRT-rated plywood decking over the purlins for additional sound proofing of the spaces
- Drought tolerate native landscaping material with drip irrigation and rain sensing irrigation control system
- 2" domestic water connections for each Tenant (no hot water)
- 4" sanitary connections for each Tenant
- 600A, 208V, 4 phased power provided with wireway gutter to tenant meter and connection
- All downspouts tie directly to the underground storm sewer system; no outfall to grade

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SHELL SPACE FEATURES:

- Type II- B – “Non-Combustible” Construction
- Structural Steel Frame
- 12 ft clear to underside which will allow for 10 ft+ ceilings in all locations
- Installed perimeter insulation and gyp board
- Fully-sprinklered with NFPA -13 system
- High efficient 16-SEER split system
- Allowable use – medical / general office



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DEMOGRAPHICS

Whispering Gables

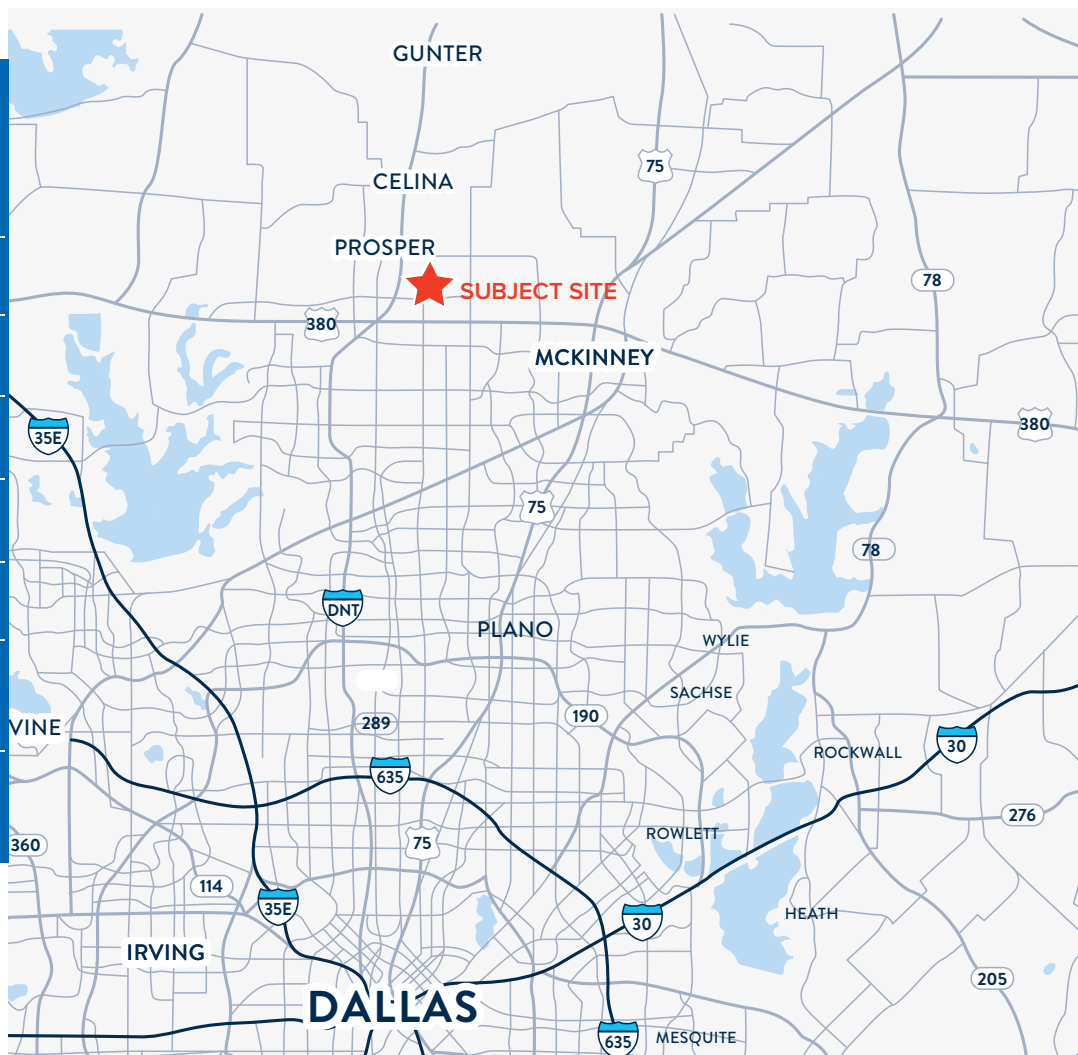


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DEMOGRAPHICS

	1 MI	3 MI
Population	6,296	58,570
Households	1,908	17,448
Median Age	41.3	36.4
Median HH Income	\$200,001	\$179,599
Population Growth 2024-2029	2.5%	38.9%
Household Growth 2024-2029	3.6%	41.8%



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LOCATION OVERVIEW

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FOR LEASE



NEARBY DISTRICTS

Celina

.....

Frisco

.....

McKinney

.....

Melissa

.....

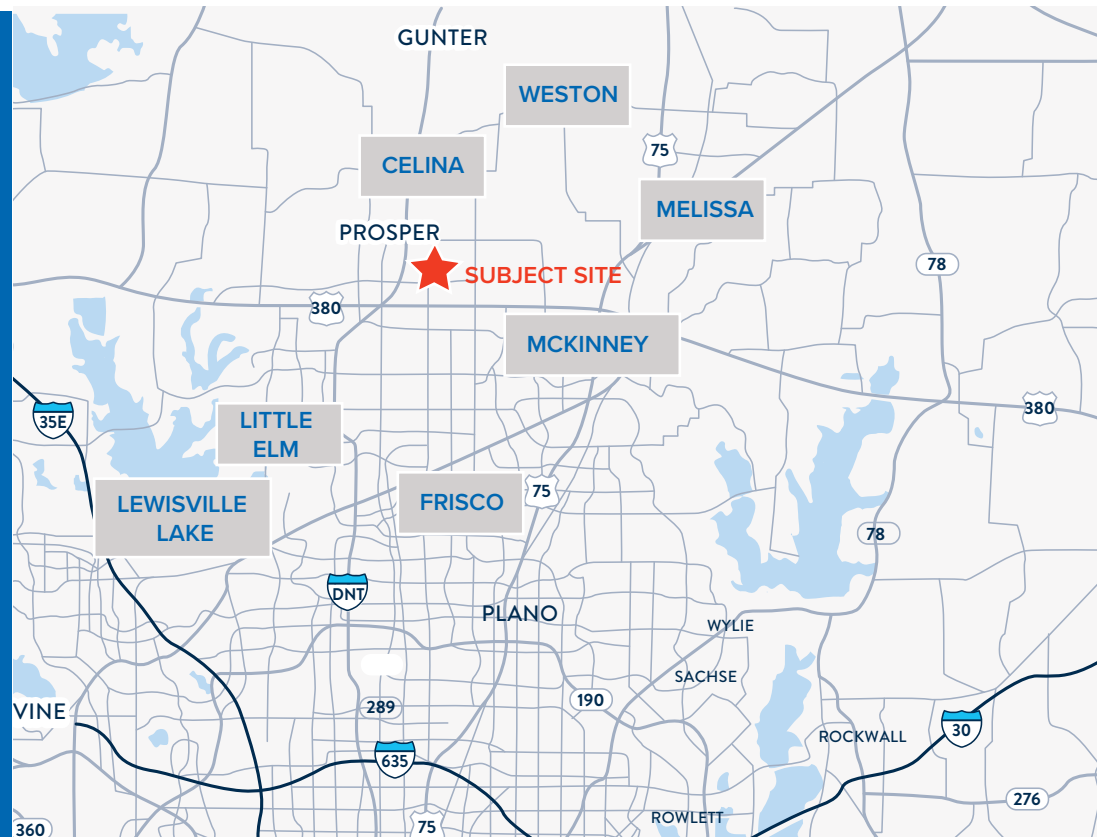
Weston

.....

Little Elm

.....

Lewisville Lake



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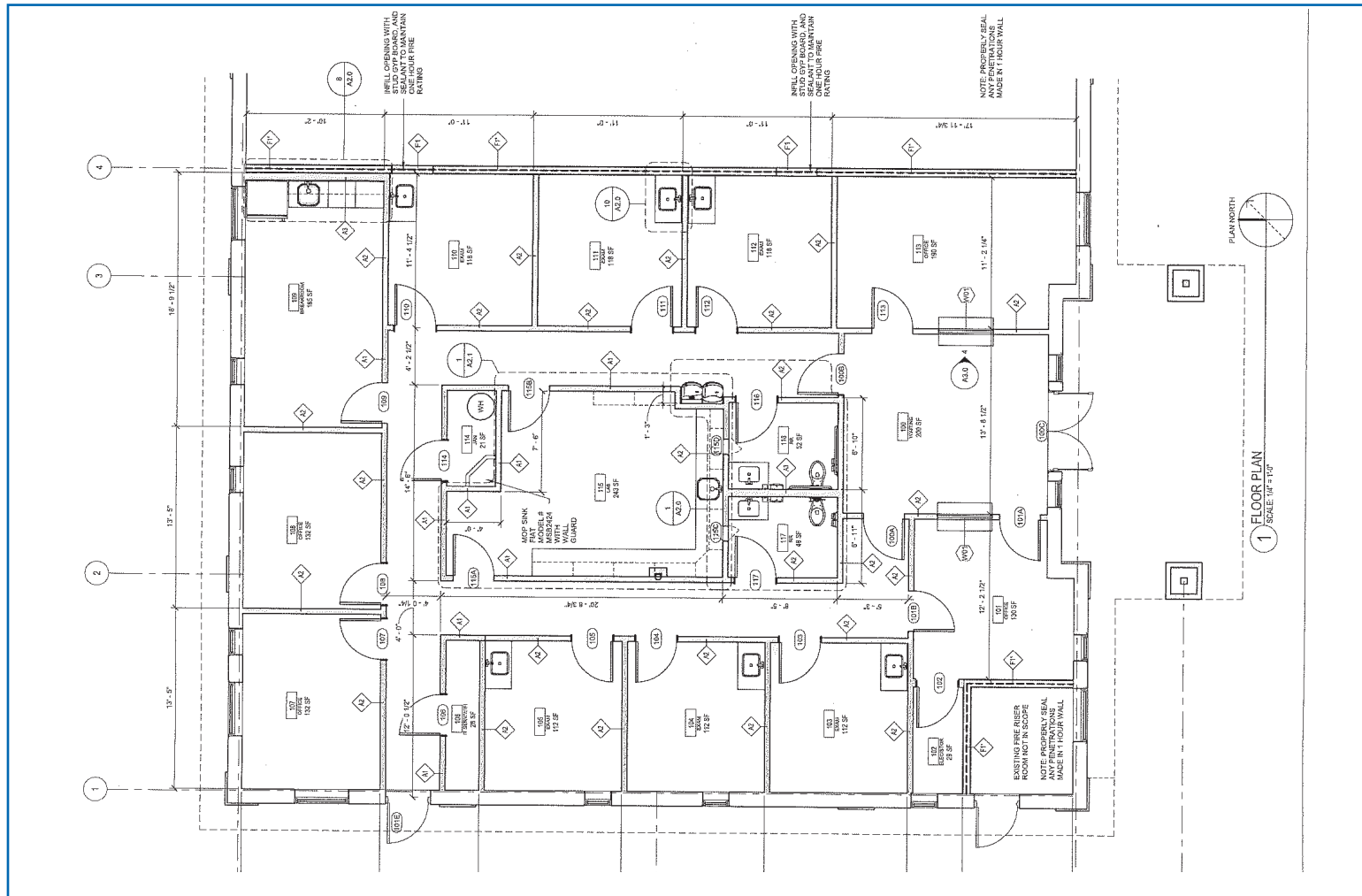
FLOOR PLANS

Whispering Gables



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Conceptual Floor Plano



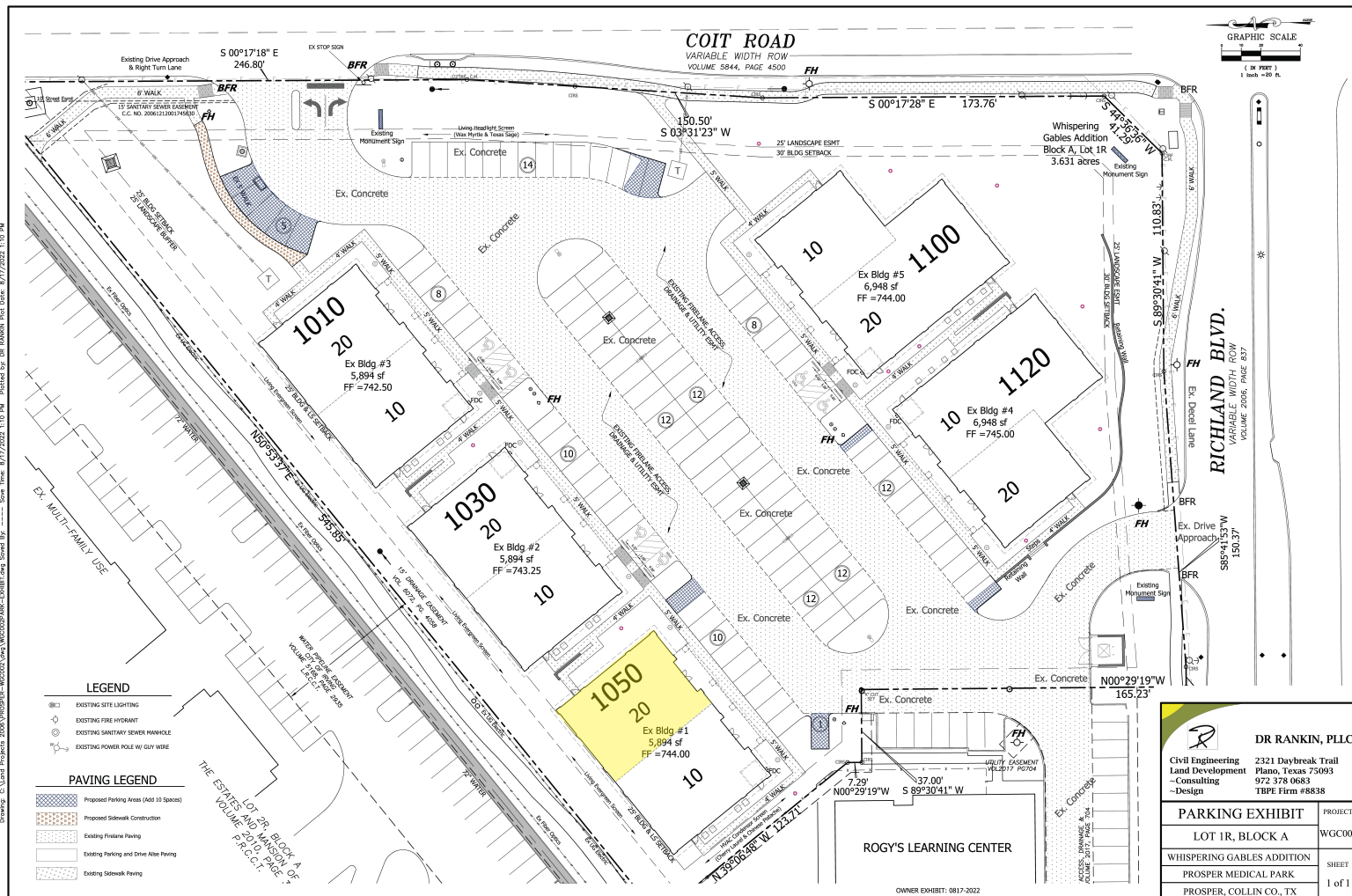
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SITE PLANS

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For More Information!



Kyle Libby

Partner

kyle@medcorepartners.com

214.228.0300



Michael Collins

Managing Director of Brokerage

mcollins@medcorepartners.com

214.244.2278

MedCore



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker; · Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary: · Must treat all parties to the transaction impartially and fairly; · May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.

- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

MedCore Partners	9004098	kyle@medcorepartners.com	(214) 443-8300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle A. Libby	482468	kyle@medcorepartners.com	(214) 443-8300
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

2-10-2025



Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov
IABS 1-1

