

FOR SUBLEASE

3,444 - 28,845 SF MEDICAL OFFICE / SURGICAL CENTER

CRAIG RANCH MEDICAL PAVILION

6045 ALMA ROAD | MCKINNEY, TX 75070



KYLE JACOBS
Managing Partner
214.402.8024
kjacobs@rubiconrep.com

SHARON CRAMER
Senior Vice President
214.564.5208
scramer@rubiconrep.com

RUBICON
Representation
8111 Preston Road | Suite 225
Dallas, TX 75225

6045

ALMA ROAD

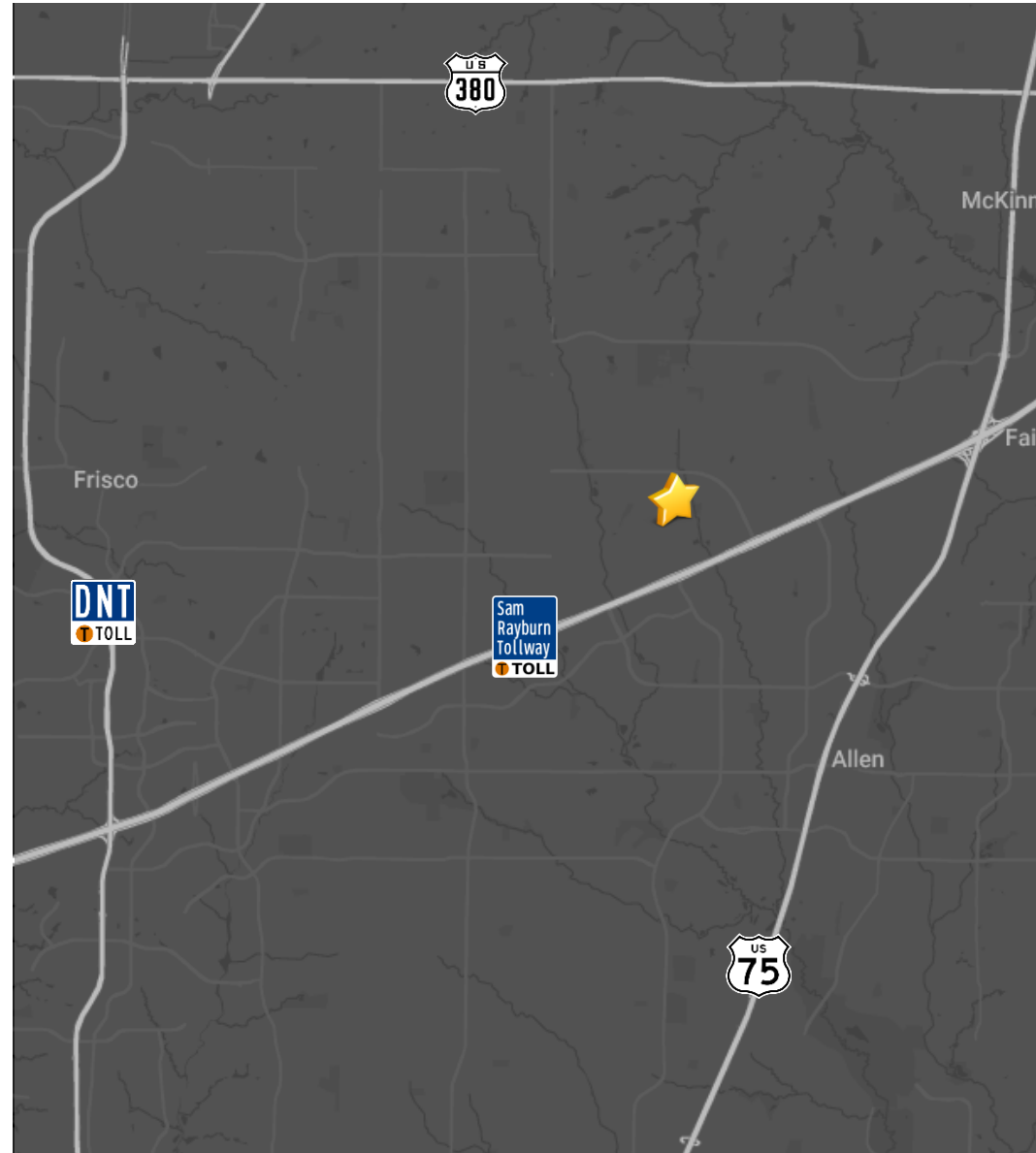
PROPERTY HIGHLIGHTS

SPACE HIGHLIGHTS

- Available SF: 28,845 SF Total (*divisible to 3,444 SF*)
Surgical Center: 27,321 SF
Admin Space: 1,524 SF
- Five (5) Operating Rooms
- Two (2) Procedure Rooms
- Ambulatory Surgical Center that could be repurposed to a clinical practice setting.
- Excellent access to major thoroughfares including SRT, DNT, and US-75.
- Sublease Term: through October 31, 2032
- Sublease Rate: \$19.00 - \$27.50/SF NNN

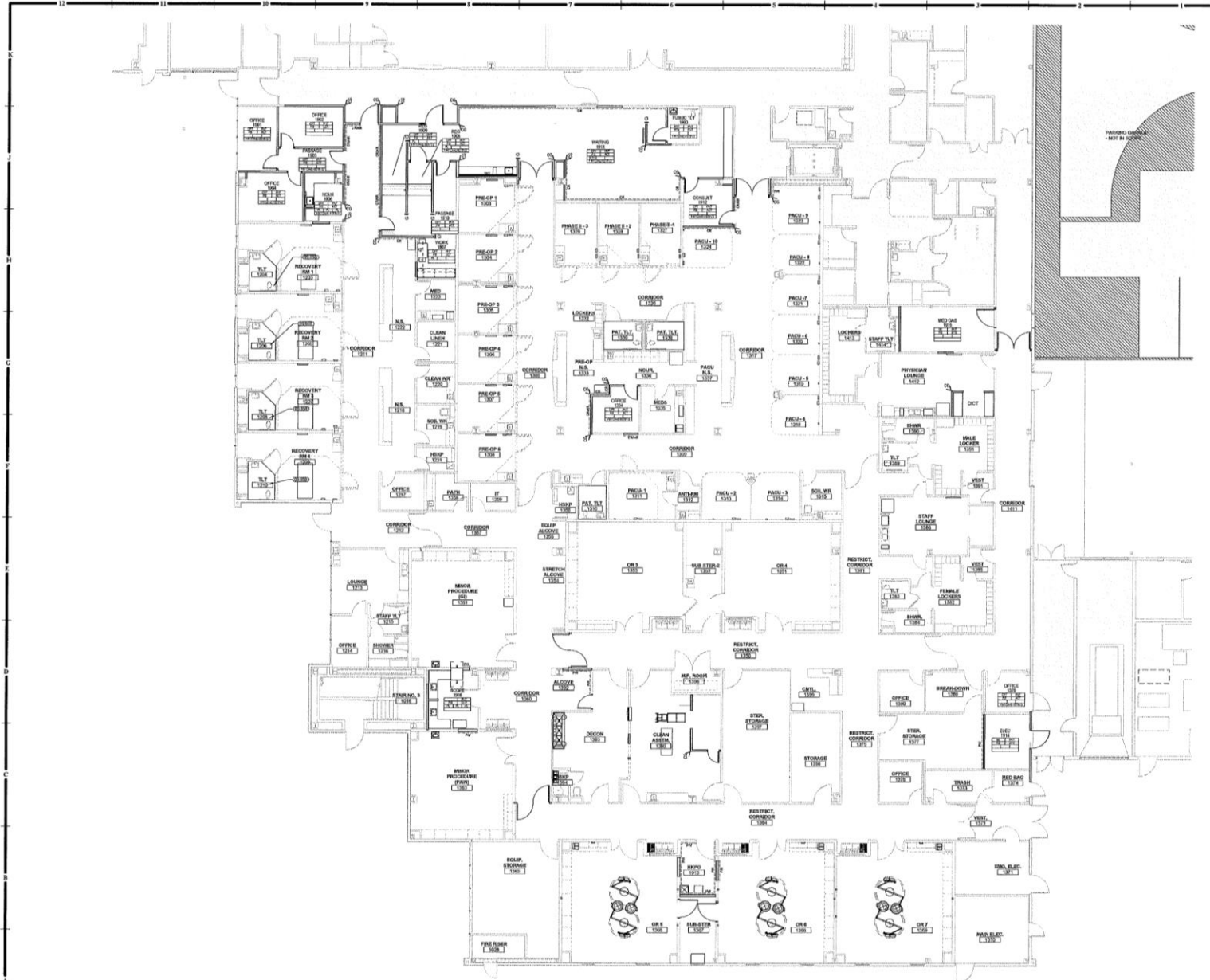
BUILDING HIGHLIGHTS

- Building Size: 113,375 SF
- Stories: 3
- Class: A
- Year Built: 2009
- Parking: 3.53 : 1,000 SF
300 Garage Spaces
100 Surface Spaces



6045 ALMA ROAD

FLOOR PLAN | SURGICAL CENTER



GENERAL NOTES - FLOOR FINISH (5-485)

1. SEE SHEET 05-1 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
2. SEE FRESH-COINCE FRESH SCHEDULE AND FLOOR FINISH PLANS FOR SPECIFIC FLOOR FINISH INFORMATION AND LOCATIONS.
3. FLOOR FINISH IS SUBJECT FOR ADDITIONAL PERISH AND FLOOR TRANSFER CONSIDERATION.
4. FLOOR FINISHES SHOWN ARE FOR ACCEPTANCE CLARIFICATION ONLY. SEE FRESH SCHEDULE FOR ADDITIONAL INFORMATION.
5. FLOOR FINISH PATTERN SHALL BE CONTINUED THROUGH WALLS UNLESS OTHERWISE NOTED.
6. WHERE ALL WALL TILE JOINTS WITH FLOOR TILE JOINTS, UNLESS NOTED OR SHOWN OTHERWISE.
7. ALL CLUSTERS ARE TO COVER WITHOUT A SPACE IDENTIFICATION NUMBER SHALL HAVE THE SAME FLOOR FINISH AS ADJOINING SPACES.
8. FLOOR FINISH MATERIAL, AREA OR PATTERN SHALL BE INSTALLED UNDER THE EDGE OF CARPETING/MATERIAL, UNLESS OTHER SPECIFICATIONS ARE SHOWN OTHERWISE.
9. FLOOR MATERIAL COLOR TRANSITIONS TO ADJOINING ROOMS SHALL BE COLOR CODE UNLESS NOTED OR SHOWN OTHERWISE.
10. METALS TRANSFER STOPS AT ALL FLOOR FINISH MATERIAL CHANGES, UNLESS NOTED OTHERWISE.

GENERAL NOTES - WALL FINISH (5-485)

1. SEE SHEET 05-1 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
2. SEE FRESH SCHEDULE AND FRESH SCHEDULE FOR OFFICE FRESH INFORMATION AND LOCATIONS.
3. SEE SHEET 05-1 FOR ADDITIONAL WALL FINISH AND PROTECTION DETAILS.
4. CONTRACTOR SHALL PROVIDE ALL NECESSARY RECORDS FOR WALL FINISHES, INCLUDING BUT NOT LIMITED TO: CRASH WALLS, FINISHES & SURFACES, SEE ROOM CATEGORY SPECIFICATION SECTION FOR CLARIFICATION.
5. CONTRACTOR SHALL PROVIDE MATERIALS AND FINISHES ACCESSORY ITEMS UNLESS NOTED OTHERWISE.
6. IF WALL FINISHES ARE TO BE USED, PROVIDE PROTECTIVE MATERIALS, UNLESS SHOWN STOP APPROXIMATELY 1" FROM THE CENTER LINE OF DOOR. FINISHES SHOULD STOP APPROXIMATELY 1" FROM A CORNER CHANGE, SEE SHEET 05-1.

MATERIAL KEYNOTES

5-485 - EXISTENT FLOORING

ROOM FINISH TAG KEY LEGEND

ROOM	FINISH
FLOOR FINISH	WALL FINISH
WALL FINISH	CORNER FINISH
CORNER FINISH	UPPER FINISH
UPPER FINISH	LOWER FINISH
LOWER FINISH	REMARKS

WALL FINISH LEGEND

[Symbol]	CORNER GARD (FC)
[Symbol]	ACCESS PANEL (AP)
[Symbol]	WALL TILE (WT)
[Symbol]	WALL PROTECTION (W/P)
[Symbol]	PLASTIC LAMINATE PANELS (PL)
[Symbol]	WALL REVEALS (RT)
[Symbol]	RE-AS-31

NOT ALL WALL FINISHES ARE SHOWN. UNLESS NOTED OTHERWISE, SEE SHEET 05-1 FOR ADDITIONAL INFORMATION AND MATERIALS.

HOFER WYSOCKI
 2001 Ross Ave., Ste. 510
 Dallas, TX 75201
 P: 214.465.4400
 F: 913.367.3710
 www.hoferwysocki.com

IMEG Corp.
 14755 Preston Road | Suite B45
 Dallas, TX 75244

METHODIST CRAIG RANCH SURGERY CENTER, LLC
 6045 ALMA RD.
 MCKINNEY, STATE 75070

COPYRIGHT © BY HOFER WYSOCKI ARCHITECTS, LLC
 REVISION DATES:

A9.11
 ISSUE DATE: 21 JUNE, 2017
 HOFER WYSOCKI 24111

FINISH PLAN

PERMIT SET

A2 FLOOR PLAN
 1/8" = 1'-0"

6045

ALMA ROAD

FLOOR PLAN | DEMISING OPTIONS



6045 ALMA ROAD

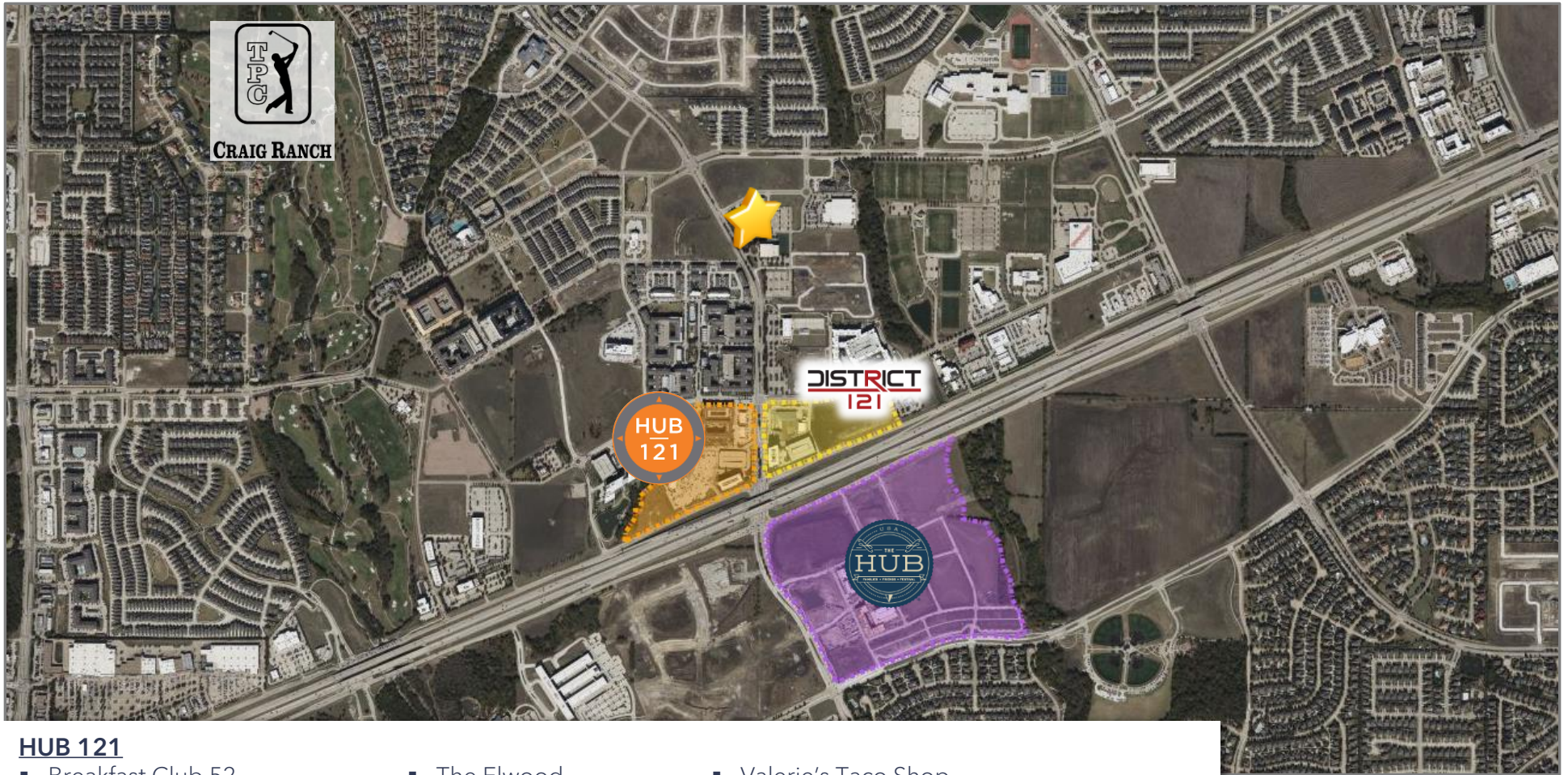
AREA HOSPITALS & SURGICAL CENTERS



6045

ALMA ROAD

NEARBY AMENITIES



HUB 121

- Breakfast Club 52
- ChopShop
- The Elwood
- Pizza Twist
- Valerie's Taco Shop
- Wine a Little

DISTRICT 121

- 400 GRADI
- Bob's Steak & Chop House
- Broken Yolk Café
- The Common Table
- Mi Cocina
- Zero Gradi

THE HUB AT THE FARM

- CRAVE Roadside Sliders
- Hooked Sea to Table
- Local Smoke
- Macho Taco
- Pasta Flora
- Pizzeria Flora
- Republic
- The Salty Butcher
- Spoke
- Spout
- Super Freeze

6045 ALMA ROAD

DEMOGRAPHICS | 5-MILE RADIUS OF PROPERTY



361,087
Population



2.8
Average
Household Size



38.5
Median Age



\$150,028
Median
Household Income



57%
College Degree



124,847
Total
Housing Units



\$430,425
Median
Home Value



65%
Owner
Occupied Housing



35%
Renter
Occupied Housing



\$5.1 Billion
Consumer
Spending

Source: CoStar Demographics

6045 ALMA ROAD



FOR ADDITIONAL INFORMATION:

KYLE JACOBS

Managing Partner

214.402.8024

kjacobs@rubiconrep.com

SHARON CRAMER

Senior Vice President

214.564.5208

scramer@rubiconrep.com



8111 Preston Road | Suite 225
Dallas, TX 75225

The information provided herein was obtained from sources deemed reliable; however, Rubicon Representation, its partners, officers, employees, or agents make no guarantees, warranties or representations, expressed or implied, as to the completeness or accuracy thereof. Any and all reference to age, square footage, rent, expenses, and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes. Rubicon Representation, its partners, officers, employees, and agents disclaim any liability that may be based upon or related to the information contained herein. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.