

NATIONAL MEDICAL CENTER

3465 National Drive, Plano, Texas 75025

For Lease or Sale



*Please
Contact*

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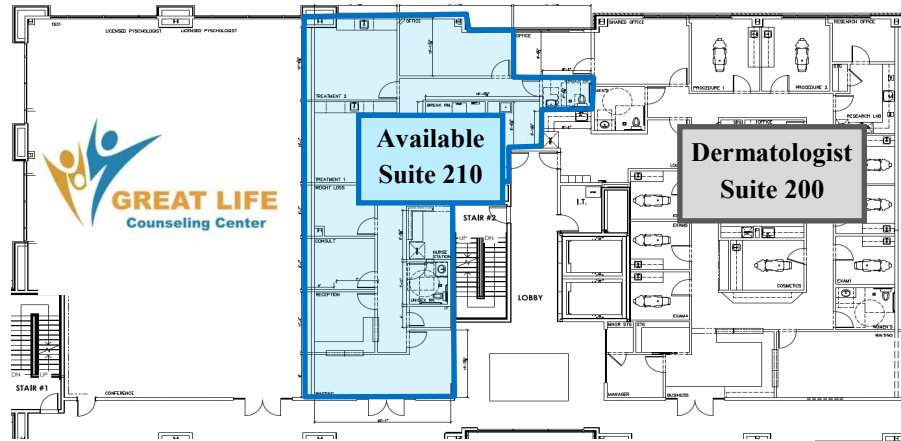
NATIONAL MEDICAL CENTER

3465 National Drive, Plano, Texas 75025

1st Floor



2nd Floor



3rd Floor



Availability

DETAILS

Suite 115: 3,328 SF

- ◆ Condition: Move in ready Physical Therapy Clinic
- ◆ Price: \$1,410,244 (\$424.00 psf) Move in Ready
- ◆ Lease: \$32.00 psf + NNN

Suite 210: 2,609 SF

- ◆ Condition: 75% build out (\$173,280 in existing improvements invested.)
- ◆ Price: \$1,086,413 (Partial Build Out)
- ◆ Lease: \$30.00 psf + NNN

Suite 310: 4,998 SF

- ◆ Condition: Shell
- ◆ Price: \$350.00 psf shell
- ◆ Lease: \$29.00 psf + NNN
NNN = \$14.37 (Includes E)

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Building Information

TENANTS

Texas Spine Consultants, Pain Management, Dermatology physicians of Dallas and Frisco, Periodontic Excellence, Northstar Imaging Diagnostics

- ◆ 3-Story Medical Office
- ◆ Medical Parking Ratio
- ◆ Across from Baylor Scott & White a 118-bed hospital
- ◆ Explosive growth along the 121 Corridor
- ◆ Multiple Access Points to Site
- ◆ Excellent Highway Visibility
- ◆ 121 Frontage & Signage Options



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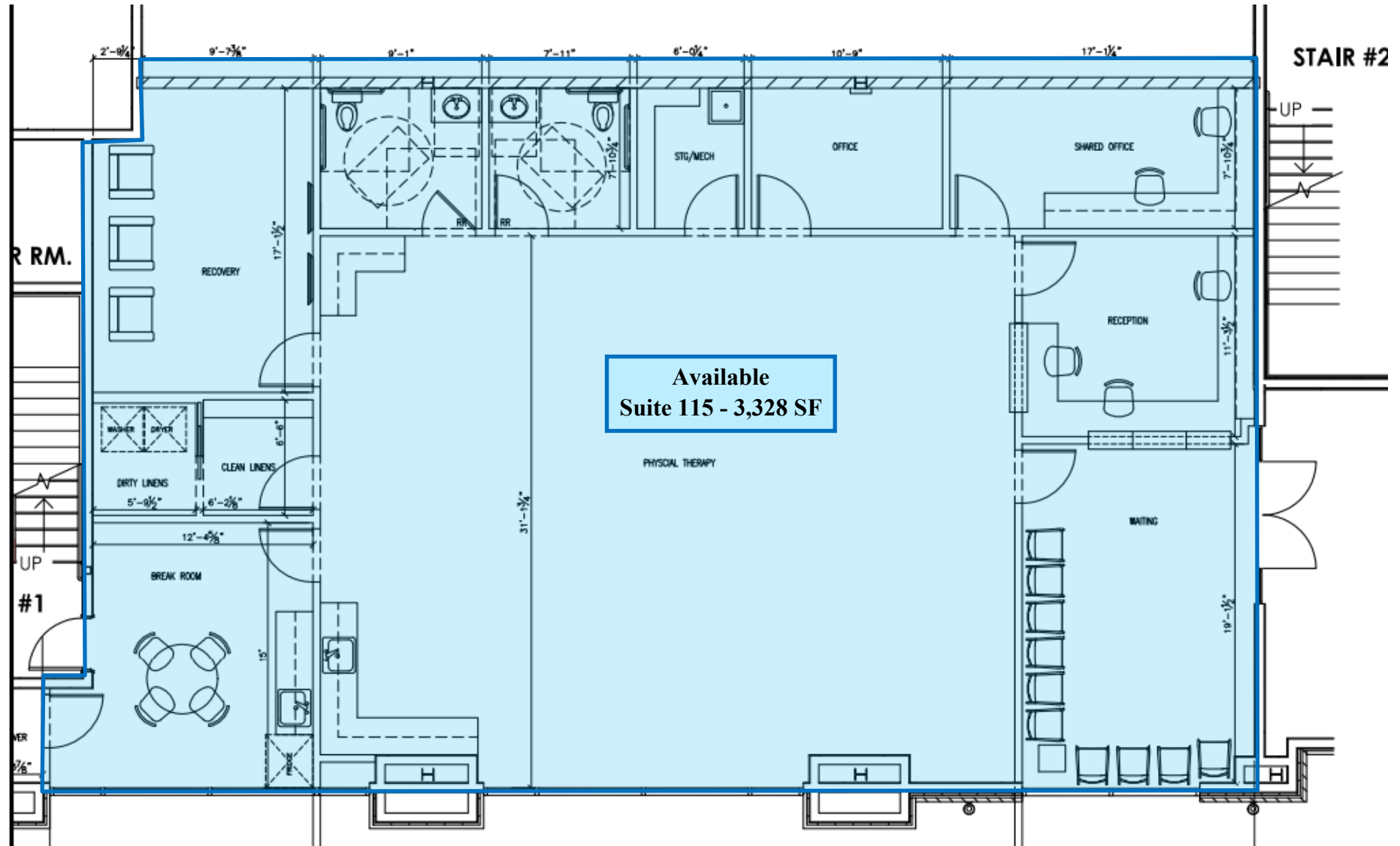
Building Lobby Photos



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1st Floor Suite



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Suite 115 Details

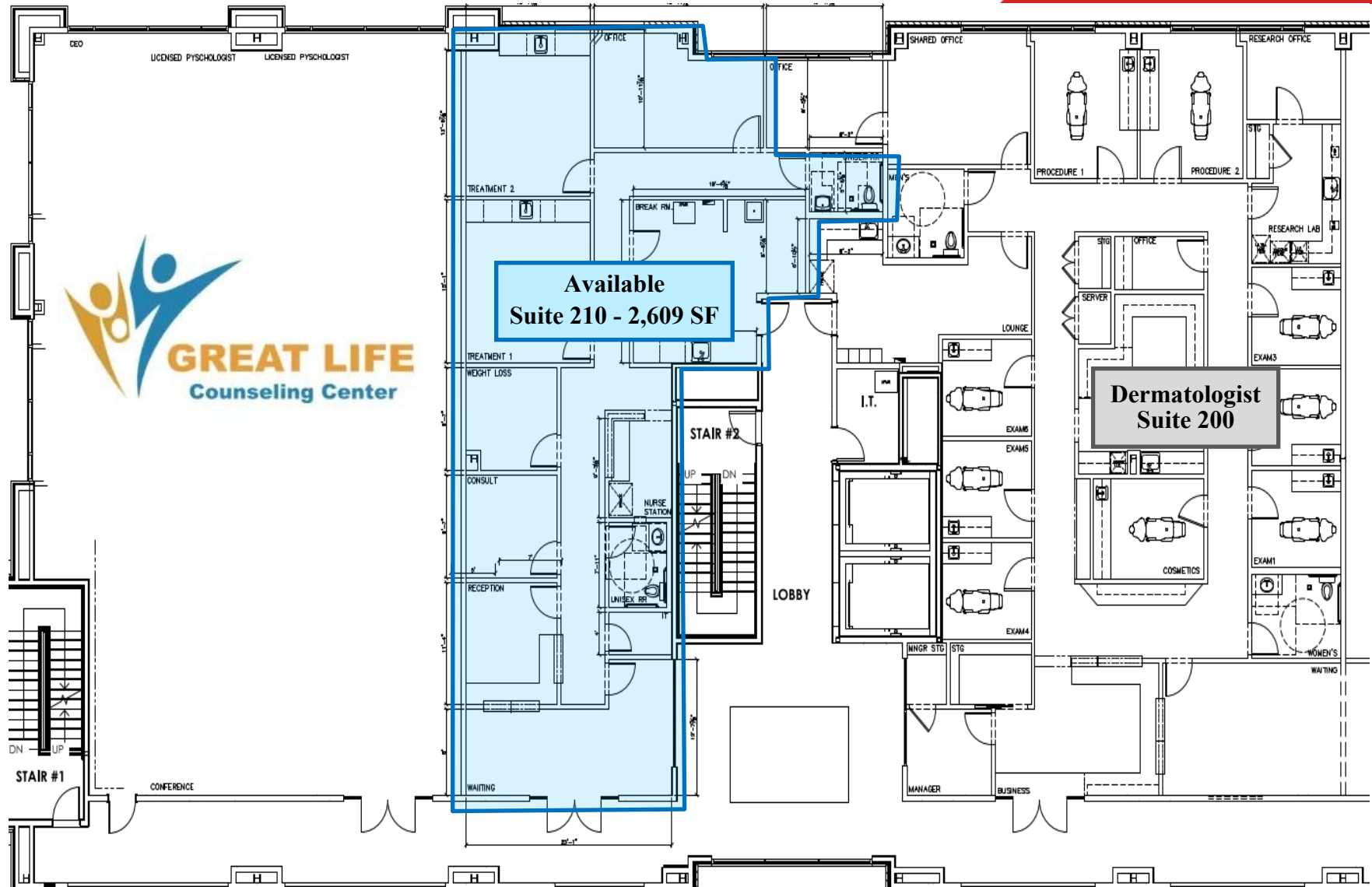


- ◆ Move in ready Physical Therapy Clinic
- ◆ First Floor Lobby Space
- ◆ Building Signage available for this unit.
- ◆ Lease Rate: \$32.00 psf + NNN
- ◆ NNN = \$14.37 includes Electric for move in ready space.
- ◆ Purchase Price: \$1,410,244 (\$423.75 psf)

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Ste. 210 Floor Plan



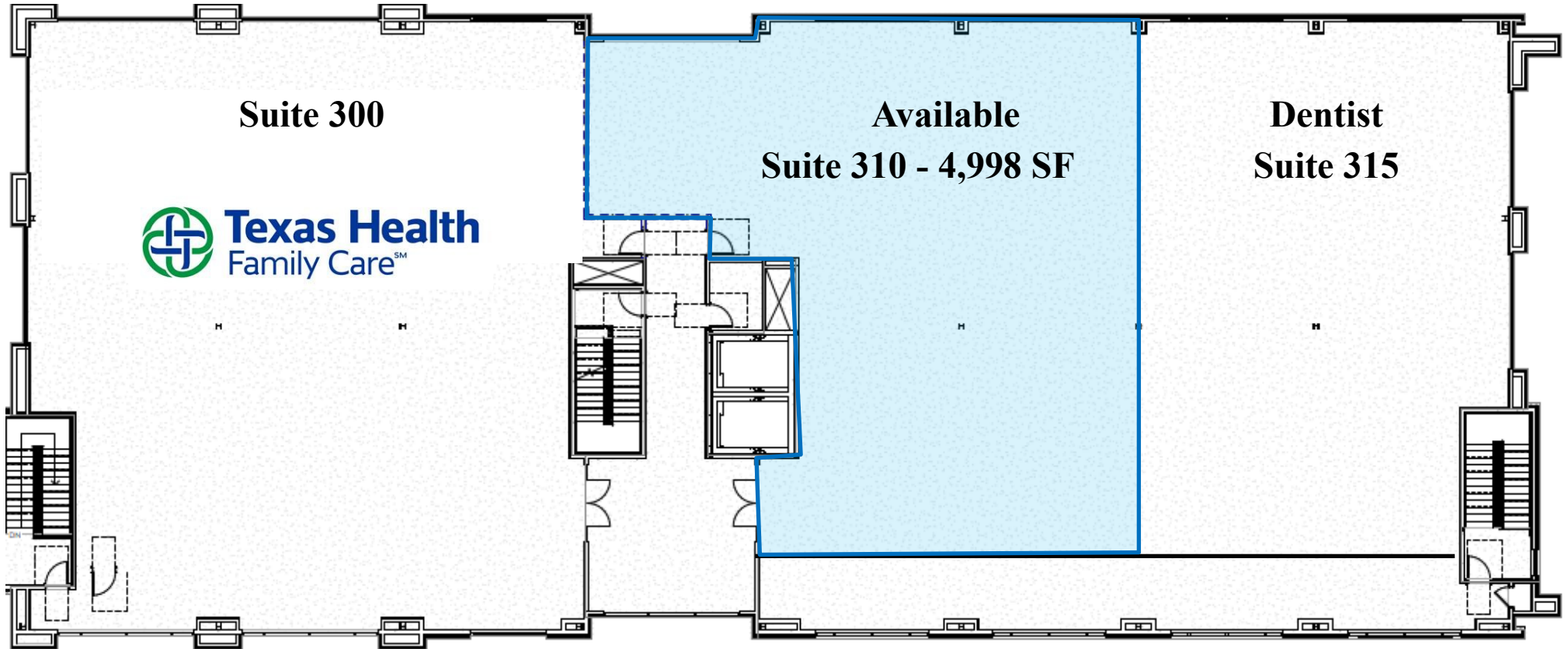
Available
Suite 210 - 2,609 SF

Dermatologist
Suite 200

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3rd Floor Layout



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Demographics



Demographics >>

	1 mile	3 miles
Population	13,054	131,649
Households	5,109	46,008
Median Age	37.30	38.20
Median HH Income	\$110,586	\$127,804
Daytime Employees	2,425	28,589
Population Growth '22 - '27	↑ 20.25%	↑ 20.82%
Household Growth '22 - '27	↑ 19.87%	↑ 20.52%

Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Measu...	Distance
State Hwy 121	Coit Rd SW	71,104	2022	0.08 mi
Gillespie Dr	Ridgeview Dr S	1,123	2022	0.16 mi
Sam Rayburn Tollway	Hwy 121 Access Rd SW	16,891	2022	0.35 mi
Hwy 121 Access Rd	-	14,654	2017	0.37 mi
Hwy 121 Access Rd	Sam Rayburn Tollway SW	15,264	2022	0.37 mi
Coit Rd	Hwy 121 Access Rd S	13,223	2022	0.39 mi
Ridgeview Dr	Nathan Way W	3,210	2022	0.44 mi
Gillespie Dr	Estacado Ln N	1,304	2022	0.49 mi



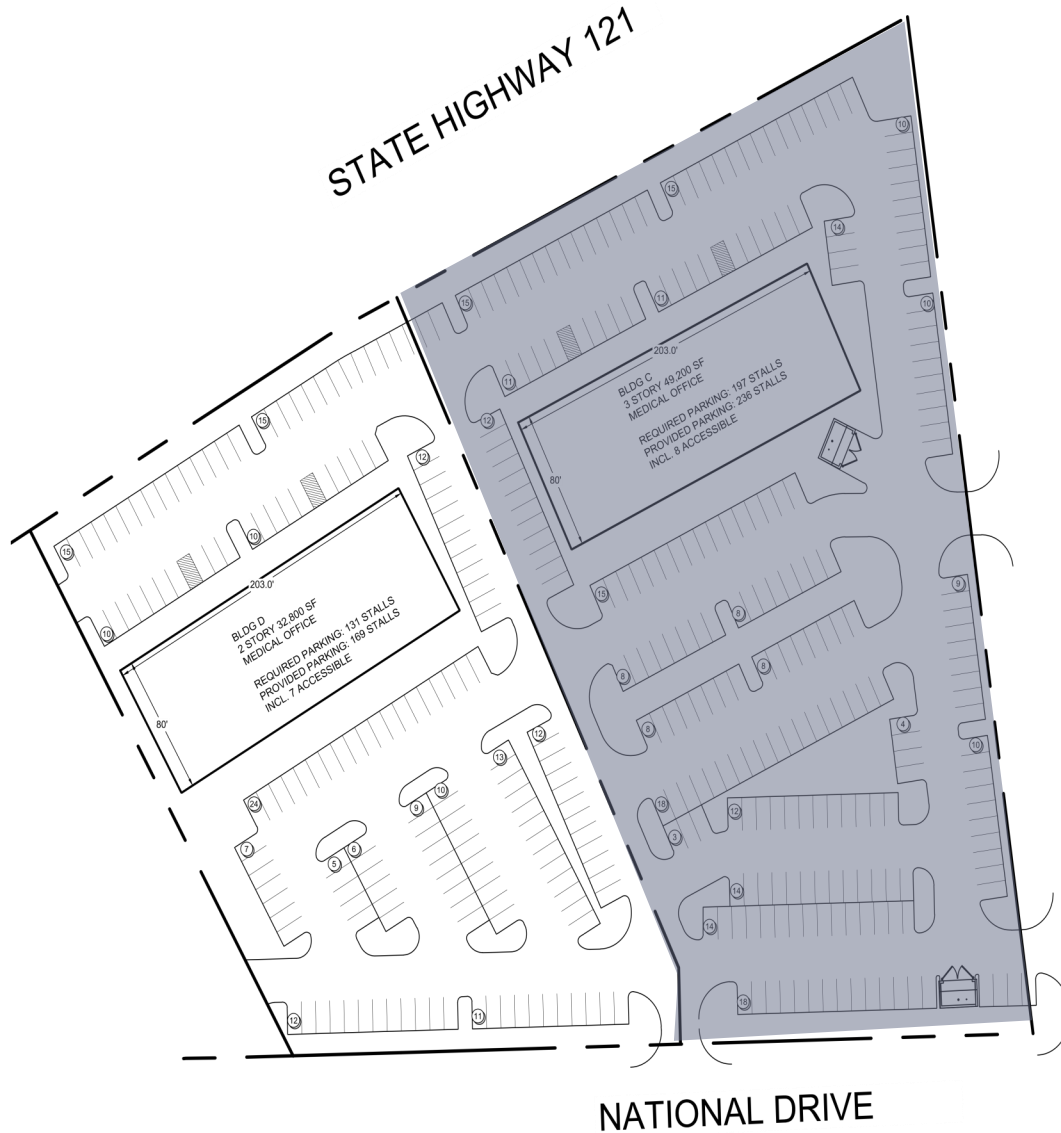
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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

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