

LAS COLINAS MEDICAL CENTER I - III

6750 N. Mac Arthur Blvd.
Irving, TX 75039

Healthpeak® | **DOC**
LISTED
NYSE



Leasing Information:
214.461.2388

Lincoln

Banks Newton	Douglas Maclay	Elizabeth Madden
214.461.2388	214.461.2371	214.461.2366
bnewton@lpc.com	dmaclay@lpc.com	emadden@lpc.com

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

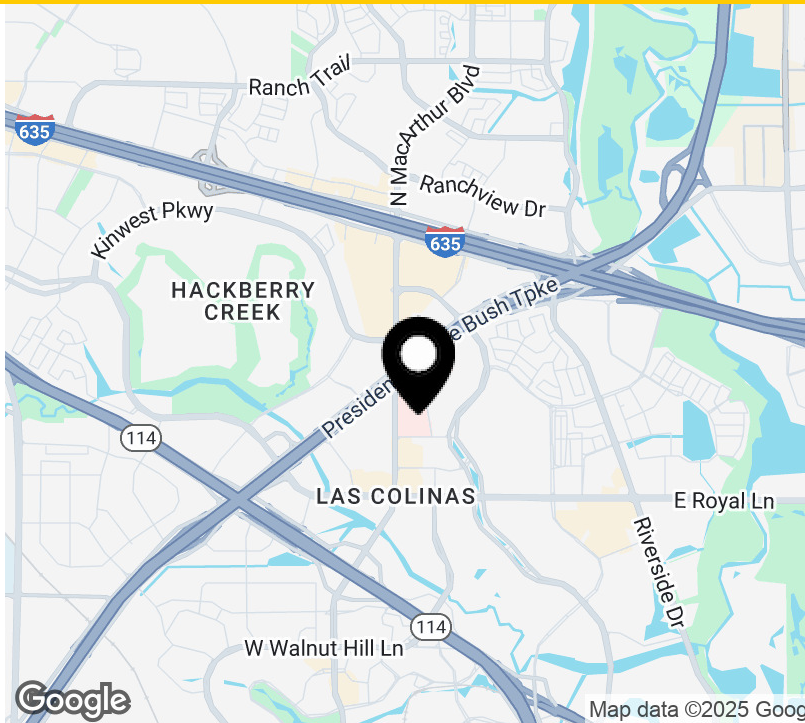
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LAS COLINAS MEDICAL
CENTER

6750 N. Mac Arthur Blvd. | Irving, TX 75039

Outpatient Medical For Lease

1,527 - 23,681 SF



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

Suite 120	1,527 SF	Available Now
Suite 150	2,000 - 10,201 SF	Available Now
Suite 151	2,708 SF	Available Now
Suite 200	4,668 SF	Available 12/1/2025
Suite 209	1,640 SF	Available 3/1/2026
Suite 300	5,597 SF	Available Now
Suite 310	1,754 SF	Available Now
Suite 350	2,000 - 23,681 SF	Available Now

Date Available

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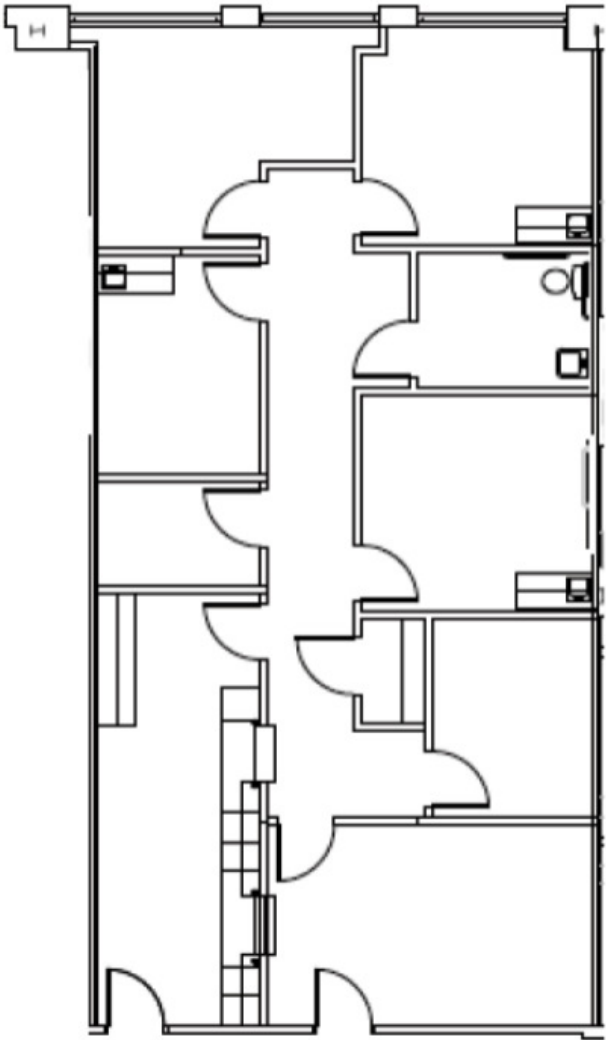
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Las Colinas I - Suite 209
1,640 SF



Suite	Size	Description
Suite 209	1,640 SF	Available 3/1/2026

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LAS COLINAS MEDICAL CENTER

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Las Colinas I 3rd Floor
5,597 SF

Suite 300



Suite 310

Suite	Size	Description
■ Suite 300	5,597 SF	Available Now
■ Suite 310	1,754 SF	Available 6/1/25

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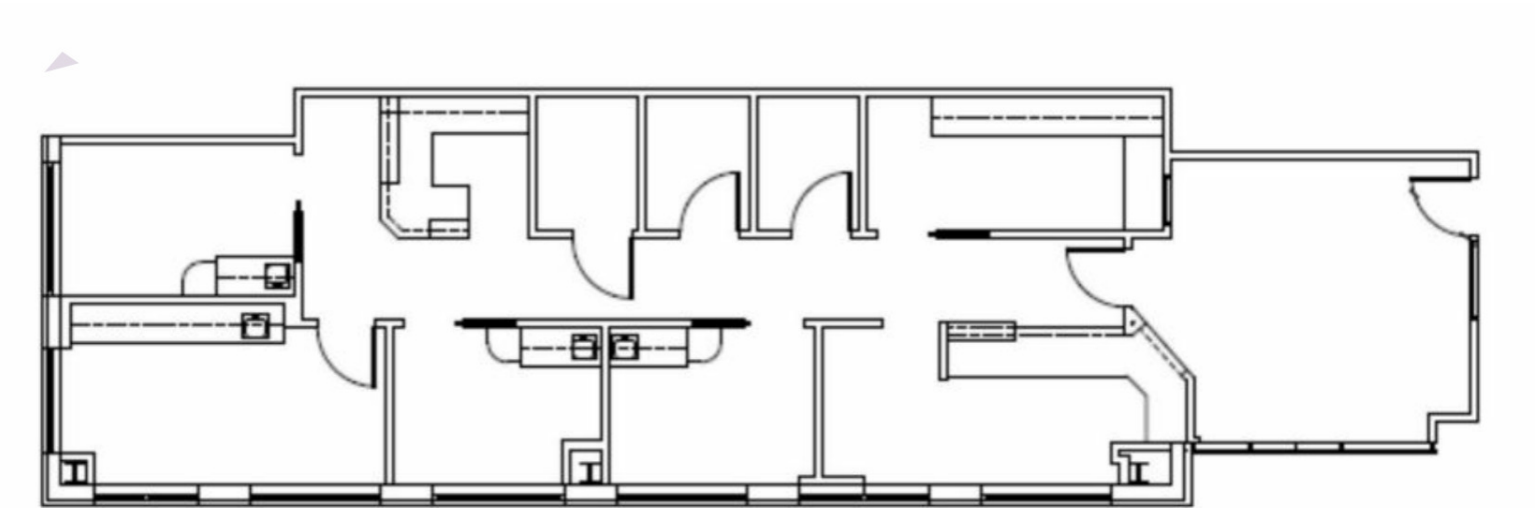
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Las Colinas II - Suite 120
1,527 SF



Suite	Size	Description
■ Suite 120	1,527 SF	Available Now

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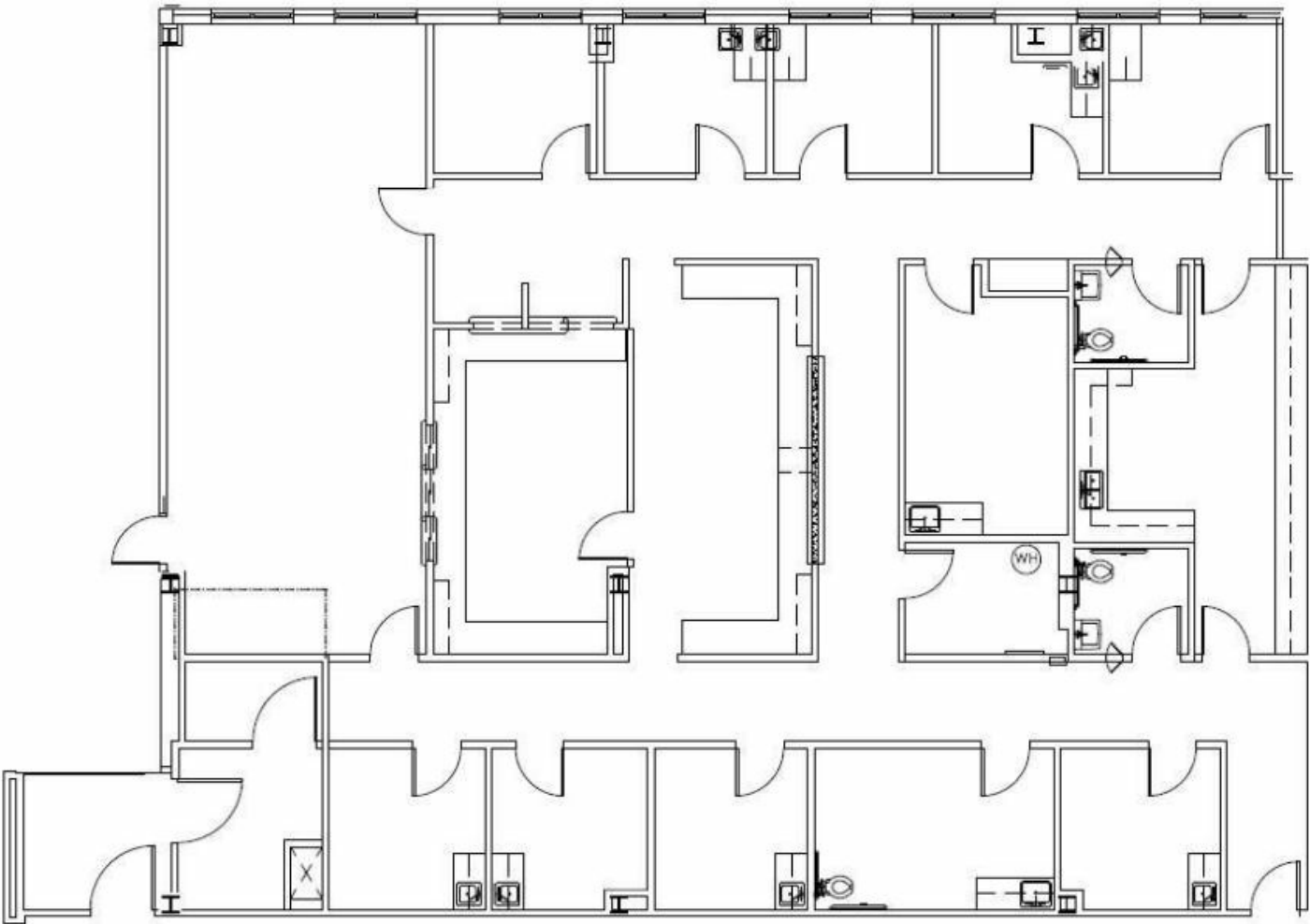
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Las Colinas II - Suite 200
4,668 SF



Suite	Size	Description
Suite 200	4,668 SF	Available Now

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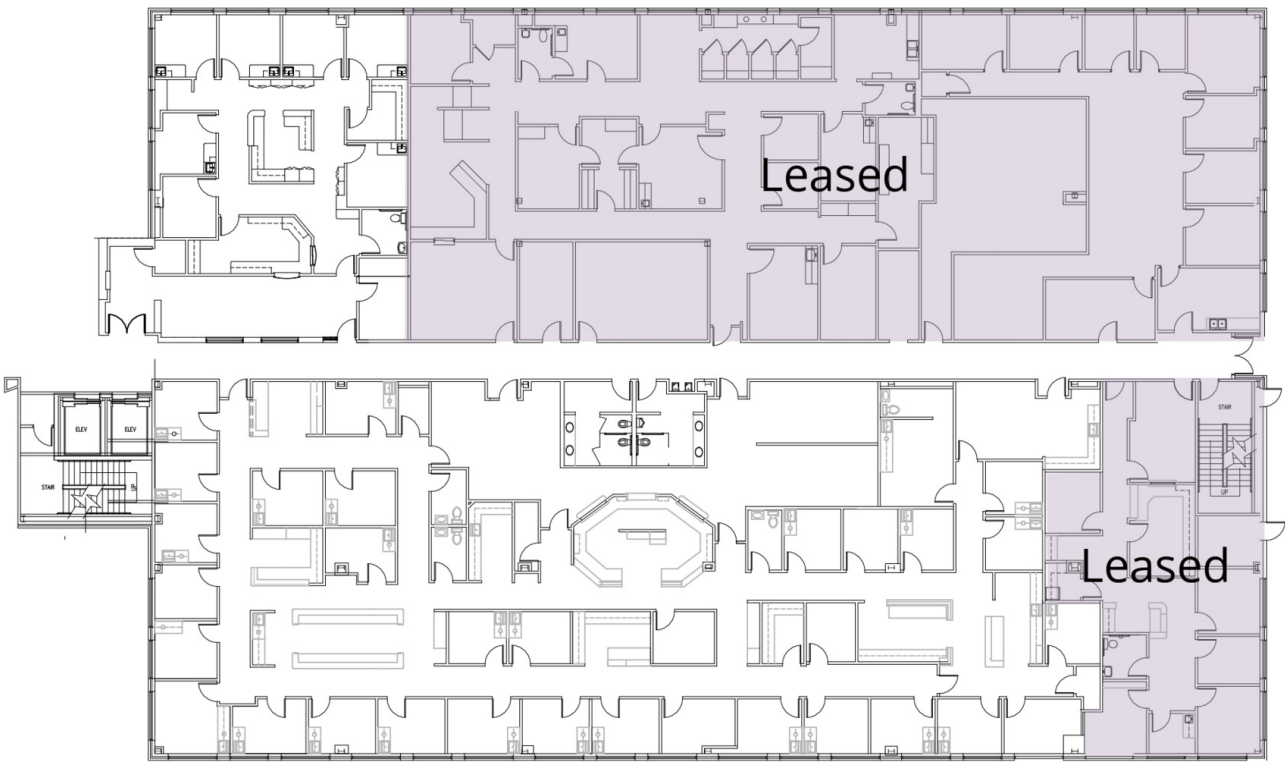
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LAS COLINAS MEDICAL CENTER

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Las Colinas III 1st Floor
2,000 - 10,201 SF

Suite 151



Suite 150

Suite	Size	Description	Video URL
■ Suite 150	2,000 - 10,201 SF	Available Now	
■ Suite 151	2,708 SF	Available Now	View Here

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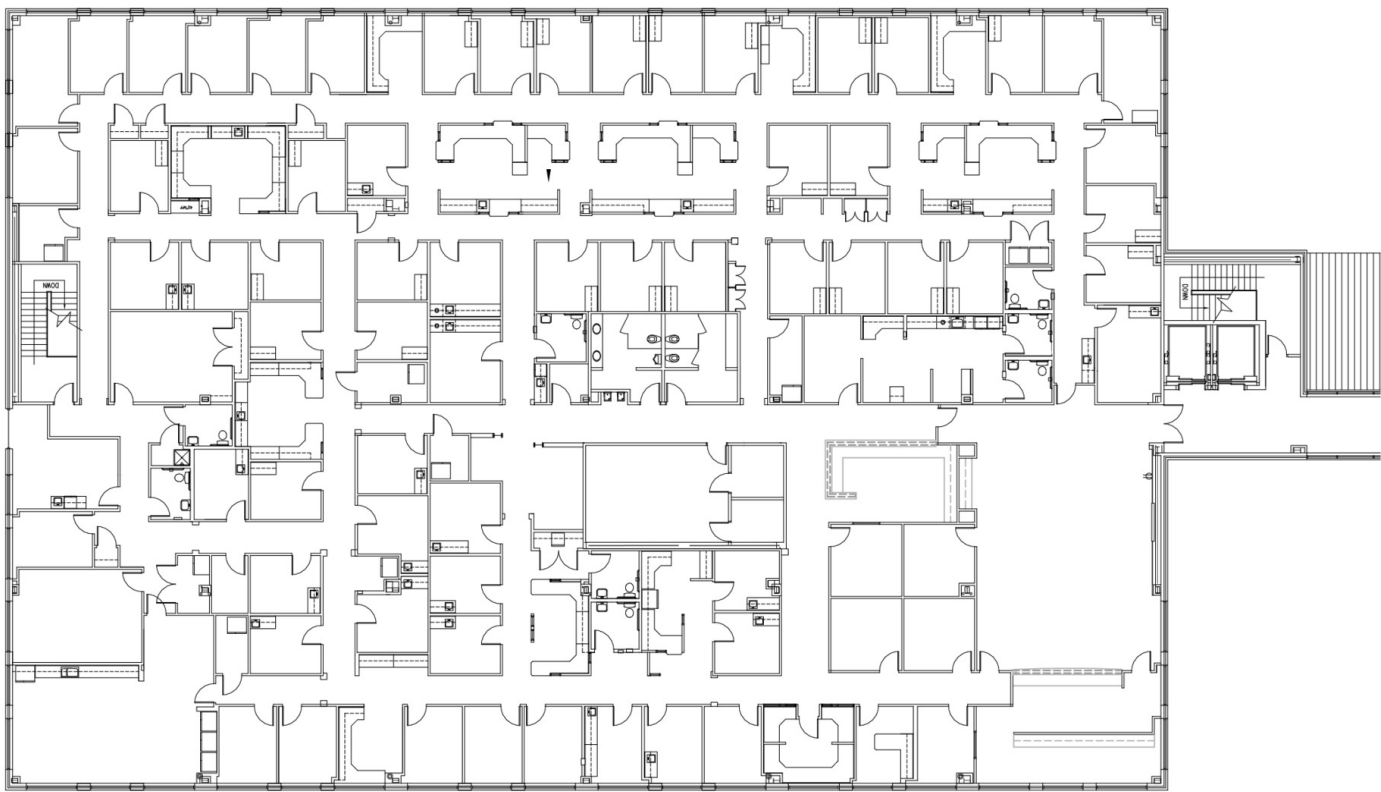
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Las Colinas III 3rd Floor
2,000 - 23,681 SF

Suite 350 - Full Floor Available



Suite	Size	Description
Suite 350	2,000 - 23,681 SF	Available Now

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Nearby Amenities



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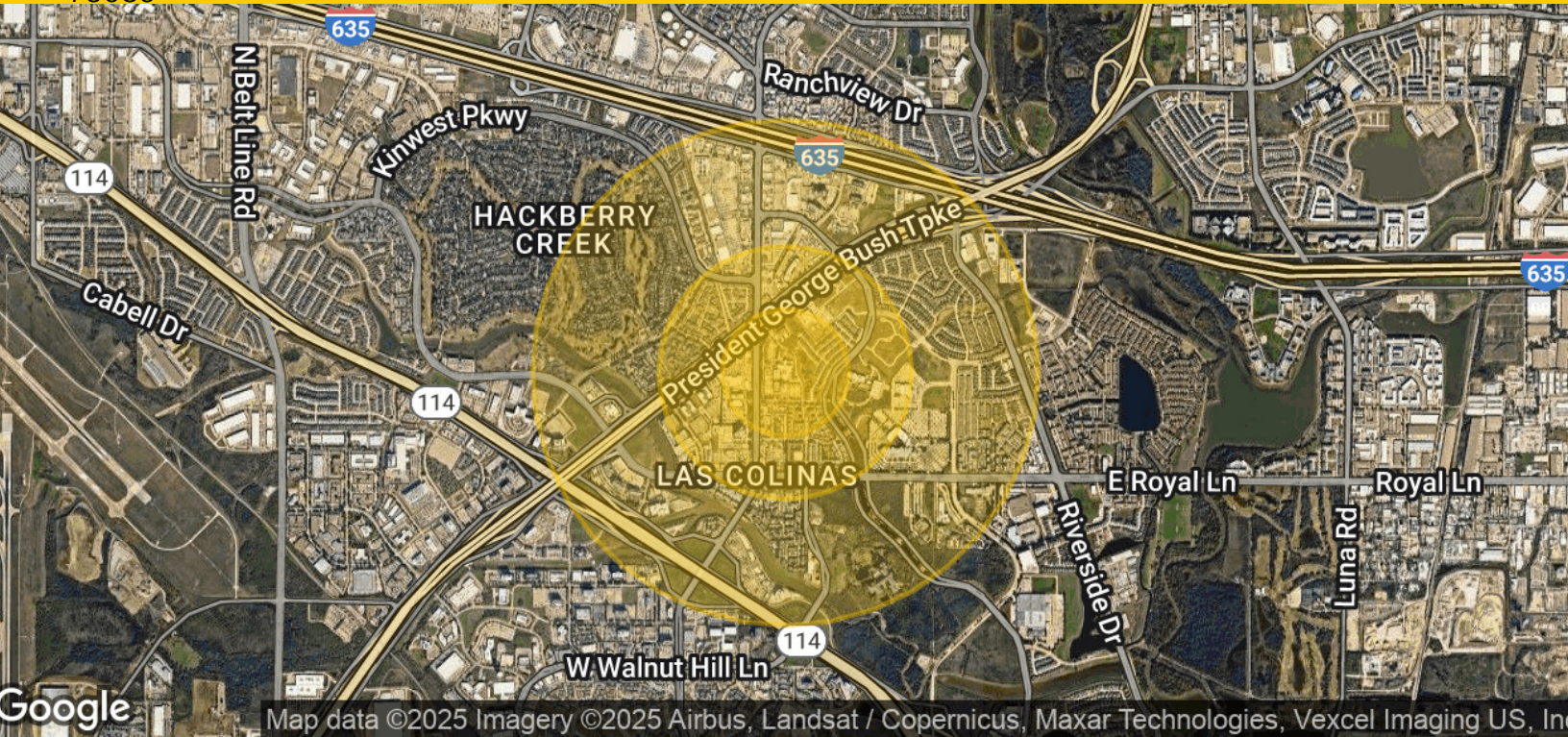
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Demographics Map & Report

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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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