



FOR LEASE / SALE

4104 West 15th Street Unit 200, Plano TX 75093

# EXECUTIVE SUMMARY & DISCLAIMER

*Wynmark Commercial Real Estate Group, PLLC is pleased to offer 4104 West 15th Street 3108 Midway Road Suite 106, Plano TX for lease.*

## PLANO, TEXAS

- **Turn-Key, 2nd-Generation Medical Suite** Existing medical build-out enables rapid occupancy and minimizes upfront capital, ideal for practices seeking a quick start.
- **Collaborative Medical Park Environment** Part of an established medical campus with complementary specialties, creating built-in referral pathways and day-to-day clinical synergies.
- **Near Medical City Plano** Convenient proximity to Medical City Plano supports physician alignment, patient overflow, and access to hospital services.
- **High-Visibility Signage on W 15th Street** Monument and building signage opportunities provide strong brand presence and easy way-finding for patients.
- **Patient-Friendly Access & Parking** Ground-level entry, ample surface parking, and quick connections to Coit Rd., US-75, and PGBT streamline visits for patients and staff.
- **Prime West Plano Demographics** Affluent, densely populated trade area with strong payer mix supports long-term practice growth and stability.

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# PROPERTY SUMMARY



## SUMMARY

Suite Size: 3,039 SF

Year Building Built: 2001

Year Suite Renovated: 2020

## SUITE 200

Suite Size: 3,039 SF

2nd generation medical office space (previously a Plastic Surgery clinic)

## ECONOMICS

Base Rent: \$27.50 PSF

NNN: \$13.06

Purchase Price: \$370.00 PSF

## PROJECT TENANTS

Eye Care

Neurology

Internal Medicine

Urogynecology

Dermatology

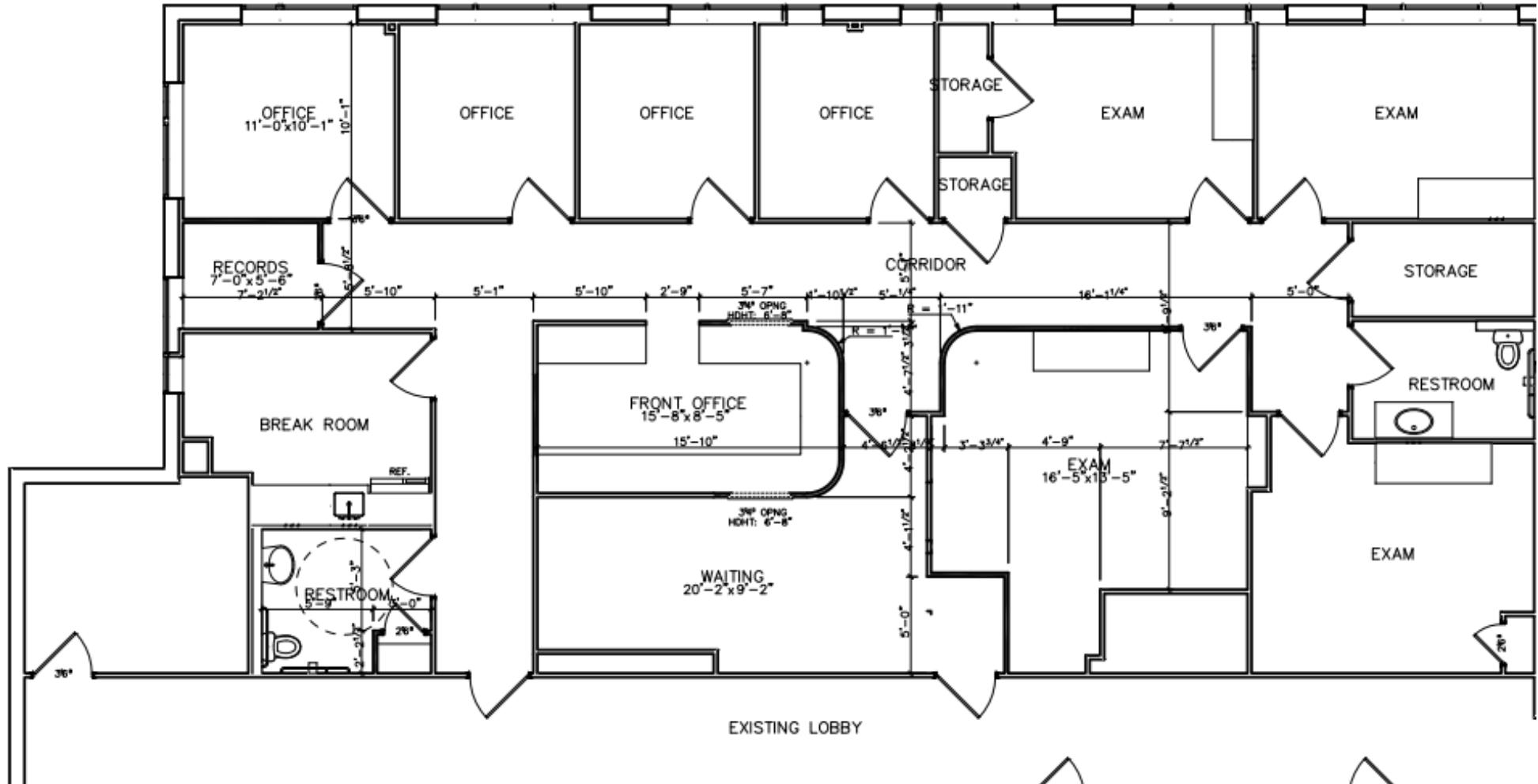
Heart Medicine

General Practice

Plastic Surgery

Digestive Health

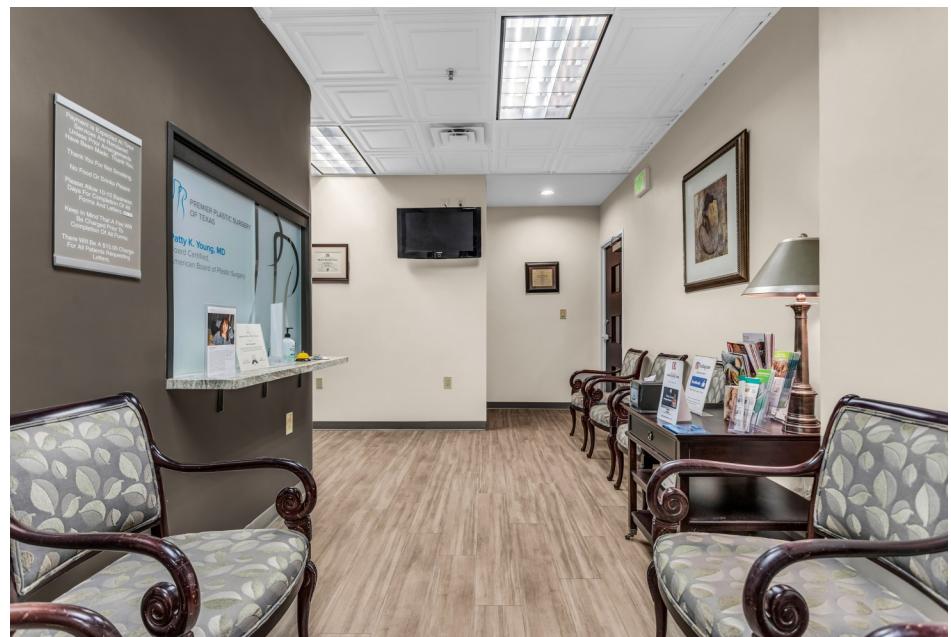
# SUITE 120 FLOOR PLAN



# EXAM ROOMS



# LOBBY



# NURSE STATION



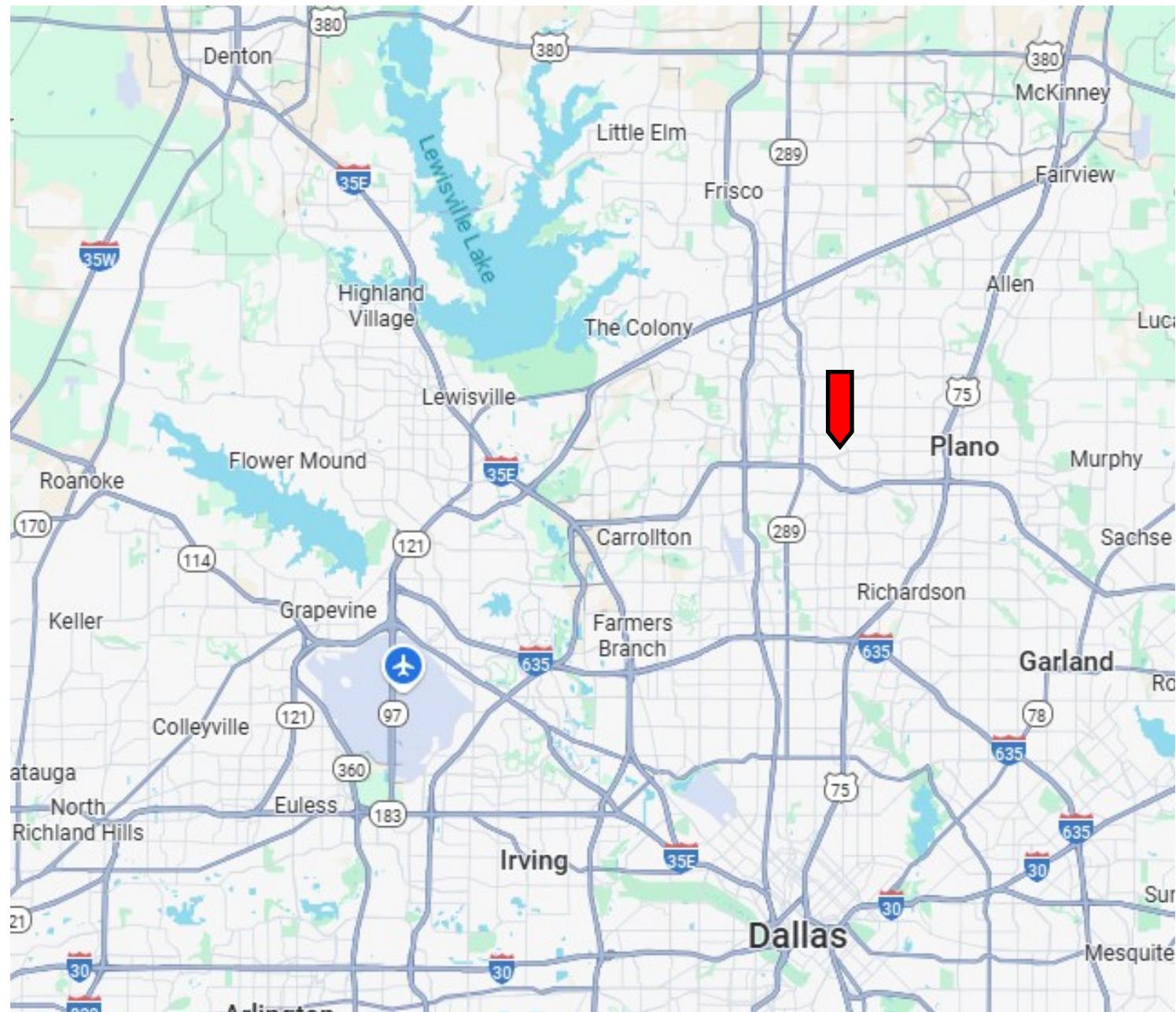
# OFFICE, BREAK ROOM, AND CHART ROOM



## LOCATION



## LOCATION



## DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
<b>2024 Households by HH Income</b>	<b>4,720</b>	<b>55,565</b>	<b>161,642</b>
<\$25,000	688 14.58%	7,644 13.76%	18,202 11.26%
\$25,000 - \$50,000	480 10.17%	7,589 13.66%	24,969 15.45%
\$50,000 - \$75,000	1,238 26.23%	9,904 17.82%	29,414 18.20%
\$75,000 - \$100,000	454 9.62%	5,743 10.34%	20,266 12.54%
\$100,000 - \$125,000	476 10.08%	5,130 9.23%	15,468 9.57%
\$125,000 - \$150,000	313 6.63%	4,296 7.73%	12,143 7.51%
\$150,000 - \$200,000	541 11.46%	5,882 10.59%	15,980 9.89%
\$200,000+	530 11.23%	9,377 16.88%	25,200 15.59%

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	12,983	160,812	438,539
2024 Estimate	10,681	135,229	377,371
2020 Census	9,810	125,670	358,281
Growth 2024 - 2029	21.55%	18.92%	16.21%
Growth 2020 - 2024	8.88%	7.61%	5.33%



## 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.

**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.

**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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

Wynmark Commercial Property Management Company LLC	9005856	christina@wynmarkcommercial.com	972-810-4308
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark Pittman	526294	markp@wynmarkcommercial.com	972-897-0562
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 \_\_\_\_\_

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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