

◆ Surgical Hospital Available

MODERN BUILD OUT | 23,988 RSF



4100 Mapleshade Lane

PLANO, TX 75093

NEWMARK

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Nestled in the center of Plano, this exceptional Hospital space is the ultimate destination for top-notch healthcare.

This ~24,000 SF, move-in-ready surgical facility offers Class A medical finishes and infrastructure that allows a physician group or health system to begin operations quickly with minimal ramp-up.

The building features a highly efficient clinical layout that includes three state-of-the-art operating rooms, a dedicated procedure room, pre-op and recovery areas with eight patient beds, as well as on-site X-ray and imaging capabilities. The design supports both high-acuity surgical care and streamlined patient throughput. Beyond the clinical areas, the facility is supported by strong operational amenities including a spacious patient waiting area, an in-house kitchen, physician and staff lounges, and ample administrative space to support day-to-day operations.

For groups seeking additional expansion or outpatient-heavy services, an adjacent medical office building offers available space and an established referral base, creating a natural on-campus ecosystem for surgical, clinic, and follow-up care.

BUILDING HIGHLIGHTS

- 24 Hour Access
- Spacious Patient Waiting Areas
- Emergency/Back-Up Generator On-Site
- Surgical Procedural Room
- 8 Patient Beds
- 3 Operating Rooms
- Medical Office Building Next Door
- Ample Parking with Emergency Drop-Off Zones



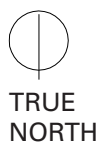
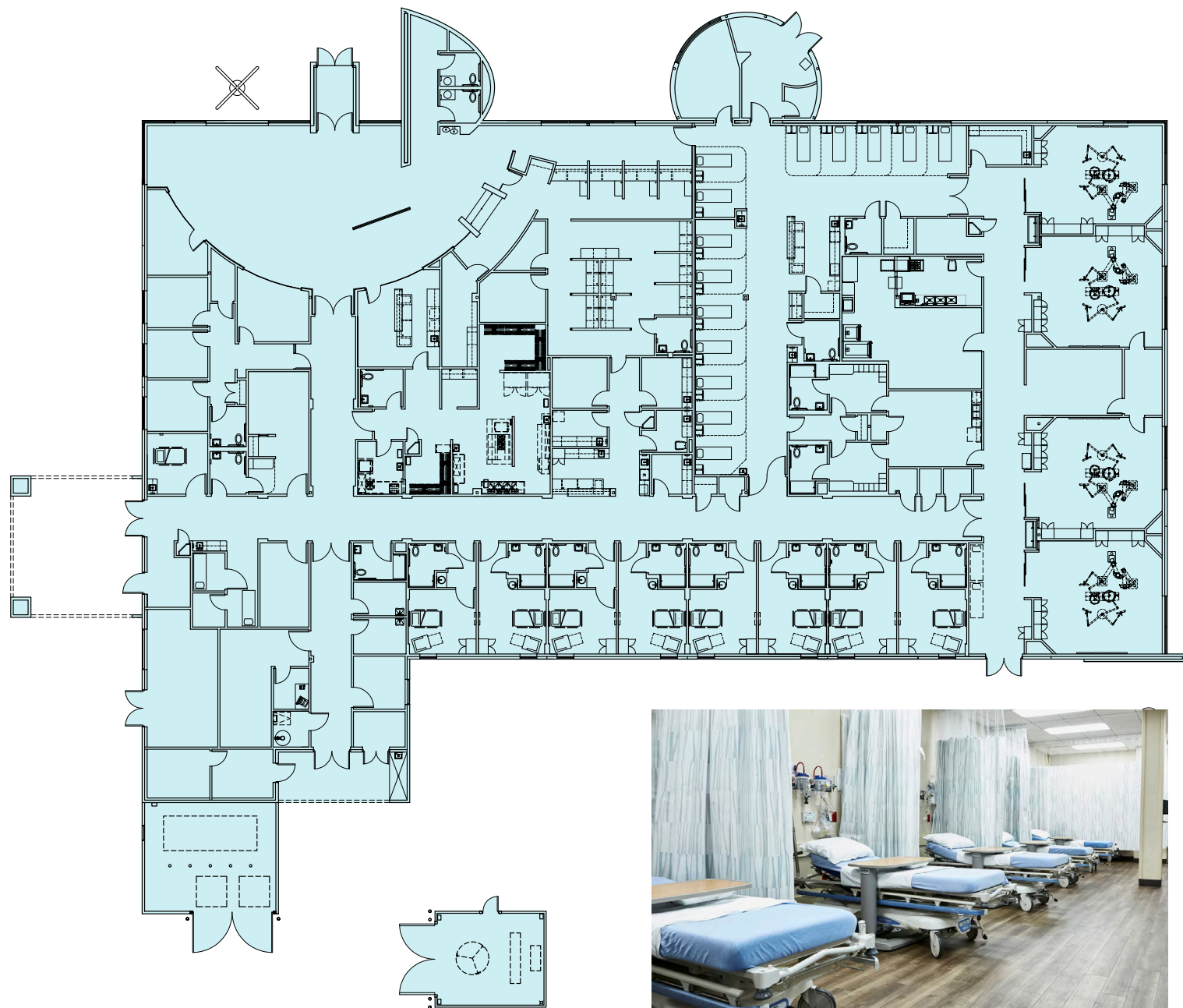
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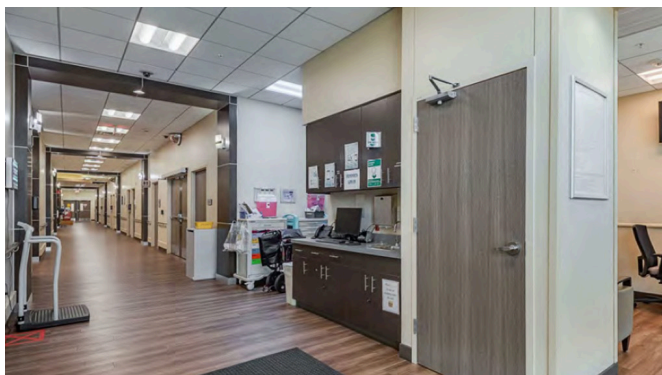
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TRUE
NORTH



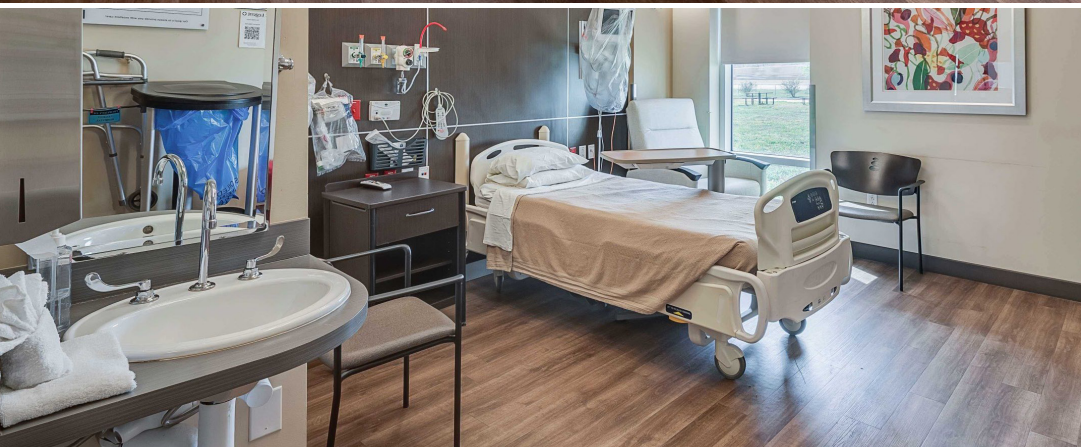
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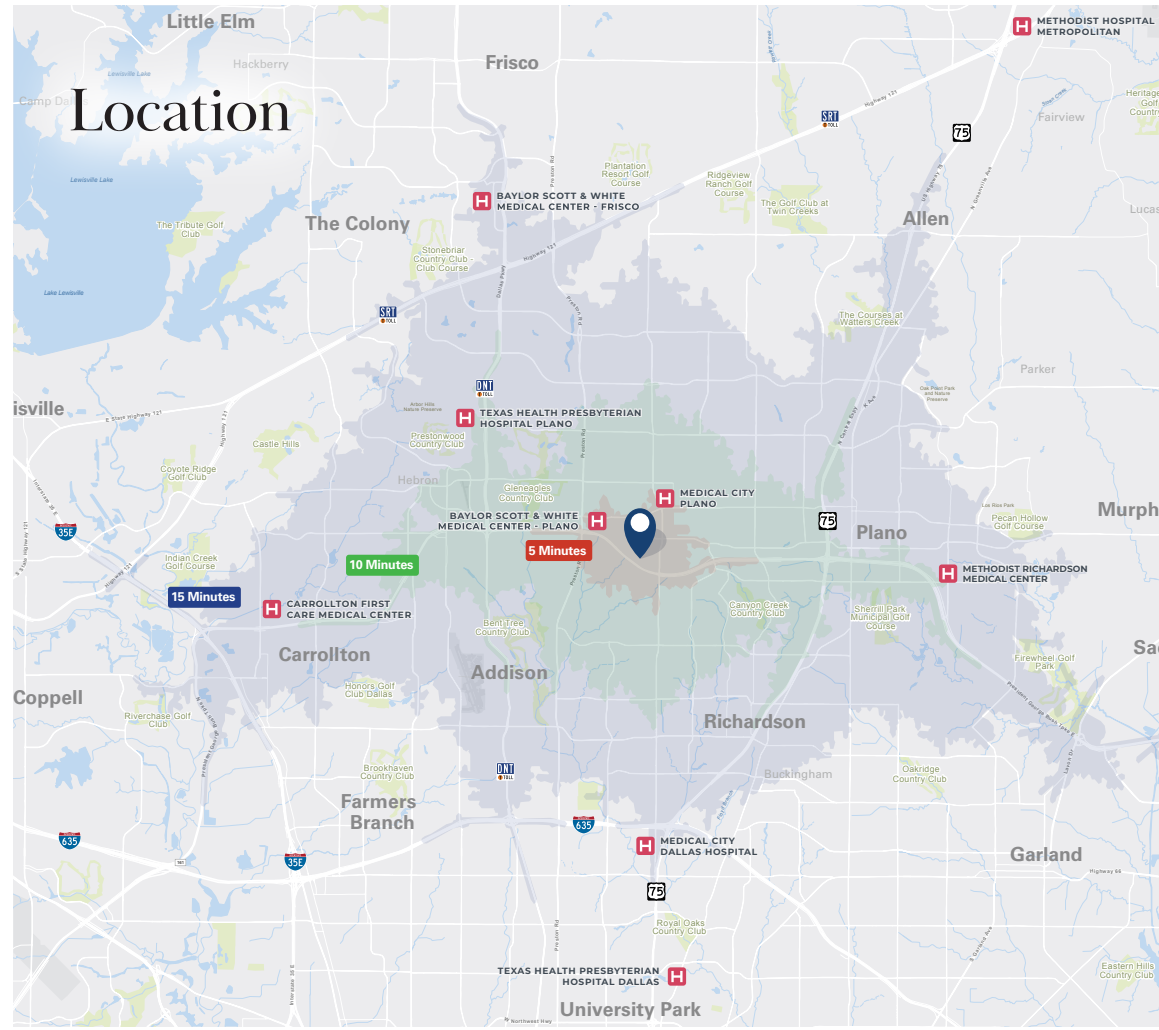
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Location






Gap Analysis

	FTEs in 5 Mile Drive	Indicated Demand	Gap	
Pediatrics	118	146.3	28	GAP DETECTED
Pathology	27	34.1	7	
Renal	17	18.2	1	
Sports Medicine	3	4.2	1	
Otolaryngology	19	19.5	0	
Hematology	18	18.1	0	
Medical Genetics	2	2.0	0	
Critical Care	11	10.8	0	
Oncology	10	8.6	-1	
Gastroenterology	30	28.0	-2	
Emergency Medicine	89	86.8	-2	COMPETITION DETECTED
Hospice & Palliative	4	1.2	-3	
Sleep	6	3.0	-3	
Geriatrics	11	7.2	-4	
Preventive Medicine	15	10.3	-5	
Infectious Disease	17	12.2	-5	
Dermatology	28	21.3	-7	
Nuclear Medicine	12	5.2	-7	
Pulmonary	26	18.6	-7	
Hospitalist	28	19.7	-8	
Urology	28	18.9	-9	
Endocrinology & Diabete	22	11.9	-10	
Allergy & Immunology	23	8.6	-14	
Podiatry	60	29.0	-31	
Pain Medicine	43	7.0	-36	
Orthopedics	90	52.4	-38	
Cardiology & Vascular	99	49.6	-49	
Obstetrics & Gynecology	146	82.6	-63	
Physical Medicine & Rehab	105	37.0	-68	
Radiology	157	82.2	-75	
Family Medicine	315	233.6	-81	
Psychiatry & Neurology	197	103.1	-94	
Anesthesiology	219	111.3	-108	
Surgery	219	101.5	-118	
Vision	258	133.5	-125	
Internal Medicine	388	237.8	-150	
Dental	672	421.3	-251	
Rheumatology	12	10.1		




Health Care Insurance


This information provides a set of key demographics and health care indicators


 Has One Type Of Health Insurance	18.1%	19.6%	31.1%	5.8%
 Population (ACS)	21.2%	26.1%	39.6%	13.2%
 No Health Insurance	2.4%	5.3%	6.4%	0.3%
Population Age	19<	19-34	35-64	65+

Population


 **602,678**
Civilian Noninstitutionalized Population (ACS)


Exercise (Percent of Adults)

 **50.2%**
Exercise at Home 2+ Times per Week

 **13.7%**
Exercise at Club 2+ Times per Week


Health Care Expenditure

 **\$5,467**
Annual Health Insurance Expenditures

 **\$2,961**
Medical Care

Health Care (Consumer Spending)

Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$1,497.6
Medicare Payments	\$1,154.3
Physician Services	\$374.8
Dental Services	\$553.8
Eyecare Services	\$102.8
Lab Rests/X-Rays	\$95.3
Hospital Room & Hospital Services	\$330.6
Convalescent/Nursing Home Care	\$40.3

 **Medicare Population 65+**

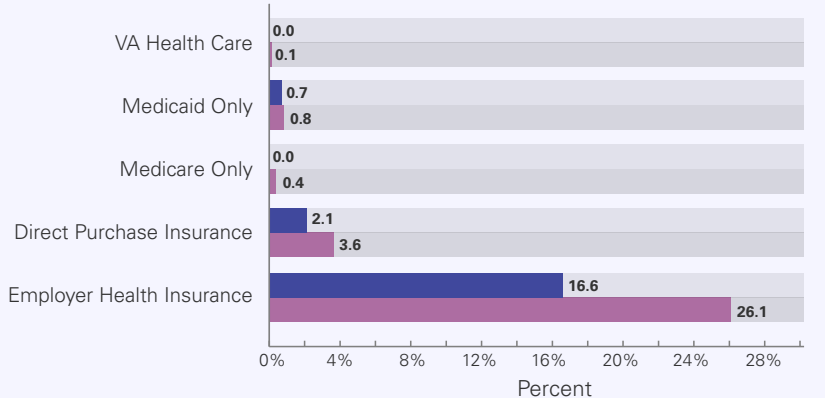
30,187 Medicare Only

14,459 Direct-Purch & Medicare

12,673 Employer & Medicare

4,420 Medicare & Medicaid

Health Insurance Coverage (ACS)



 Source: This infographic contains data provided by ACS (2018-2022), esri-U.S. BLS (2024), esri-MRI-Simmons (2024). © 2025 esri



Unlocking Value. Delivering Excellence.

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