

# LAS COLINAS MEDICAL CENTER III

6750 N. Mac Arthur Blvd.  
Irving, TX 75039

## Medical For Lease



Leasing Information:  
214.461.2388

**Banks Newton**  
214.461.2388  
bnewton@lpc.com

**Peter Shaw**  
214.461.2302  
PShaw@lpc.com

**Douglas Maclay**  
214.461.2371  
dmaclay@lpc.com

# Lincoln

Lincoln Property Company  
8140 Walnut Hill Lane Suite 700  
Dallas, TX 75231

[www.lpc.com](http://www.lpc.com)



# LAS COLINAS MEDICAL CENTER III

Medical For Lease

6750 N. Mac Arthur Blvd. | Irving, TX 75039



## Property Overview

Las Colinas Medical Office Buildings I and III are Class A, medical office buildings with institutional ownership located on the campus of Medical City of Las Colinas. The buildings are conveniently located on the SEC of State Highway 161 and MacArthur Blvd with great interstate access. The buildings have move-in ready spec suites, and multiple 2nd generation medical office spaces where we can offer generous tenant improvement packages.

## Property Highlights

- Move-in ready suites
- Directly attached to Medical City Las Colinas
- Conveniently located at the Intersection of 161 and MacArthur
- Close to Retail and Restaurants
- Easy access to Highway 161 and I- 635/ LBJ
- Tenant Improvement Allowance Available
- Excellent tenant mix to help grow your practice

## Availabilities

## SF

Suite 160	1,726 SF
Suite 151	2,703 SF

**Banks Newton**

214.461.2388  
bnewton@lpc.com

**Peter Shaw**

214.461.2302  
PShaw@lpc.com

**Douglas Maclay**

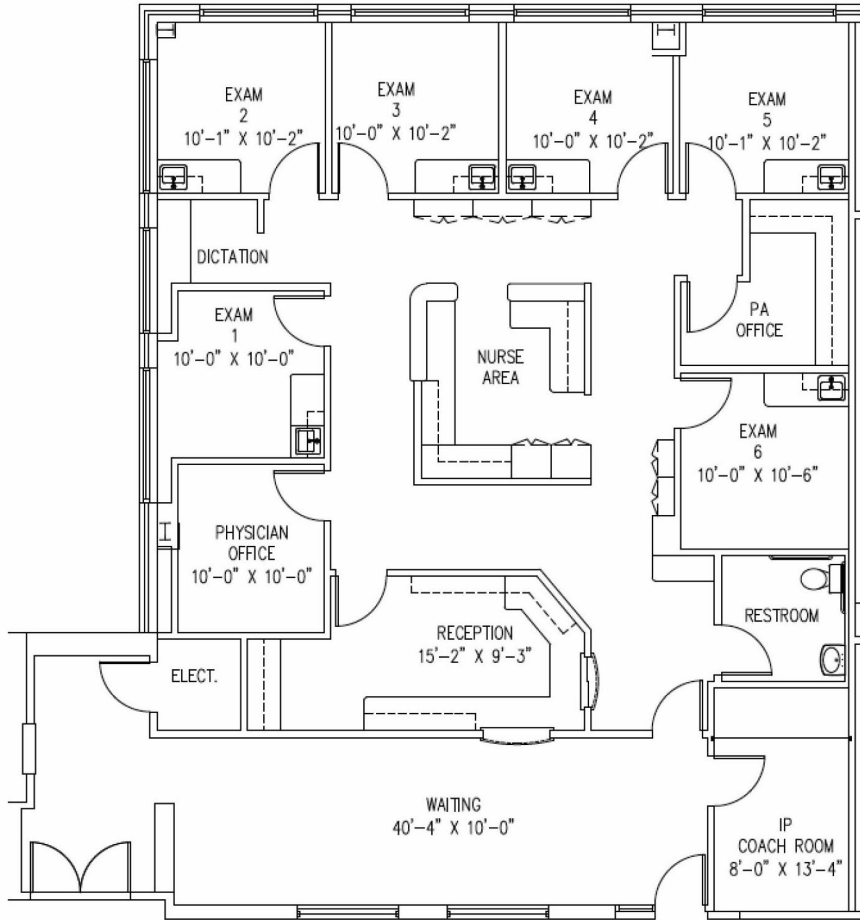
214.461.2371  
dmaclay@lpc.com

**Lincoln**

# LAS COLINAS MEDICAL CENTER III

Suite 151

6750 N. Mac Arthur Blvd. | Irving, TX 75039



**Suite**

**Size**

Suite 151

2,703 SF

**Banks Newton**

**Peter Shaw**

**Douglas Maclay**

214.461.2388

214.461.2302

214.461.2371

bnewton@lpc.com

PShaw@lpc.com

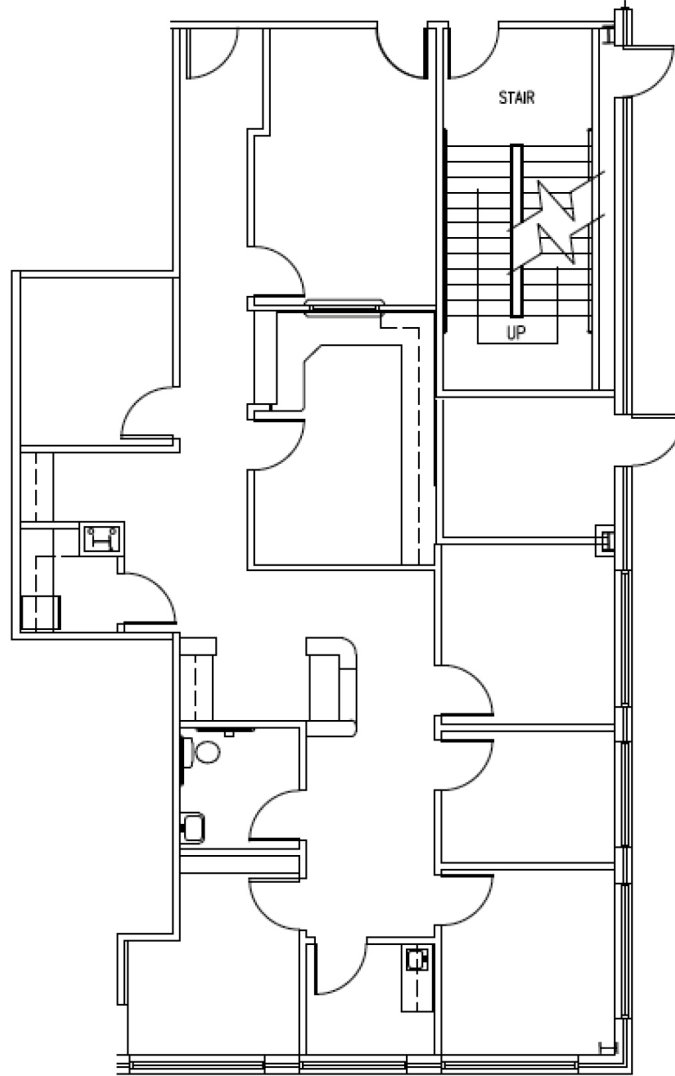
dmaclay@lpc.com

**Lincoln**

# LAS COLINAS MEDICAL CENTER III

Suite 160

6750 N. Mac Arthur Blvd. | Irving, TX 75039



---

**Suite**

Suite 160

**Size**

1,726 SF

---

**Banks Newton**

214.461.2388  
bnewton@lpc.com

**Peter Shaw**

214.461.2302  
PShaw@lpc.com

**Douglas Maclay**

214.461.2371  
dmaclay@lpc.com

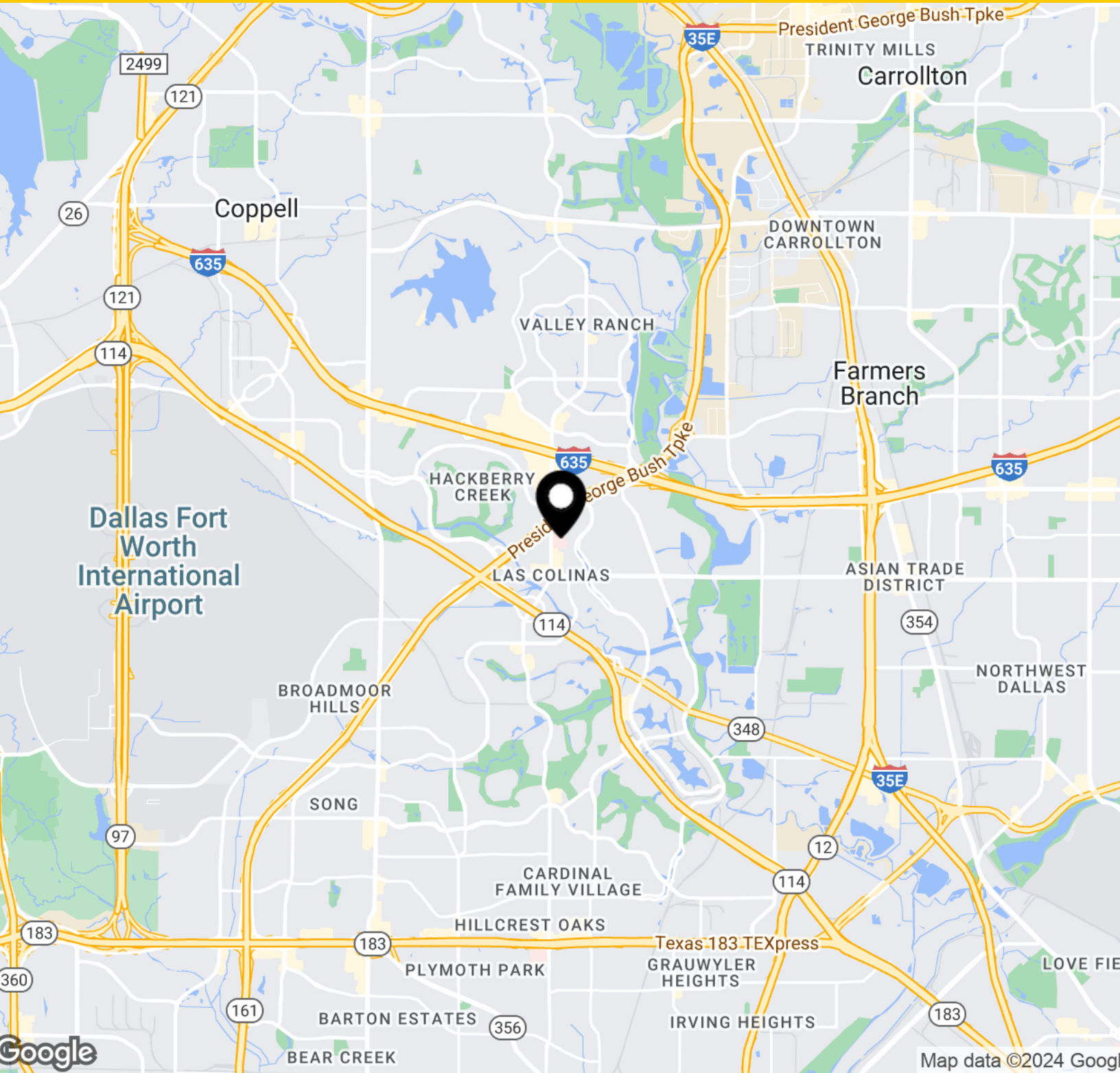
**Lincoln**



# LAS COLINAS MEDICAL CENTER III

## Location Map

6750 N. Mac Arthur Blvd. | Irving, TX 75039



**Banks Newton**

214.461.2388  
bnewton@lpc.com

**Peter Shaw**

214.461.2302  
PShaw@lpc.com

**Douglas Maclay**

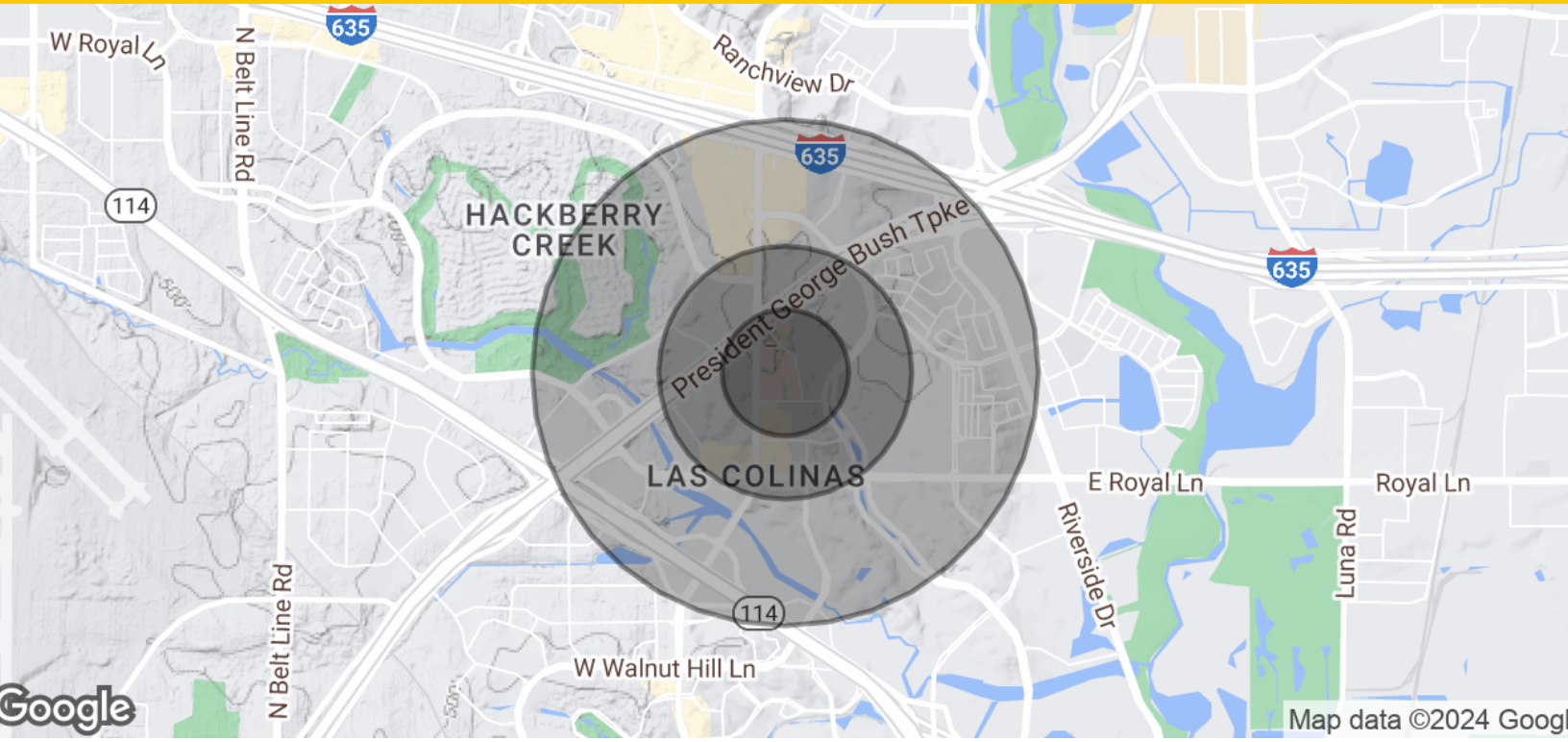
214.461.2371  
dmaclay@lpc.com

# Lincoln

# LAS COLINAS MEDICAL CENTER III

# Demographics Map & Report

6750 N. Mac Arthur Blvd. | Irving, TX 75039



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	856	5,053	13,106
Average Age	35.0	32.6	32.9
Average Age (Male)	35.6	32.7	32.8
Average Age (Female)	32.5	31.6	32.4
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	399	2,579	6,129
# of Persons per HH	2.1	2.0	2.1
Average HH Income	\$127,491	\$92,821	\$109,653
Average House Value	\$340,532	\$163,737	\$235,944

\* Demographic data derived from 2020 ACS - US Census

**Banks Newton**    **Peter Shaw**    **Douglas Maclay**  
 214.461.2388    214.461.2302    214.461.2371  
 bnewton@lpc.com    PShaw@lpc.com    dmaclay@lpc.com

**Lincoln**





# LAS COLINAS MEDICAL CENTER III

6750 N. Mac Arthur Blvd.  
Irving, TX 75039

Leasing Information:  
214.461.2388

**Banks Newton**  
214.461.2388  
bnewton@lpc.com

**Peter Shaw**  
214.461.2302  
PShaw@lpc.com

**Douglas Maclay**  
214.461.2371  
dmaclay@lpc.com

## Lincoln

Lincoln Property Company  
8140 Walnut Hill Lane Suite 700  
Dallas, TX 75231

[www.lpc.com](http://www.lpc.com)