

LAS COLINAS MEDICAL CENTER I

6750 N. Mac Arthur Blvd.
Irving, TX 75039

Healthpeak® | DOC
LISTED
NYSE



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

Elizabeth Madden
214.461.2366
emadden@lpc.com

Lincoln

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

www.lpc.com

LAS COLINAS MEDICAL CENTER I

Outpatient Medical For Lease

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Property Overview

Las Colinas Medical Office Buildings I and III are Class A, outpatient medical 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 outpatient medical 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
303	2,024 SF
Suite 310	1,754 SF

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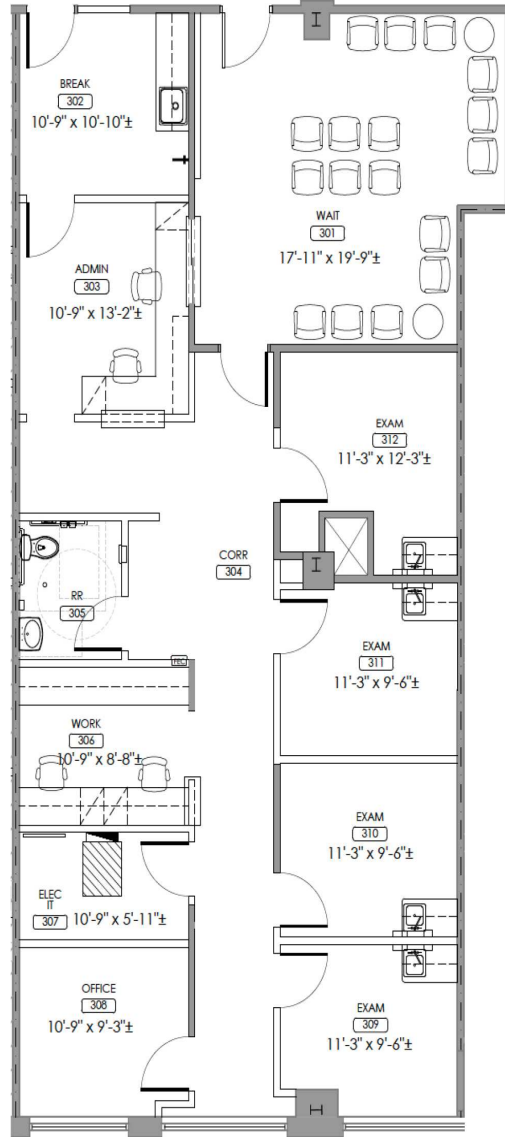
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Suite	Size	Virtual Tour
303	2,024 SF	View Here

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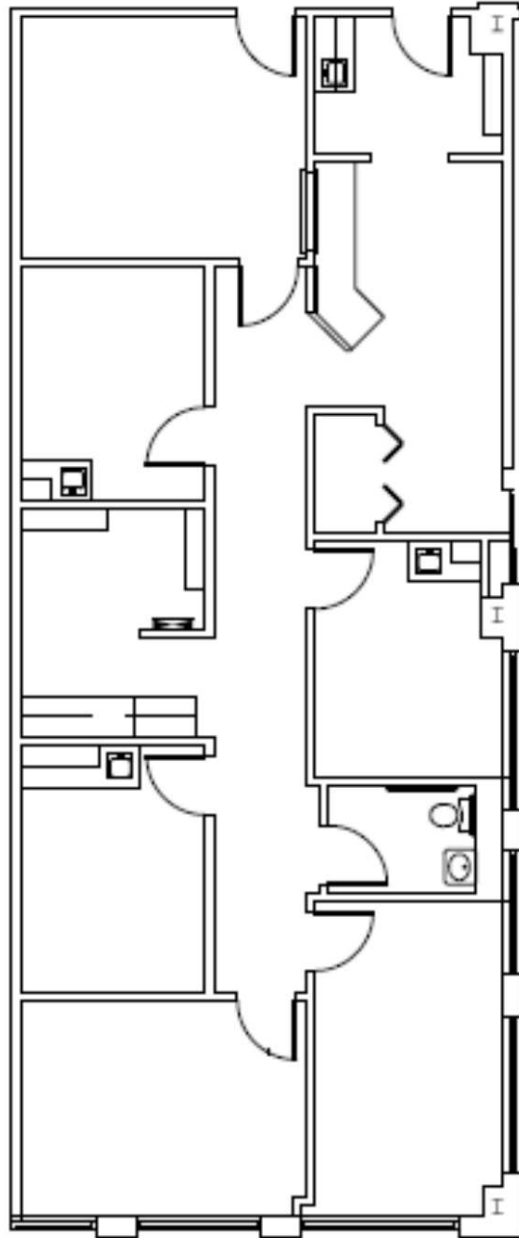
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Suite

Size

Suite 310

1,754 SF

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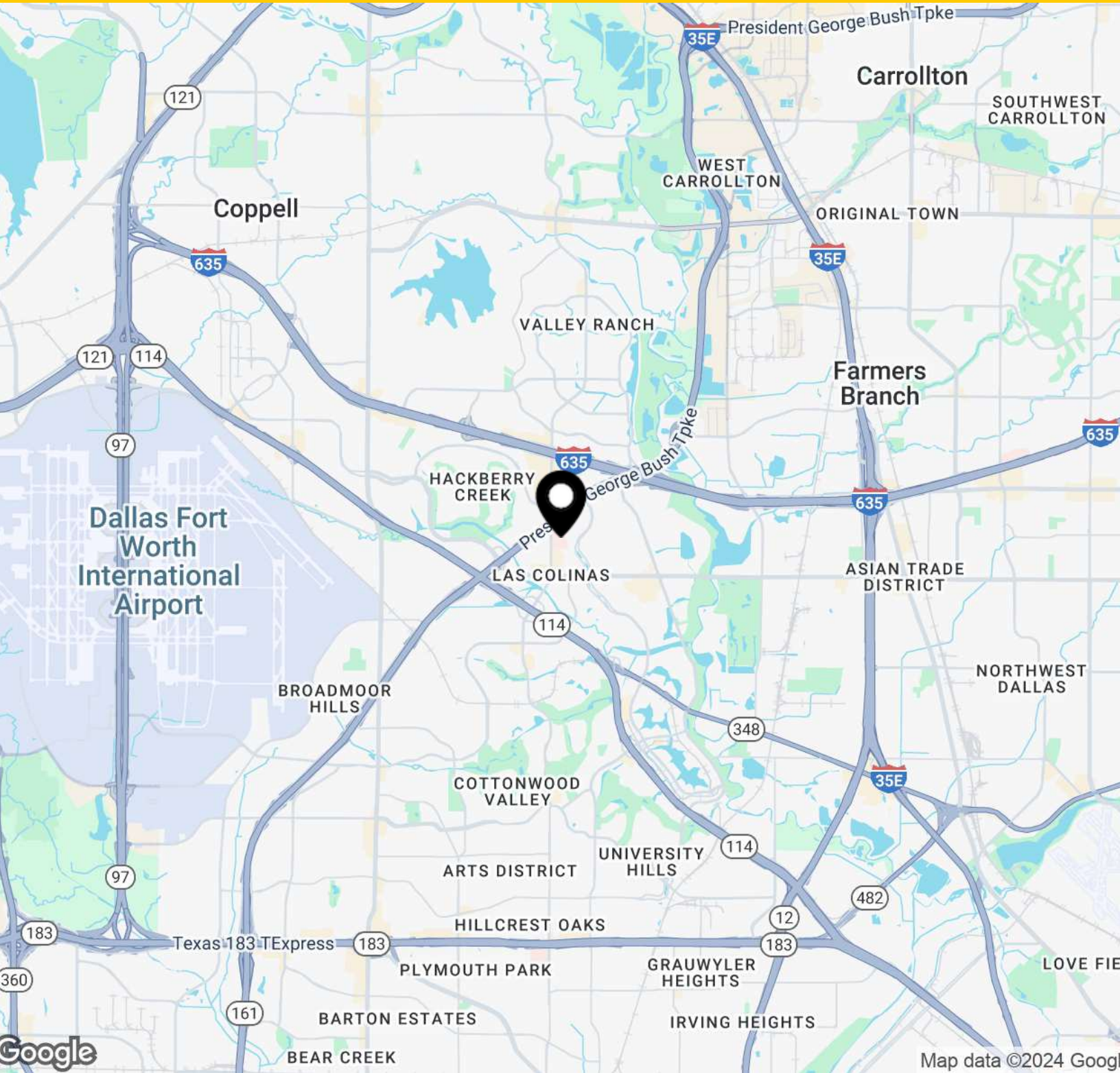
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Location Map

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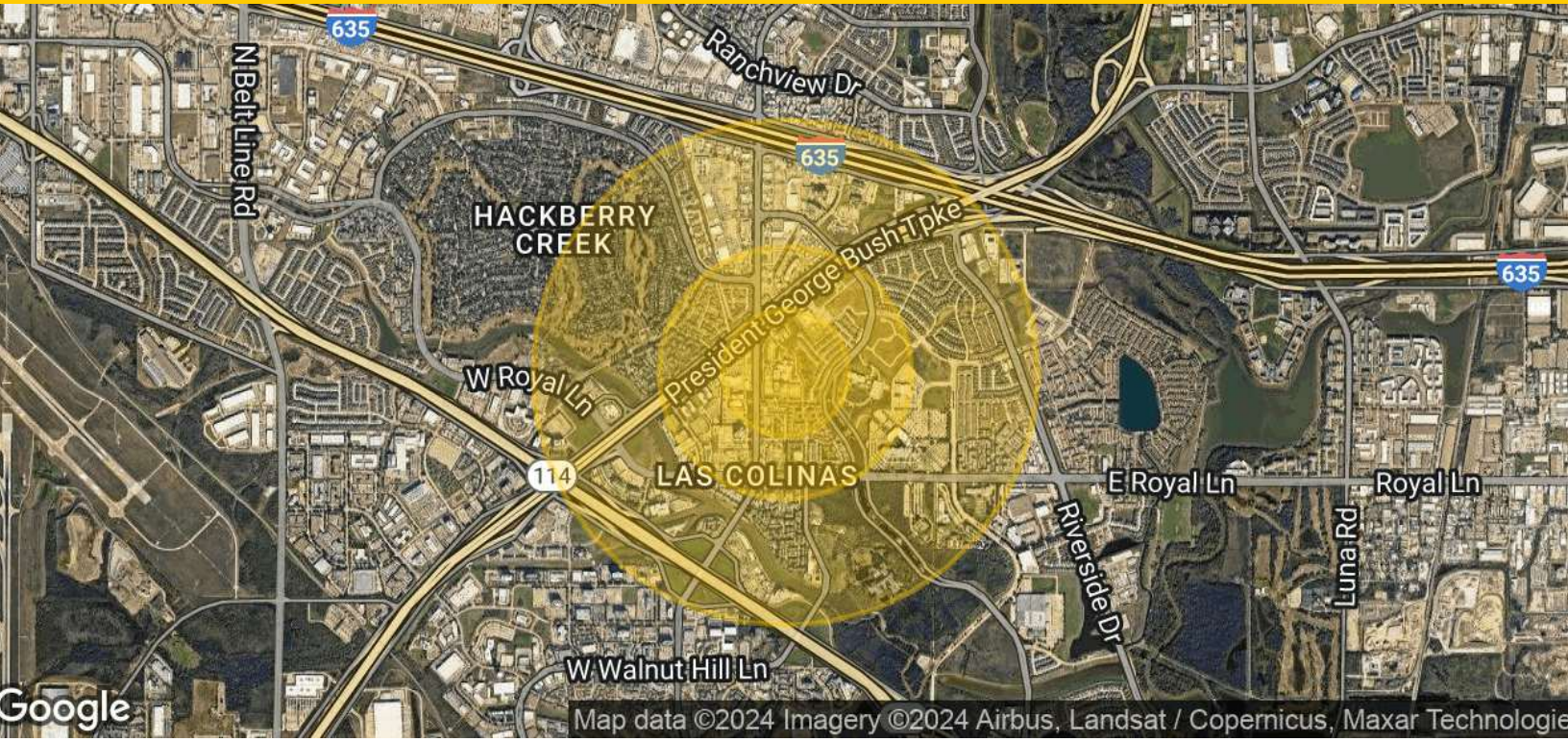
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Demographics Map & Report

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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

2020 American Community Survey (ACS)

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