



SPACE FOR LEASE

MCKINNEY MEDICAL ARTS

4201 Medical Center Dr, Mckinney, TX 75069

Salman (Sam) Tabani

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TABANI
REALTY

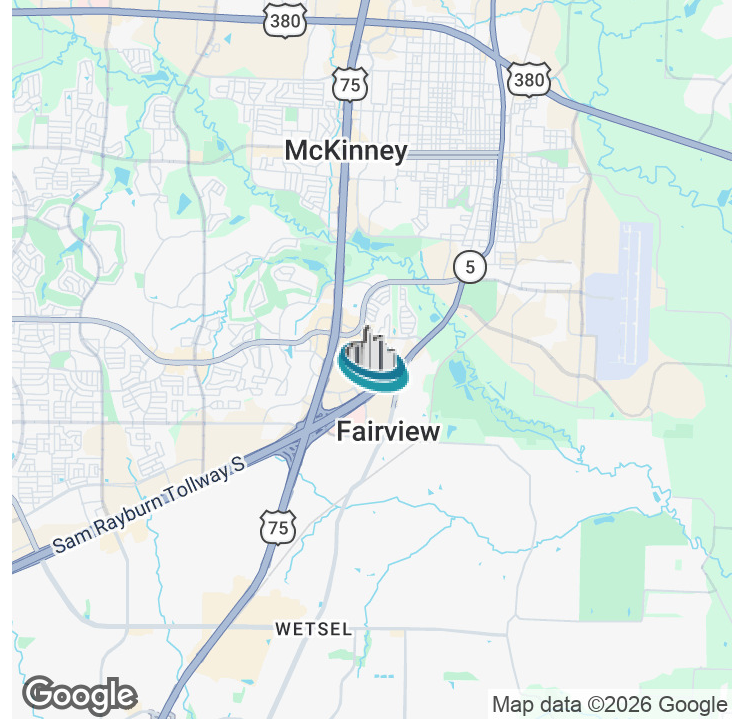
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Executive Summary



OFFERING SUMMARY

Lease Rate:	\$23 SF/yr (NNN)
Building Size:	58,500 SF
Available SF:	1,724 & 2,929 SF
Lot Size:	194,682 SF
Suites Available	2
Year Built:	2006
Renovated:	2026
Zoning:	PD

PROPERTY OVERVIEW

Tabani Realty is pleased to present a premier medical office opportunity at 4201 Medical Center Drive, located within McKinney's established healthcare corridor. The property is strategically positioned to capitalize on the area's strong population growth, expanding healthcare demand, and limited supply of quality medical office space. The building's location near major hospitals, physician networks, and healthcare providers supports long-term tenant retention and stable occupancy. Excellent access to U.S. Highway 75 and SH 121 enhances convenience for patients and medical professionals throughout Collin County and the greater North Texas region.

This Class B professional building offers a ±2,929 SF fully built-out medical suite ideal for physicians, specialists, or wellness professionals seeking a turnkey space surrounded by a strong network of healthcare providers. A second suite offers 1,724 SF. With strong demographic fundamentals, a growing patient base, and proximity to key healthcare infrastructure, this property offers investors the potential for durable cash flow and long-term value appreciation.

FOR LEASE

- Suite 270 - 1,724 SF
- Suite 290 - 2,929 SF



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Additional Photos



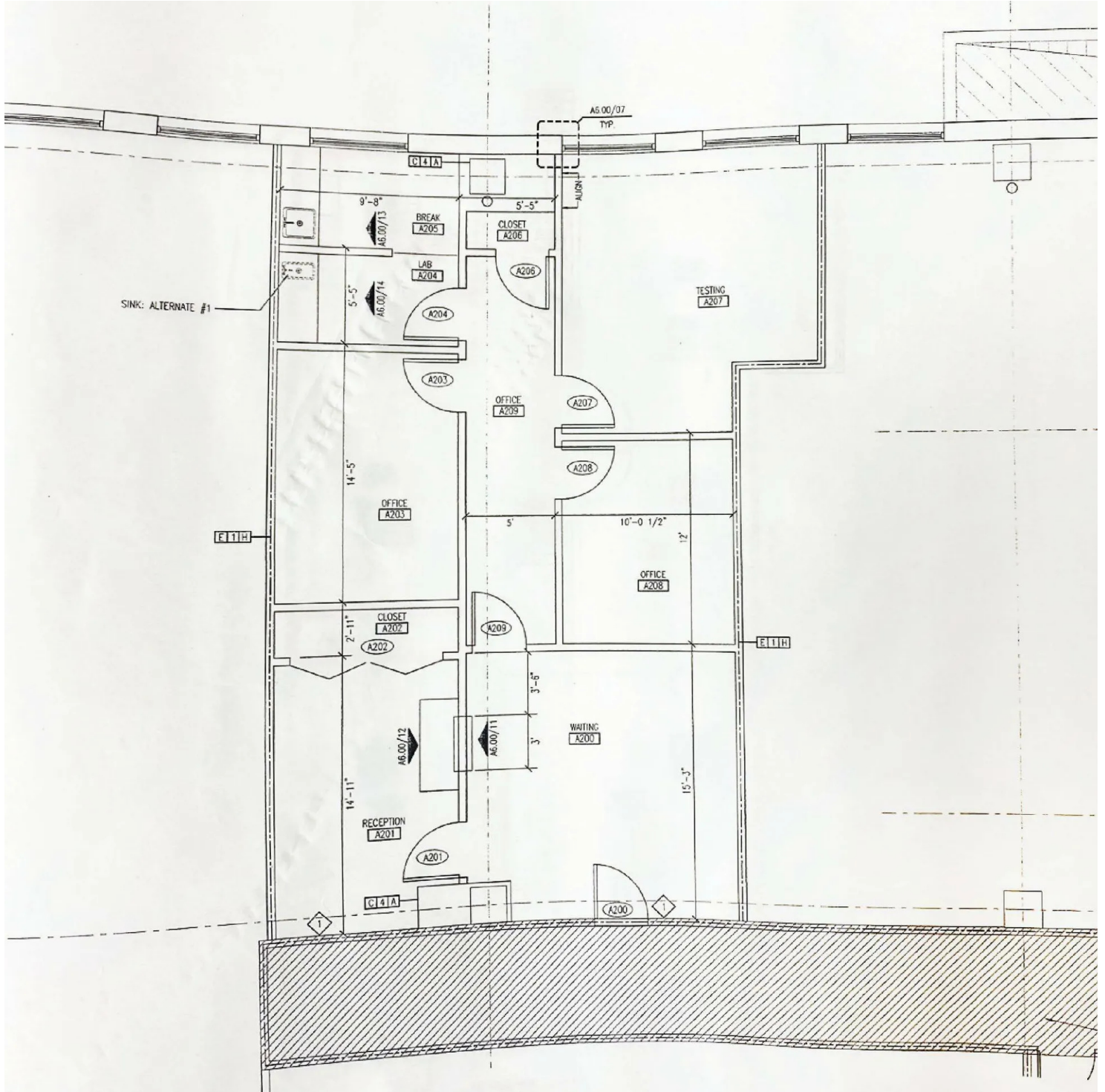
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Suite 270 - 1,724 SF

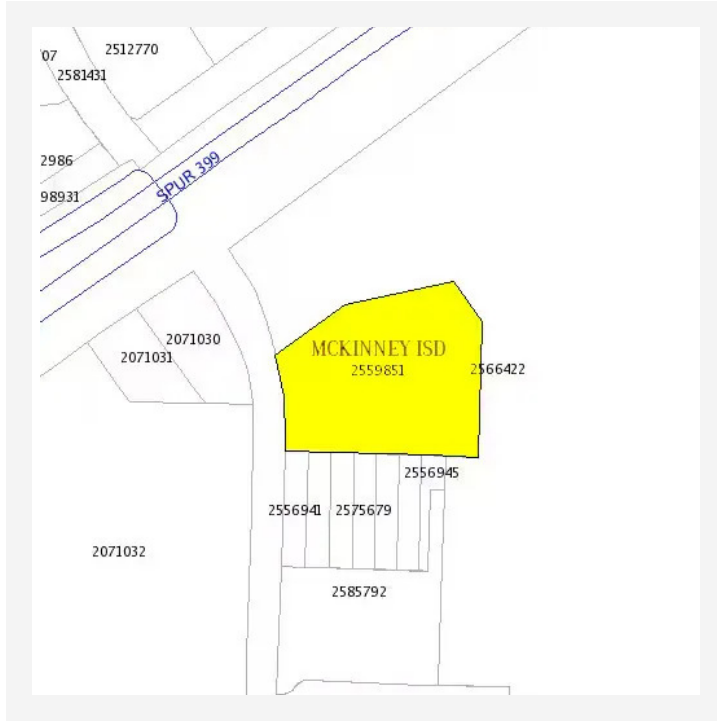




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Parcel Map



PROPERTY HIGHLIGHTS

- **LOCATION & ACCESS**
Positioned in McKinney's established medical corridor, offering convenient access to US-75 and major area thoroughfares.
- **BUILDING FEATURES**
Purpose-built medical office space designed to accommodate clinical workflows, including plumbed exam rooms, generator backup, and HVAC systems suited for medical use.
- **PARKING & PATIENCE CONVENIENCE**
Ample on-site surface parking with a ratio, reducing wait times and improving the patient arrival experience.
- **DEMOGRAPHICS AND MARKET POSITION**
McKinney is one of the fastest-growing cities in the Dallas-Fort Worth metro, with strong household income levels and population growth supporting sustained demand for healthcare services in the area.





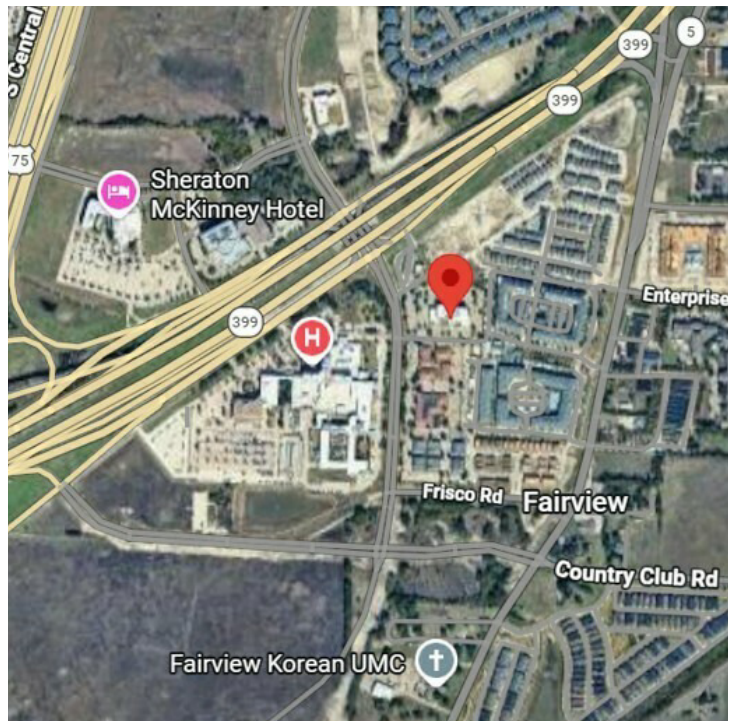
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Location Information

MEDICAL CITY MCKINNEY

- McKinney Medical Arts is positioned to attract strong, durable tenant demand due to its direct proximity to Medical City McKinney, a highly successful regional hospital. This adjacency offers prospective medical tenants immediate access to a hospital campus that has served the McKinney community for more than 100 years and is Magnet-recognized for nursing excellence, and operates as a 311-bed acute care facility that is a Level II Trauma Center, Primary Stroke Center, and Stroke Rehabilitation Center.
- The hospital's continued investment in the campus further strengthens the case for the building's location. Medical City McKinney recently opened a new five-story, roughly 124,500-square-foot Medical Plaza building that expanded services including cardiology, orthopedics, and rehabilitation, along with more than 750 additional parking spaces, and is currently constructing a \$142 million tower expansion that will add capacity to medical-surgical, step-down, and intensive care units. This growth signals rising patient volumes and physician demand in the immediate area, both of which translate directly into demand for nearby medical office space.
- The hospital's reputation for clinical quality adds further appeal for physician groups considering the area, given recognitions such as America's 250 Best Hospitals Award and America's 50 Best Hospitals for Surgical Excellence Award for 2024, 2025, and 2026.



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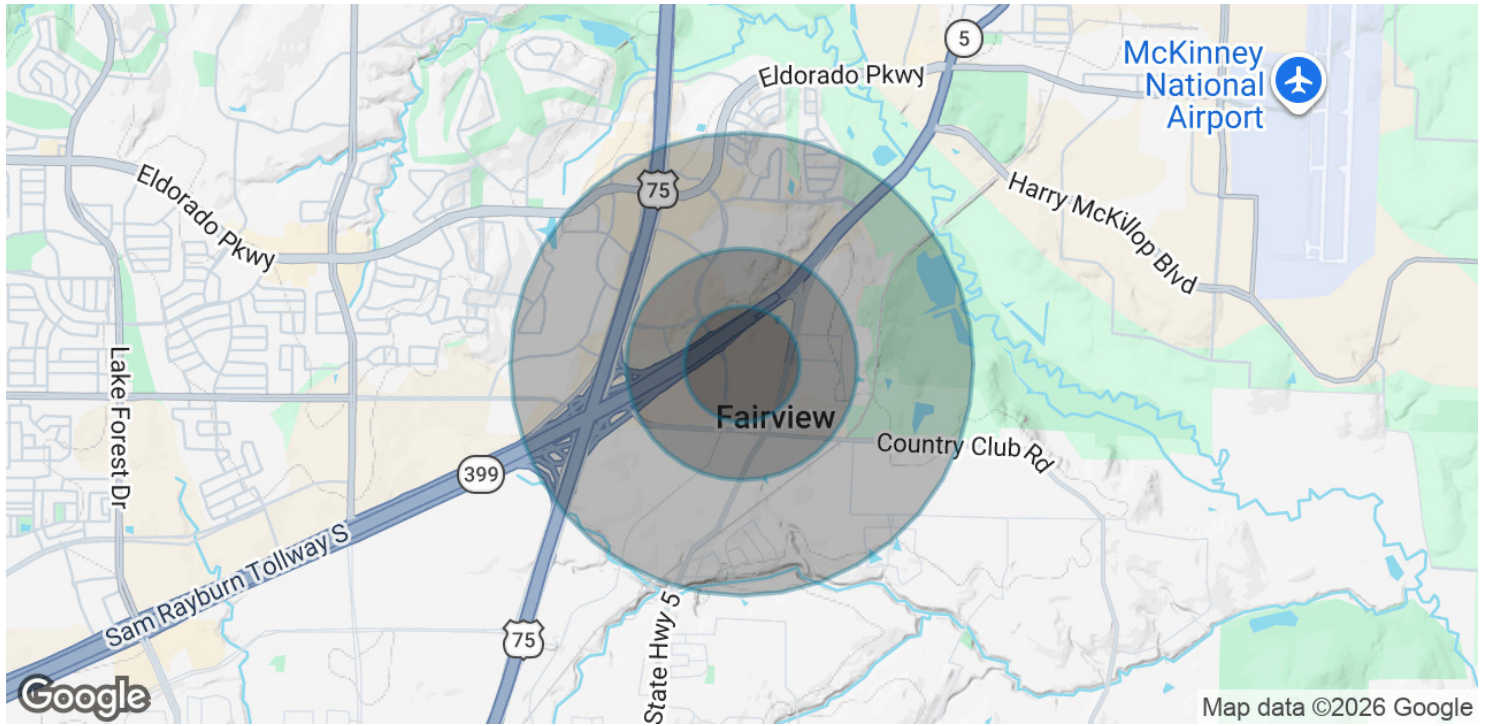
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	409	1,620	6,653
Average Age	43.8	41.4	40.1
Average Age (Male)	30.9	31.5	37.0
Average Age (Female)	62.0	54.4	43.2

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	202	782	2,954
# of Persons per HH	2.0	2.1	2.3
Average HH Income	\$65,215	\$76,133	\$97,518
Average House Value	\$39,360	\$204,892	\$418,000

2023 American Community Survey (ACS)



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