

LAS COLINAS MEDICAL PLAZA II

7200 N. State Hwy. 161
Irving, TX 75039

Medical For Lease



Leasing Information:
214.461.2300

Banks Newton
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Peter Shaw
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Douglas Maclay
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Lincoln

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8140 Walnut Hill Lane Suite 700
Dallas, TX 75231

www.lpc.com

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Property Overview

Las Colinas Medical Office Building II is a Class A, medical office building with institutional ownership located on the campus of Medical City of Las Colinas. The building is conveniently located on the SEC of State Highway 161 and MacArthur Blvd with great interstate access. The building has large blocks of space for large users with the opportunity for building signage

Property Highlights

- Superior location on the south east corner of President George Bush Turnpike and MacArthur Boulevard
- Customizable suites available with generous tenant improvement allowances
- Building and monument signage available for new tenants

Availabilities

	SF
220	3,591 SF
230	2,275 SF
Suite 220 & 230 Combined	5,866 SF

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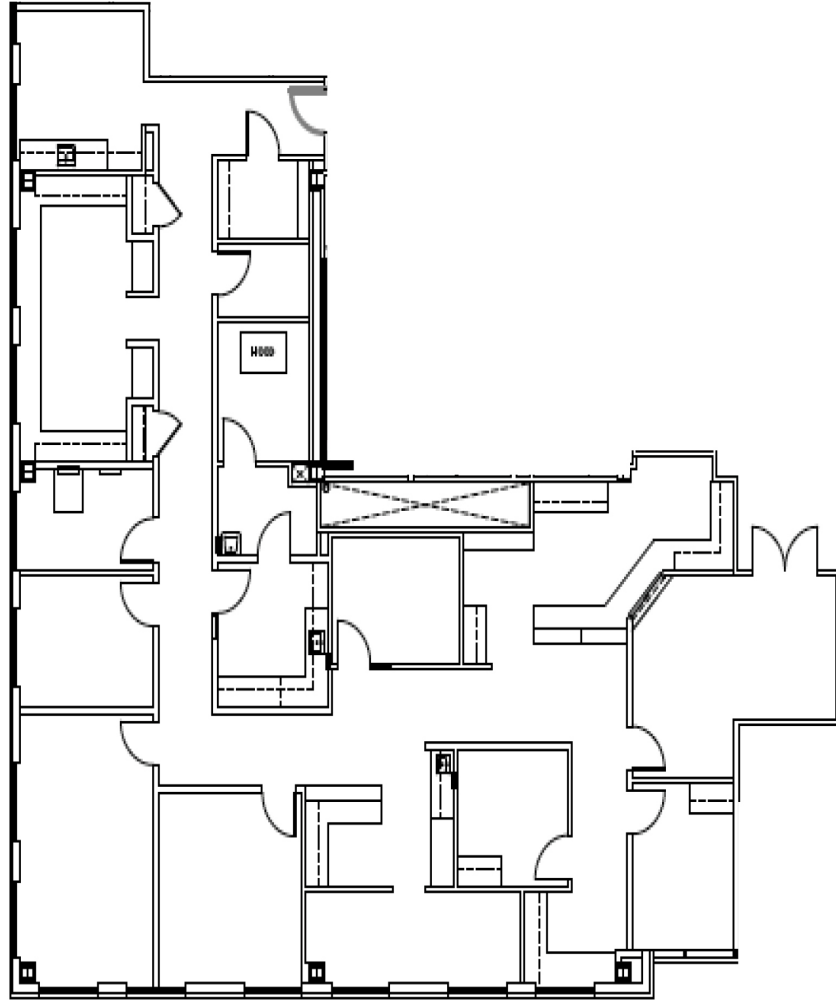
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LAS COLINAS MEDICAL PLAZA II

Suite 220

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Suite

Size

220

3,591 SF

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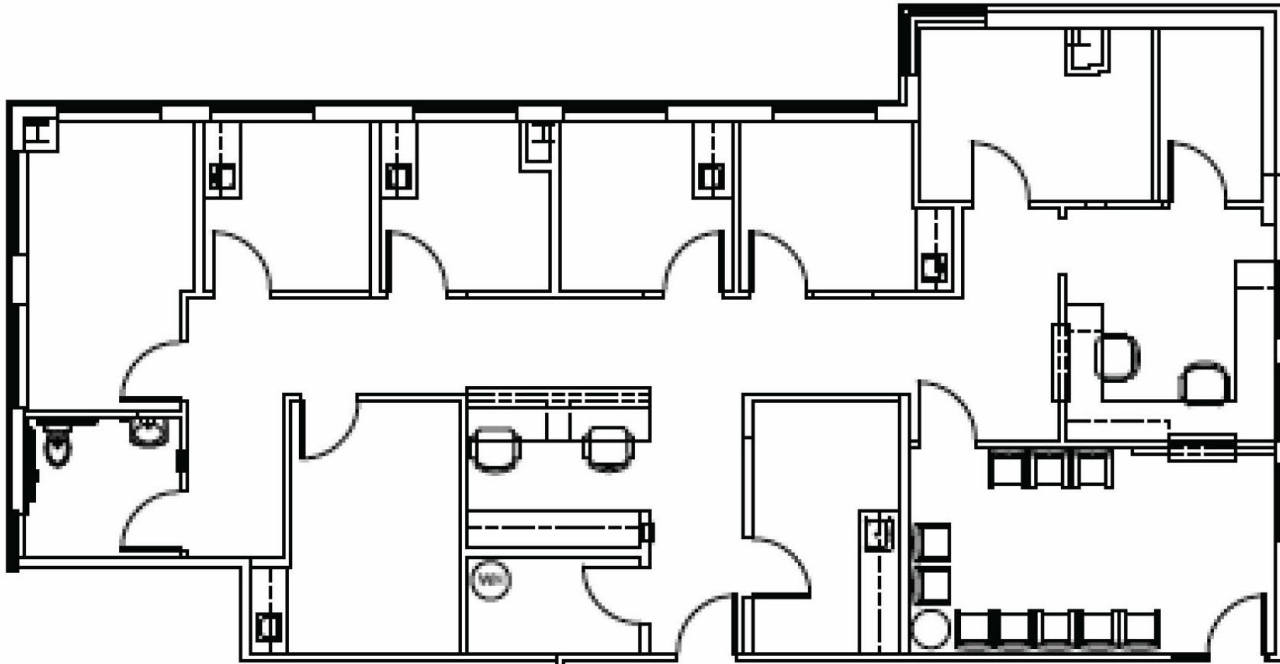
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Suite 230

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Suite	Size	Virtual Tour
230	2,275 SF	View Here

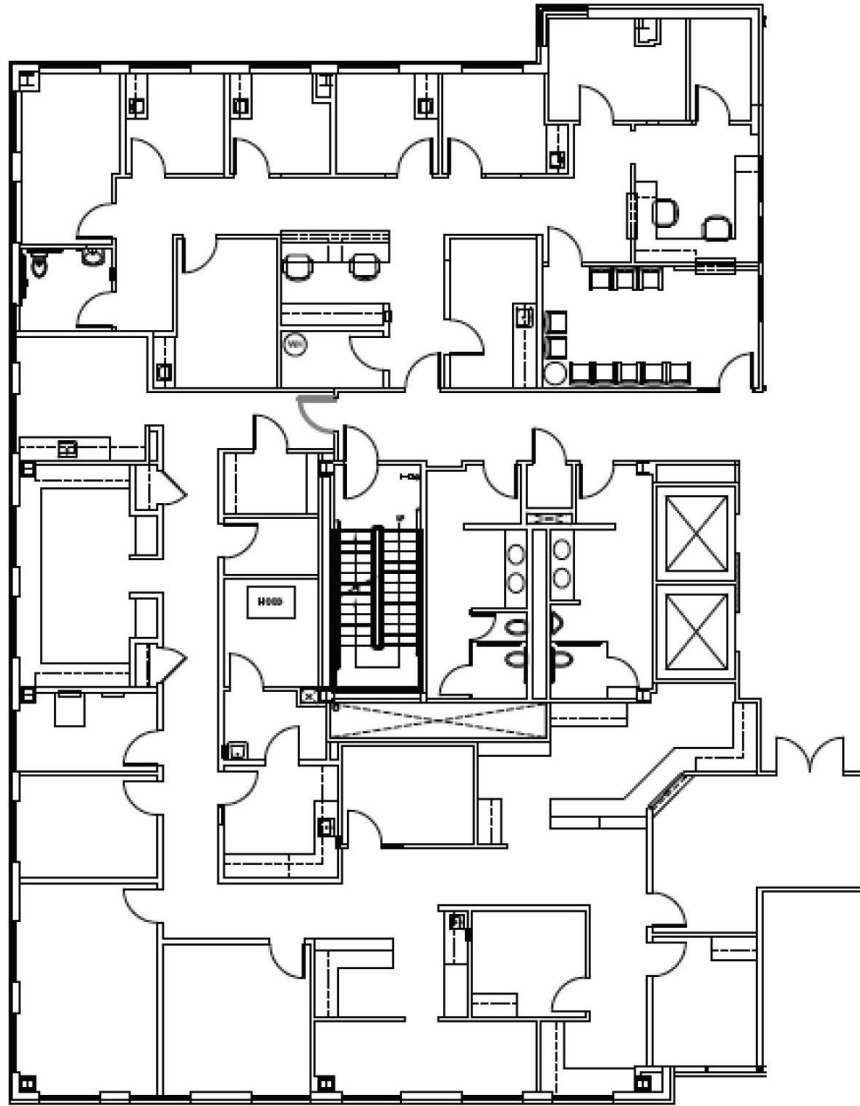
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LAS COLINAS MEDICAL PLAZA II

Suites 220 & 230

7200 N. State Hwy. 161 | Irving, TX 75039



Suite

Suite 220 & 230 Combined

Size

5,866 SF

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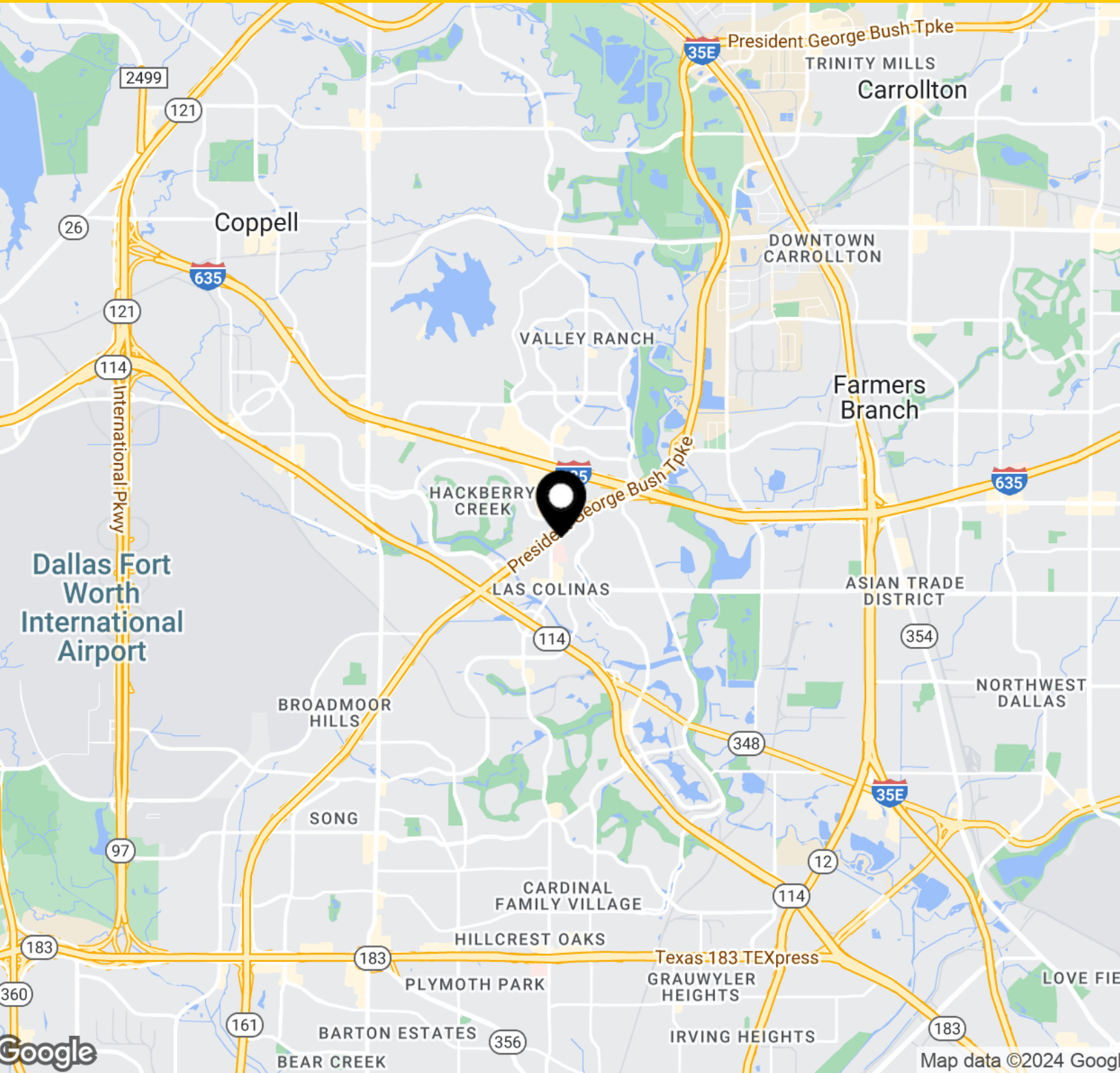
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Location Map

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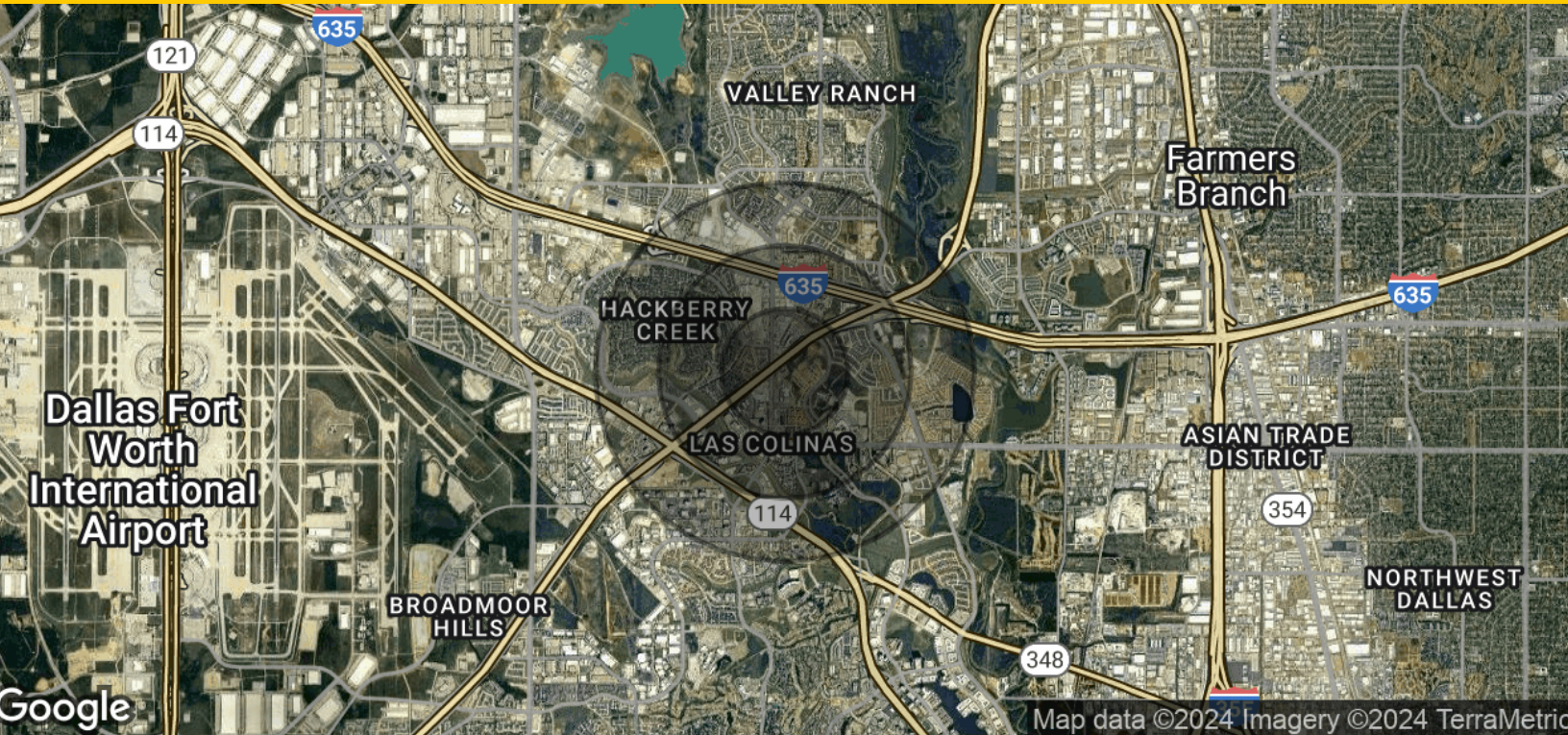
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LAS COLINAS MEDICAL PLAZA II

Demographics Map & Report

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Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	4,584	12,937	23,938
Average Age	33.1	33.3	32.9
Average Age (Male)	33.2	32.9	32.3
Average Age (Female)	32.3	33.1	33.2
Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	2,342	6,059	11,311
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$96,189	\$109,903	\$108,374
Average House Value	\$180,548	\$249,154	\$271,835

* Demographic data derived from 2020 ACS - US Census

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