

# FOR SALE OR LEASE

## 4646 Dubai Way - North Building



**Class A+ | 2 Stories | Medical Office**



4646 Dubai Way, Frisco, TX 75034

# PROPERTY OVERVIEW



**PRICE/RENT** Contact Broker



**YEAR BUILT** 2024



**BUILDING** 18,088 SF



**SPACE** Up to 14,765 SF



**LOT SIZE** 1.77 ACRES



**ZONING** O-2/R/RES & PD-248



**PARKING** 175 Spaces

# 4646 DUBAI WAY - NORTH BUILDING

Located at 4646 Dubai Way in Frisco, Texas, this property is part of a two-building development positioned near The Star and within close proximity to major healthcare providers including Texas Health Hospital Frisco and Scottish Rite for Children. The property benefits from a premier location within one of North Texas' most established and highly sought after medical corridors, offering strong connectivity to hospital systems, referral networks, and a growing patient base.

With the exception of a 3,323 SF leased suite, the available space is delivered in shell condition, providing medical users with the opportunity to design and construct a fully customized build out tailored to their clinical and operational needs. This flexibility makes the space well suited for physician practices, specialty clinics, and outpatient providers seeking a long term presence in a top tier Frisco location. Supported by strong demographics, continued population growth, and limited trophy medical office supply in the immediate area, this asset offers exceptional positioning within the Frisco medical market.





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# NORTH BUILDING

## LUXURY LEASING

This boutique leasing opportunity offers a unique chance for tenants to design a truly differentiated space in the Frisco market. With ceiling heights exceeding twenty feet, two elevators, private outdoor space on both floors, and shared structured parking, the building provides the architectural scale and flexibility needed to create a premium, experience-driven environment.

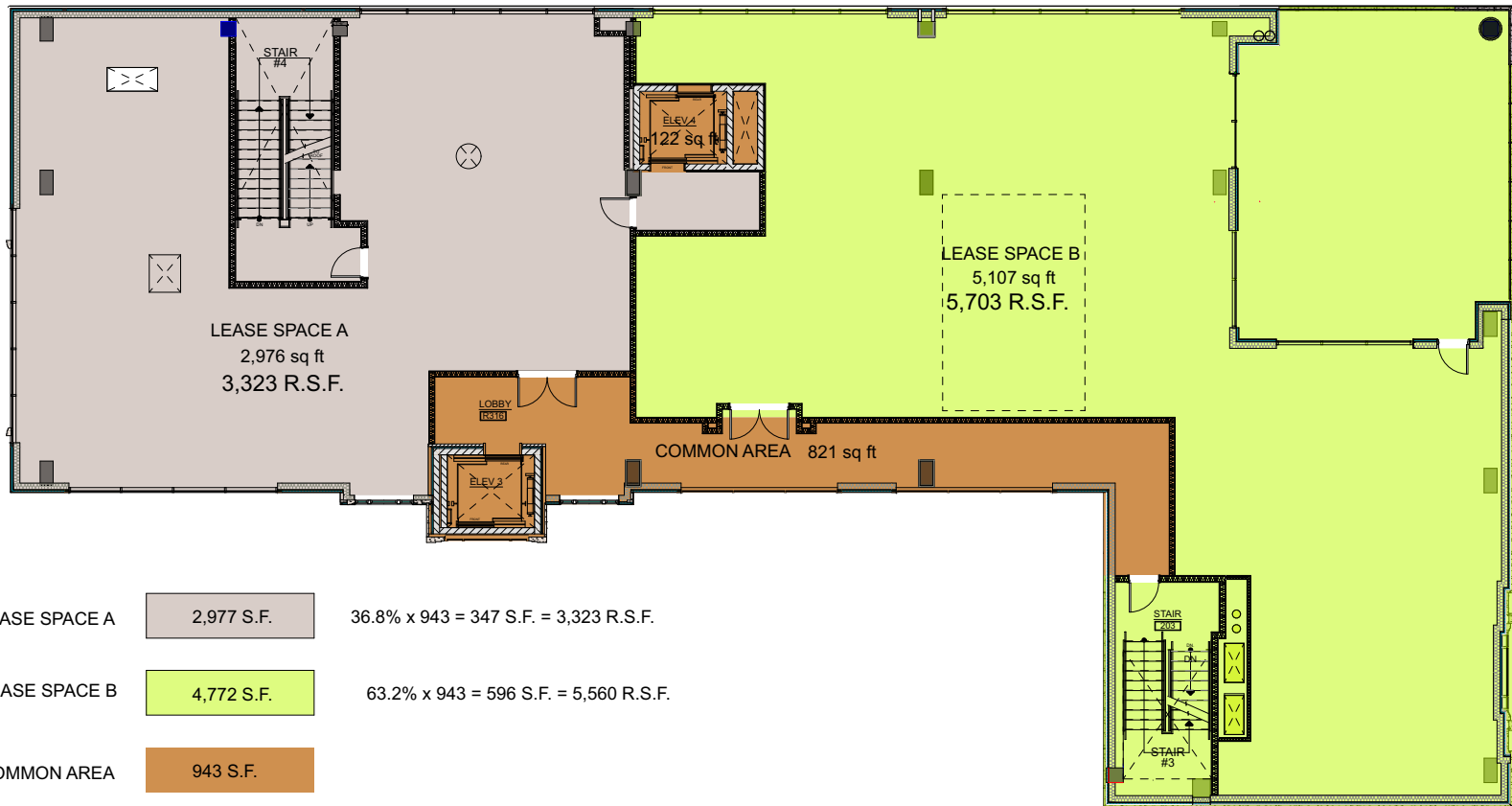
The property is well suited for a range of high-end users, including luxury medical, upscale restaurant concepts, and professional office users seeking a flagship presence in a premier location. The layout and features support branding, privacy, and a curated customer experience, allowing tenants to design a destination-style environment tailored to their operations.

Unlike traditional office buildings, this space enables tenants to create a customized environment that reflects their brand and elevates the experience from arrival through engagement, offering a level of distinction that is difficult to replicate elsewhere in the market.

These images are artistic renderings intended to illustrate a potential build-out concept. They are for illustrative purposes only and do not represent existing conditions or final design.



# NORTH BUILDING - 2ND FLOOR



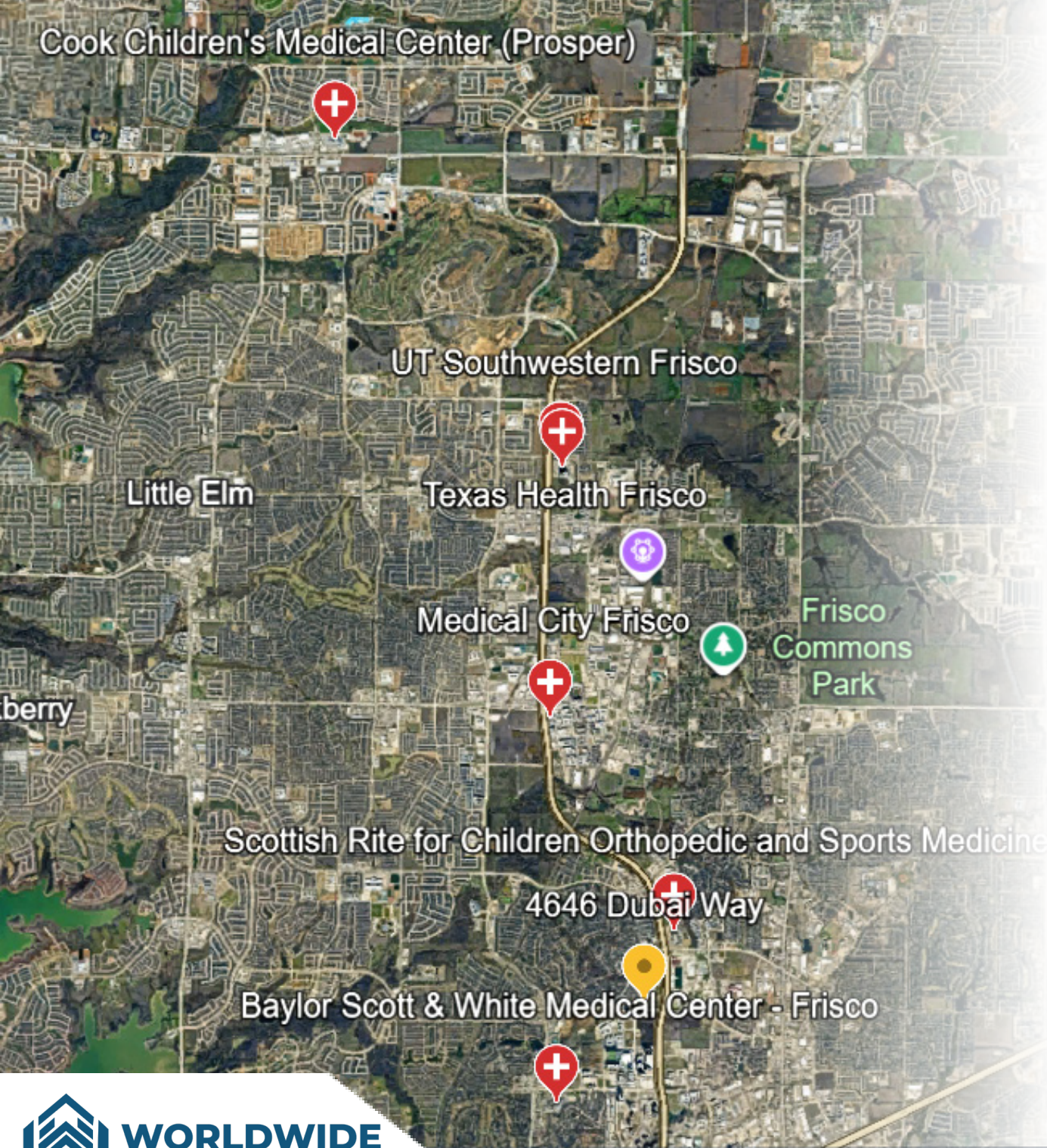
LEASE SPACE A	2,977 S.F.	36.8% x 943 = 347 S.F. = 3,323 R.S.F.
LEASE SPACE B	4,772 S.F.	63.2% x 943 = 596 S.F. = 5,560 R.S.F.
COMMON AREA	943 S.F.	

ACTUAL USABLE AREA OF SPACE B  
4,772 S.F. = OCCUPANT LOAD OF 48 < 49

2nd FLOOR / LEASE SPACE

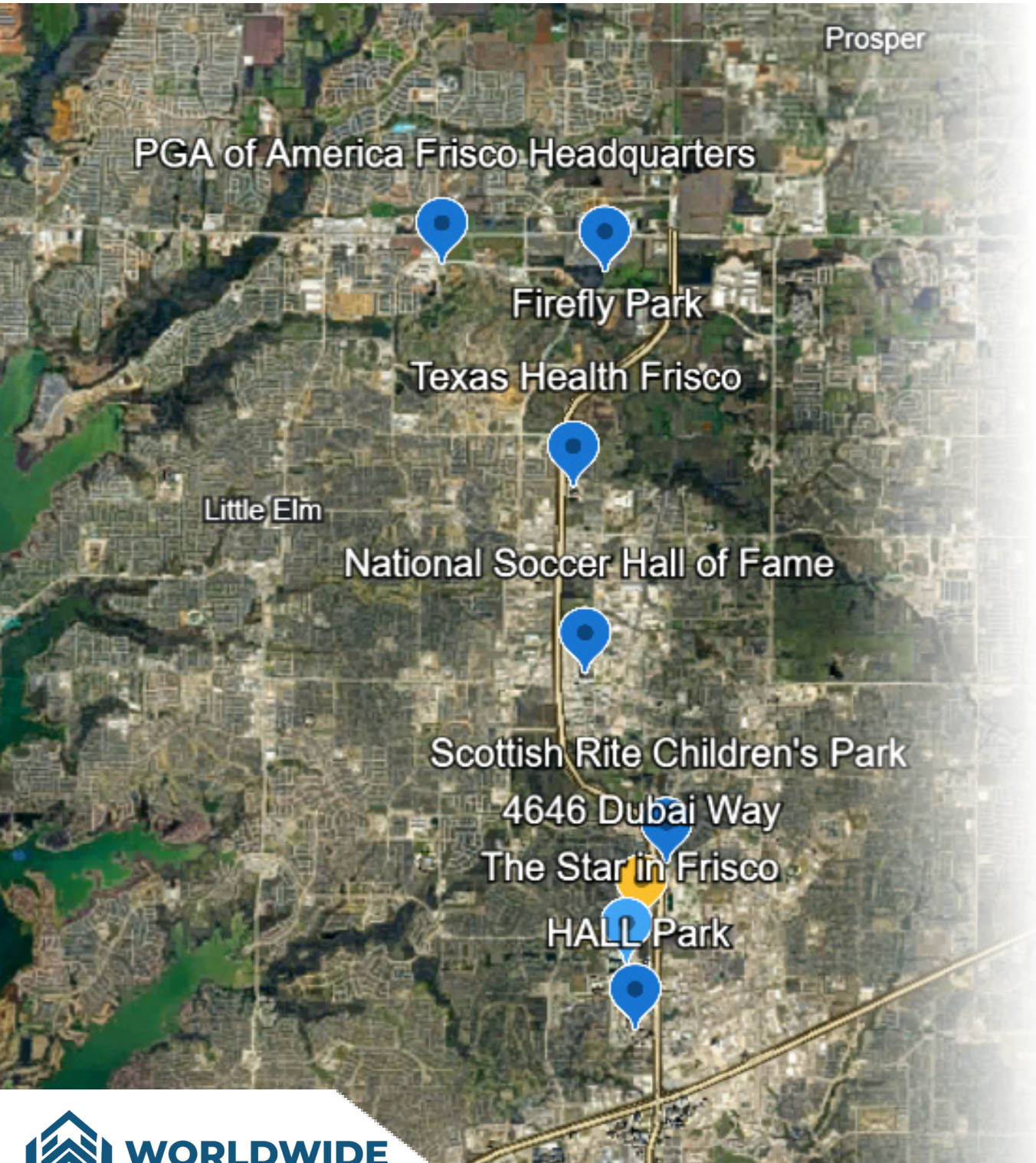
SCALE: 1/8" = 1'-0"

Cook Children's Medical Center (Prosper)



### HOSPITALS NEARBY:

- Texas Health Hospital
- Scottish Rite for Children
- Medical City Frisco
- Cook Children's Medical Center
- BSW at PGA Frisco
- UT Southwestern Frisco



## PLATINUM CORRIDOR:

Frisco, Texas is one of the fastest-growing cities in North Texas, known for its highly rated schools, quality of life, and strong mix of dining, retail, sports, and entertainment.

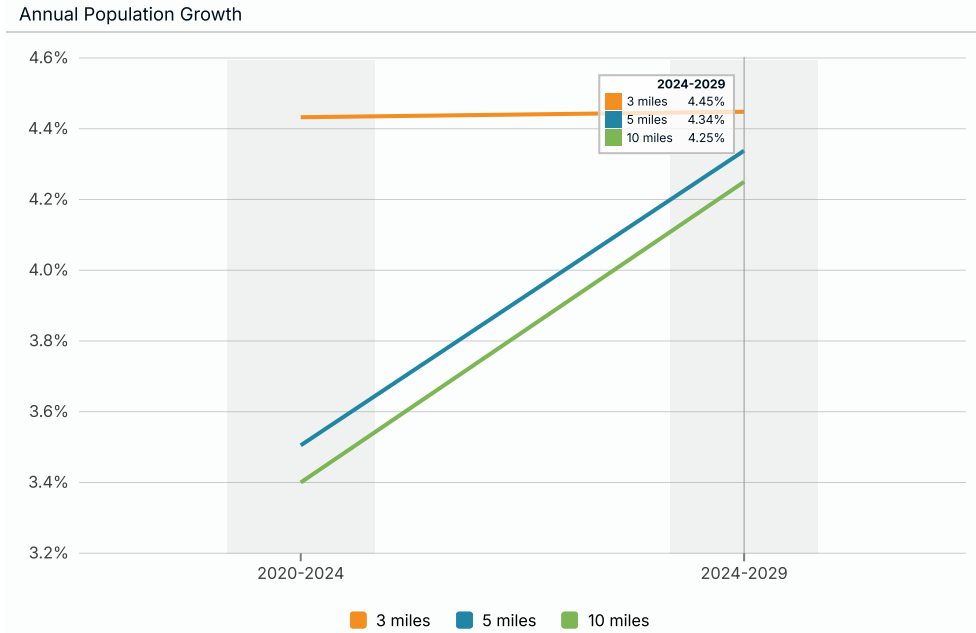
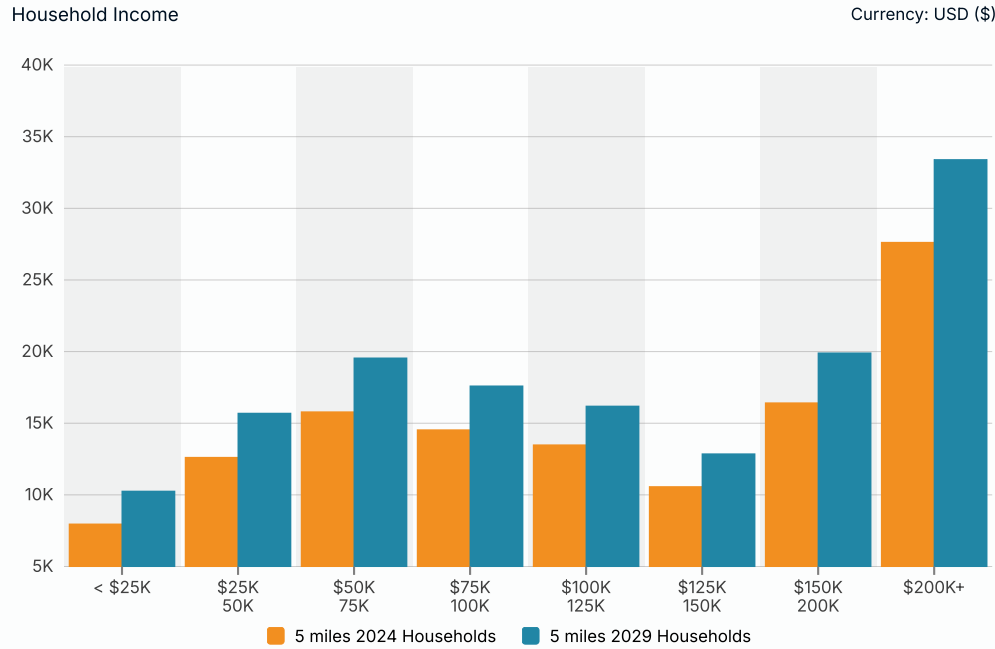
The Platinum Corridor along the Dallas North Tollway represents the next phase of Frisco's growth, with major developments announced or underway between SH 121 and US Highway 380. The corridor is home to a concentration of corporate campuses, medical facilities, mixed-use developments, and destination retail, making it one of the most active and sought-after commercial corridors in the region.



# FRISCO, TX

Frisco continues to be one of the most dynamic commercial real estate markets in North Texas. Its strategic location, strong population growth, and business-friendly environment have fueled demand across office, retail, industrial, and especially medical office sectors. The Platinum Corridor remains a primary driver of office and corporate activity, while new healthcare facilities and medical office developments are addressing rising demand from an expanding population and affluent patient base. This combination of growth, infrastructure, and tenant demand makes Frisco an attractive location for users seeking long-term visibility and access to a robust regional economy.

# DEMOGRAPHICS



## Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Dallas Pkwy	Lebanon Rd N	25,150	2025	0.19 mi
Lebanon Rd	Starwood Dr N	17,959	2025	0.25 mi
Starwood Dr	Lebanon Rd E	4,353	2025	0.32 mi
Dallas Pkwy	McCandless Way S	22,464	2025	0.33 mi
Lebanon Rd	Dallas Pkwy NE	24,055	2025	0.42 mi
Lebanon Rd	Parkwood Dr E	20,980	2025	0.59 mi
Parkwood Dr	Lebanon Rd N	5,982	2025	0.61 mi
Parkwood Dr	John Hickman Pkwy N	10,091	2025	0.65 mi
Warren Pkwy	Dallas Pkwy E	13,997	2025	0.69 mi
John Hickman Pkwy	Willow Pond Dr SE	1,263	2025	0.70 mi



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**WORLDWIDE**  
COMMERCIAL

# ABOUT WWC PARTNERS

WWC is a boutique commercial real estate brokerage and investment services firm headquartered in Frisco, Texas. Our agents are assertive and motivated to focus on achieving the highest level of results for our clients by giving each project careful and thoughtful consideration with a partnership approach. Over the past ten years, we've served a wide range of clients from local businesses to Fortune 1,000 companies to institutional investment firms with significant experience advising on and closing multi-family, office, and retail transactions.



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## **Jerad Rector**

President/Broker

214-618-0550

[jrector@wwcpartners.com](mailto:jrector@wwcpartners.com)



## **Bryce Gehlbach**

Business Development Manager

214-281-8633

[bgehlbach@wwcpartners.com](mailto:bgehlbach@wwcpartners.com)