



Medical Office Building Space for Lease

# Centennial Medical Pavilion II

4461 Coit Road, Frisco, TX 75035



## Property Highlights

- Steps from Centennial Medical Center
- On-campus property management
- Competitive lease rates and tenant improvement allowances available
- Immediate Access to SH-121 and close proximity to Dallas North Tollway
- Convenient Patient Drop-off/Pick-Up Area
- Covered Parking

## For more information

Jones Lang LaSalle Brokerage, Inc.

**Ethan Garner**

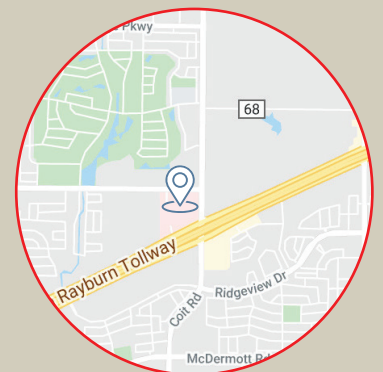
Ethan.Garner@am.jll.com

214.438.6515

**Megan Andrew**

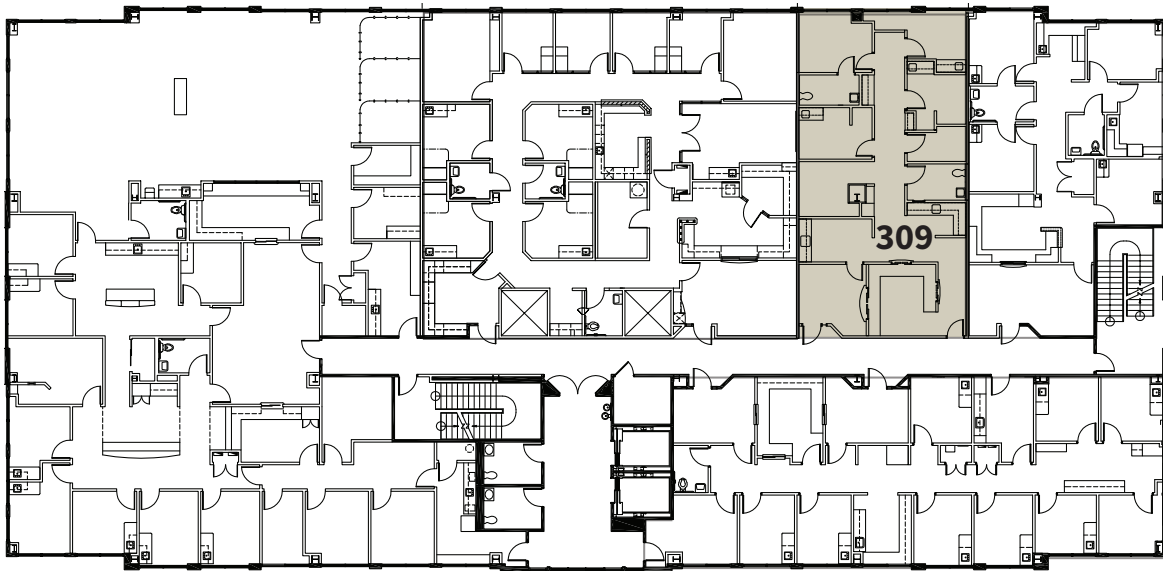
Megan.Andrew@am.jll.com

214.438.1571



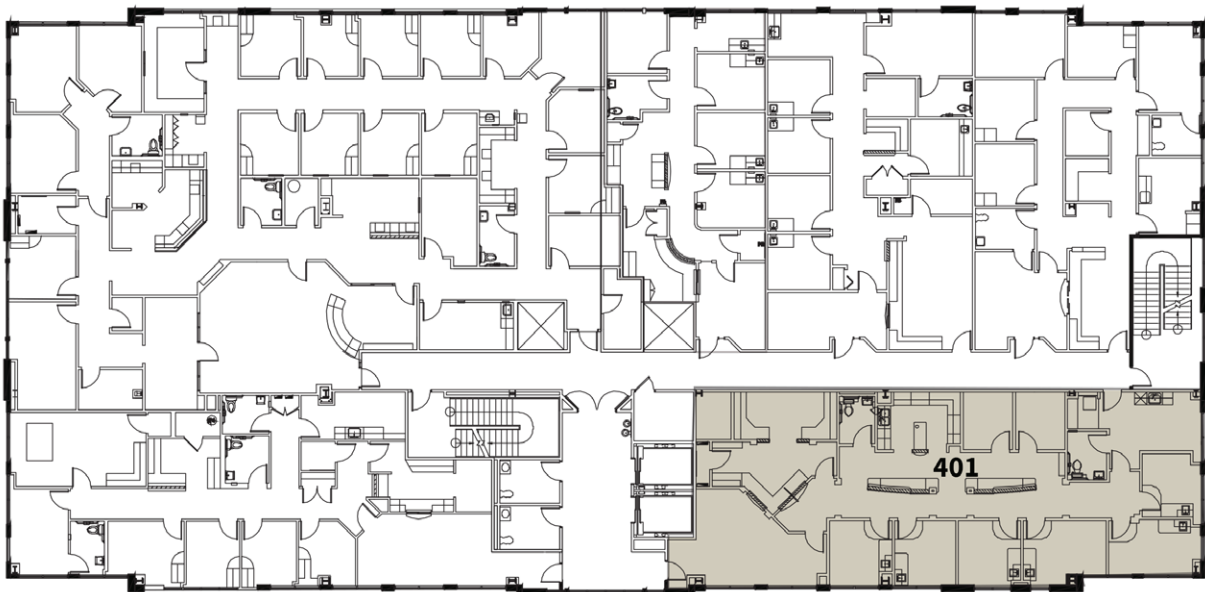
# Floor Plans

Available



## Available Spaces

| Suite | Size  |
|-------|-------|
| 309   | 1,724 |



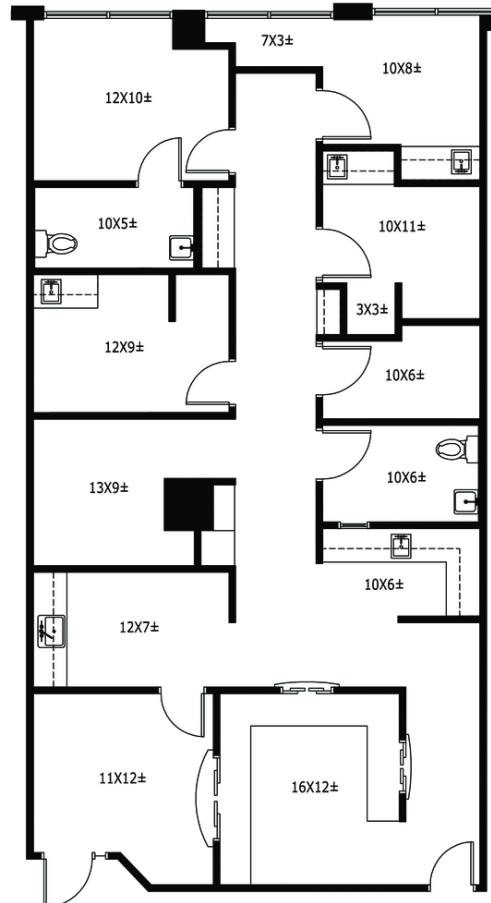
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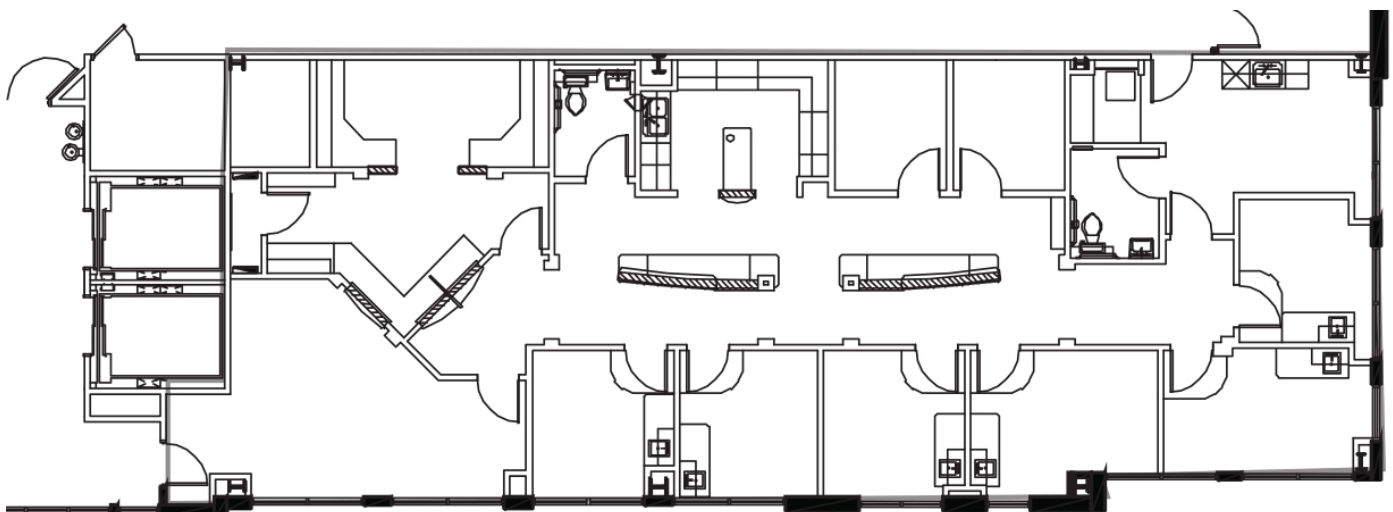
| Suite | Size  |
|-------|-------|
| 401   | 2,896 |

# Floor Plans

## Suite 309 - 1,724 RSF

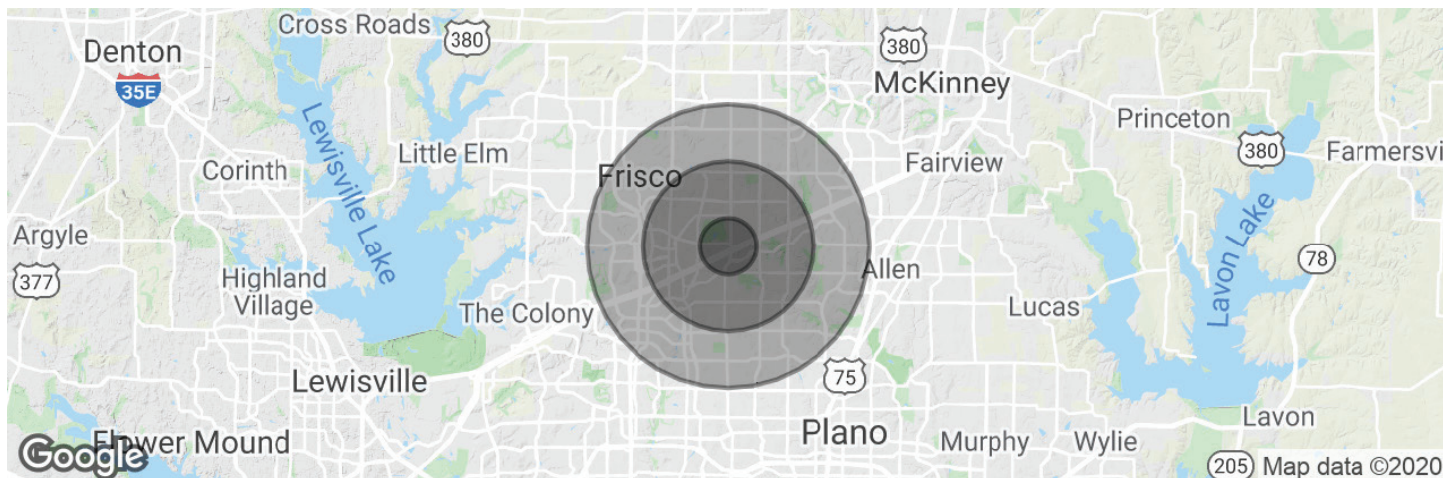


## Suite 401 - 2,896 RSF





# Demographics



| Population          | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total population    | 10,655 | 102,785 | 221,184 |
| Median age          | 34.6   | 34.9    | 35.6    |
| Median age (Male)   | 33.7   | 35.1    | 35.2    |
| Median age (Female) | 35.2   | 34.9    | 35.9    |

| Household & Income  | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total households    | 3,726     | 35,749    | 81,775    |
| # of persons per HH | 2.9       | 2.9       | 2.7       |
| Average HH income   | \$112,134 | \$120,800 | \$114,696 |
| Average house value | \$233,263 | \$257,230 | \$265,817 |

\* Demographic data derived from 2010 US Census

## For more information

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