

FOR LEASE



**NATIONAL
ADVISORY
TEAM**

Prime 2nd Gen Medical on US-380

5341 W University Dr, Suites 100-200, McKinney, TX 75071



Highly visible second-generation medical office available for lease along US-380 (W University Drive) in McKinney, one of North Texas' fastest-growing corridors. Currently vacant and offers a flexible layout suitable for a variety of medical office uses.

The property benefits from strong traffic counts, prominent frontage, and easy access to Highway 75, Custer Road, and surrounding residential and retail developments. Ample surface parking and nearby national tenants drive consistent daily traffic to the area.

Ideal for businesses seeking visibility, accessibility, and long-term growth in a high-demand trade area.

Lease Rate & Terms: Call for pricing and availability.

EXCLUSIVELY LISTED BY:

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Property Details			
Building Size (RBA)	4,390 SF	Lease Rate	\$27/SF/YR (NNN)
Land Area	1.78 Acres	Zoning	General Business (BG)
Year Built	2015	Stories	1

Investment/Location Highlights

- **Second-Generation Medical Office:** Previously built-out for medical use, allowing for faster and more cost-effective occupancy.
- **Prime US-380 Visibility:** Prominent frontage along W University Drive with strong daily traffic counts.
- **Flexible Suite Configuration:** Two contiguous suites (100–200) suitable for single-user or complementary medical/professional practices
- **Excellent Accessibility:** Convenient access to Highway 75, Custer Road, and surrounding residential growth.
- **Ample Surface Parking:** Supports patient flow and staff needs.
- **High-Growth McKinney Location:** Positioned within one of Collin County’s fastest-growing medical and professional service corridors.



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