

# CENTENNIAL MEDICAL PAVILION I

4401 Coit Rd, Frisco, TX 75035



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REAL ESTATE  
SERVICES



Healthpeak  
PROPERTIES

- Connected to hospital via a climate controlled walkway
- Located in the fastest growing part of DFW
- Easy access from all of DFW
- Owned by Healthpeak Properties, Inc (NYSE: PEAK)



Two medical office buildings directly next to the hospital



Competitive lease rates and tenant improvement allowances



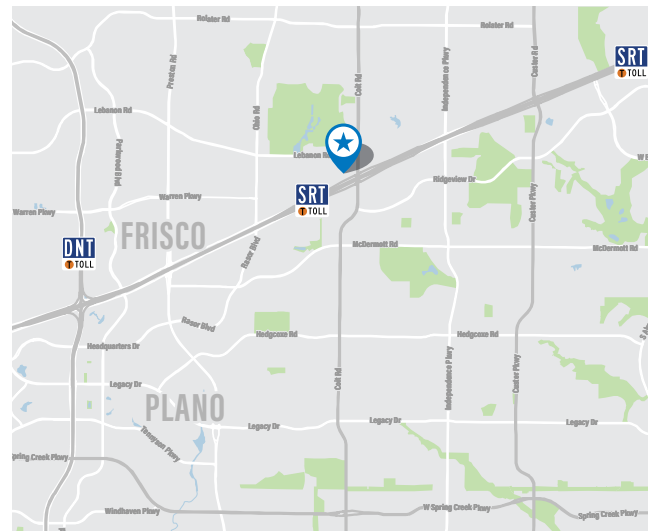
Suites available from 1,400 to 7,767 SF



Referral opportunities among tenants



On-site property management



## Leasing Information:

Jeff Smith  
Healthcare Advisory Services  
972.774.2516  
jeff.smith@transwestern.com

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# FLOOR PLANS

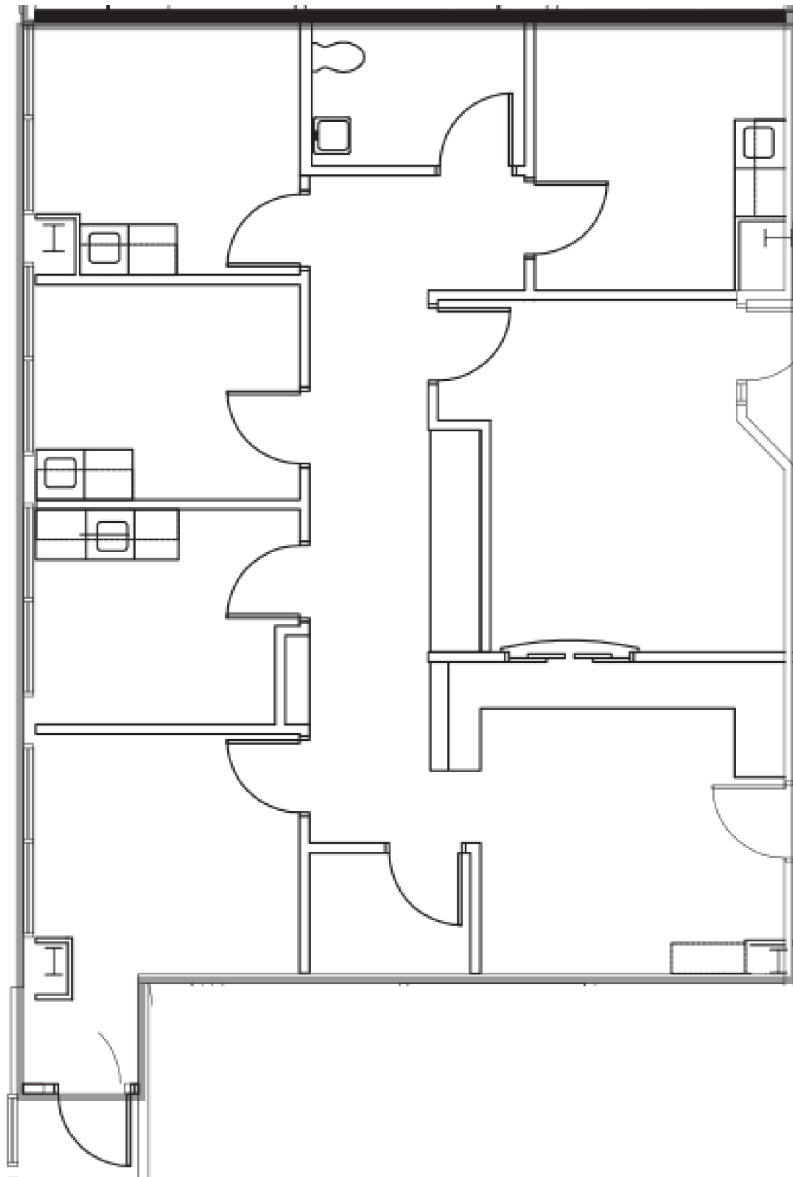
4401 Coit Rd, Frisco, TX 75035

Suite 301 | 1,353 SF



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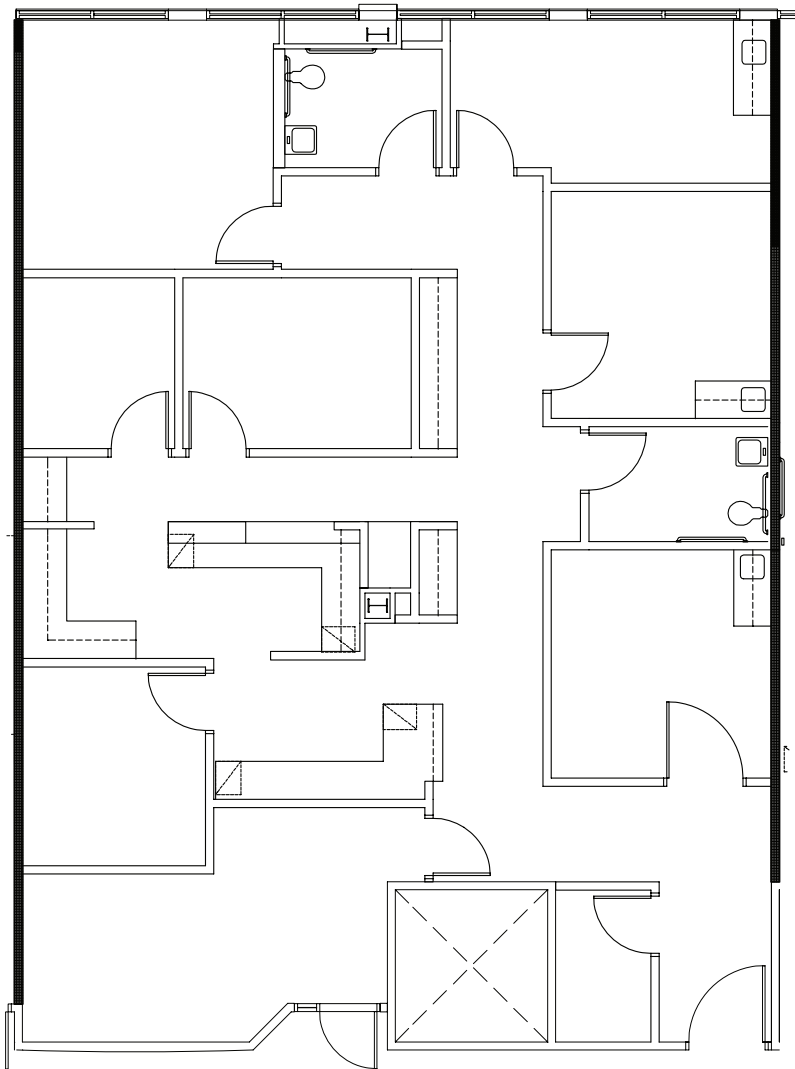
4401 Coit Rd, Frisco, TX 75035

Suite 307 | 2,360 SF



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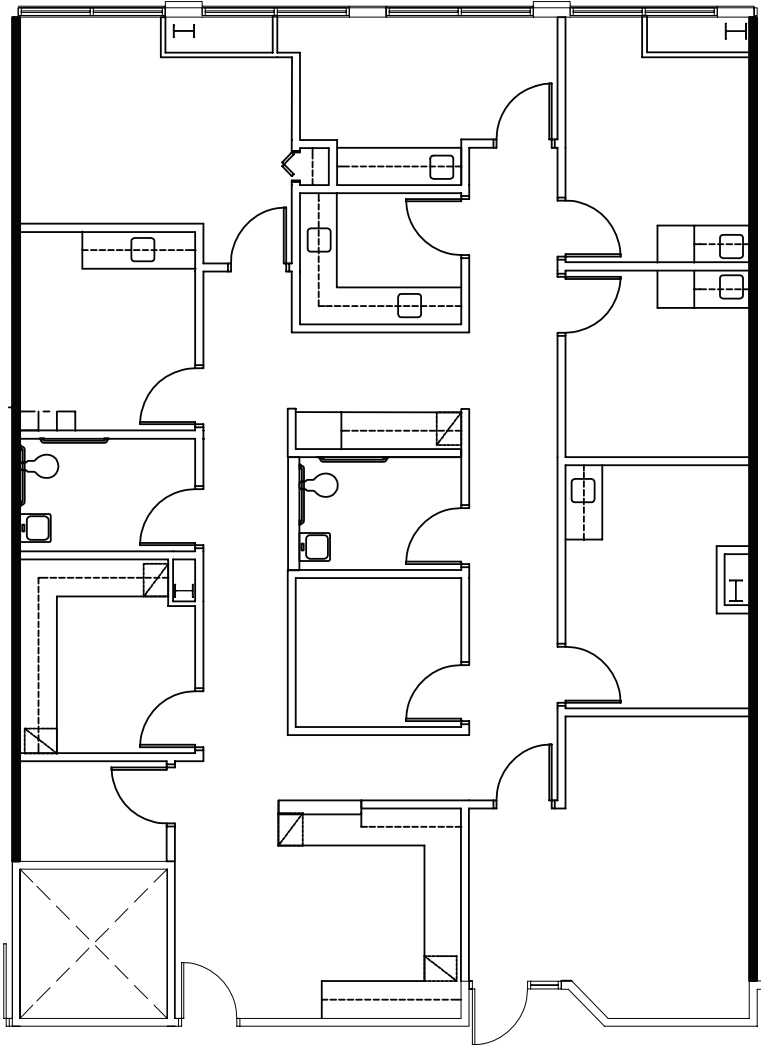
4401 Coit Rd, Frisco, TX 75035

Suite 309 | 2,404 SF



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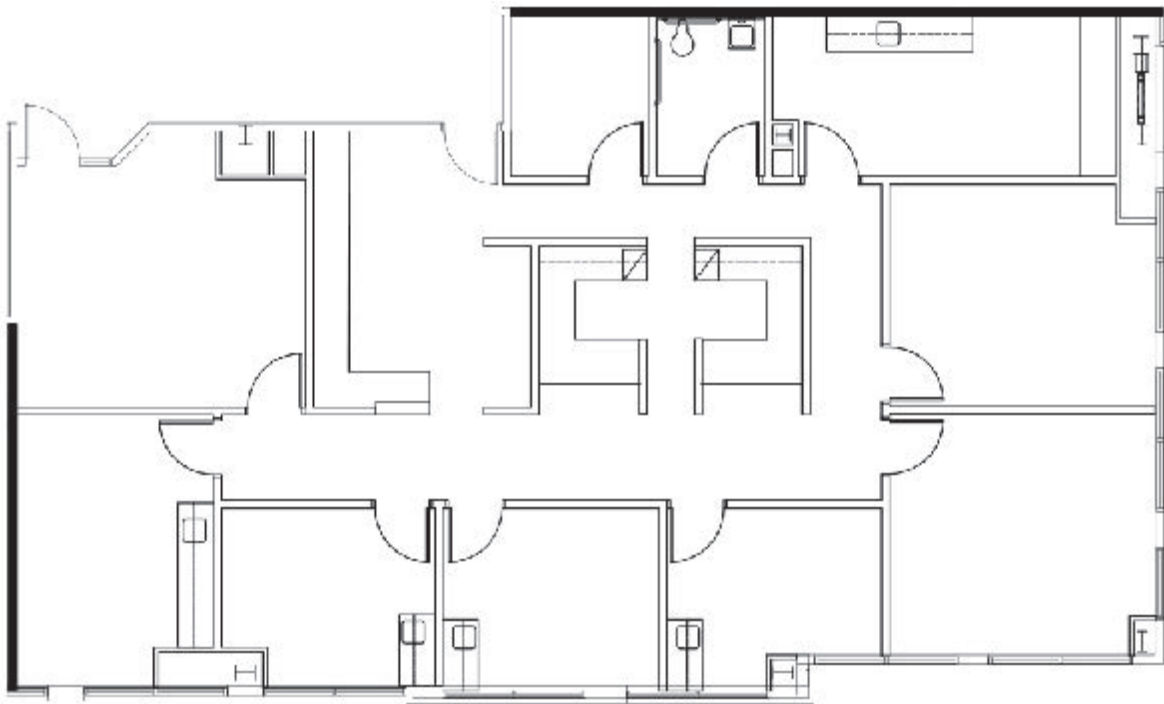
4401 Coit Rd, Frisco, TX 75035

Suite 313 | 2,511 SF



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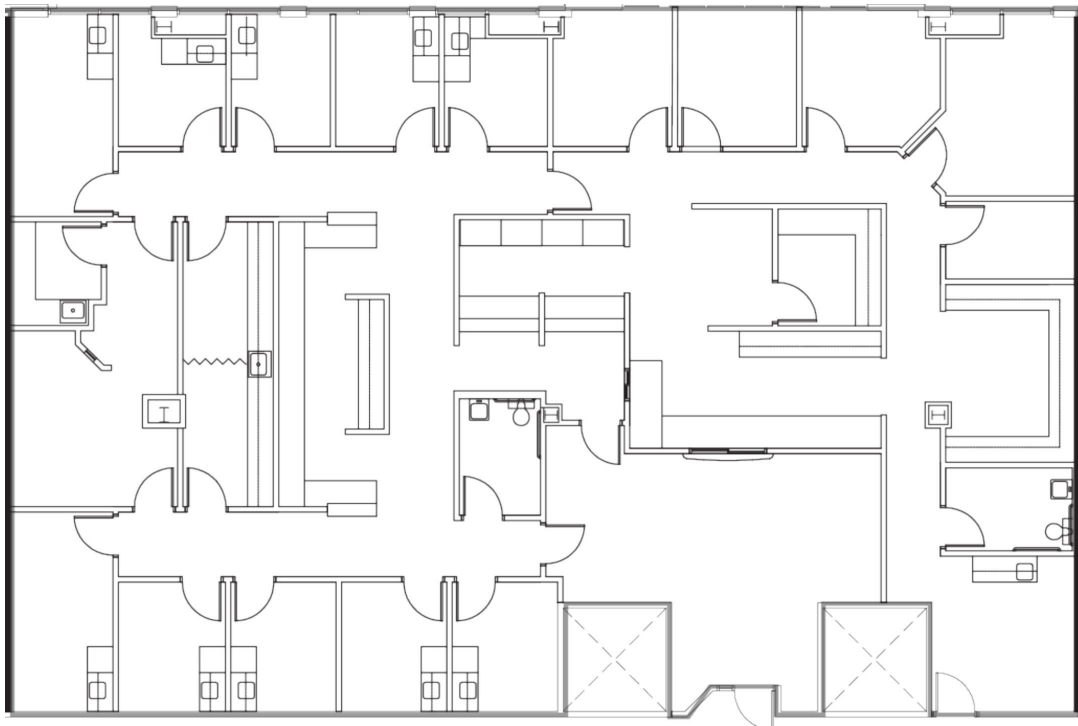
4401 Coit Rd, Frisco, TX 75035

Suite 407 | 4,974 SF



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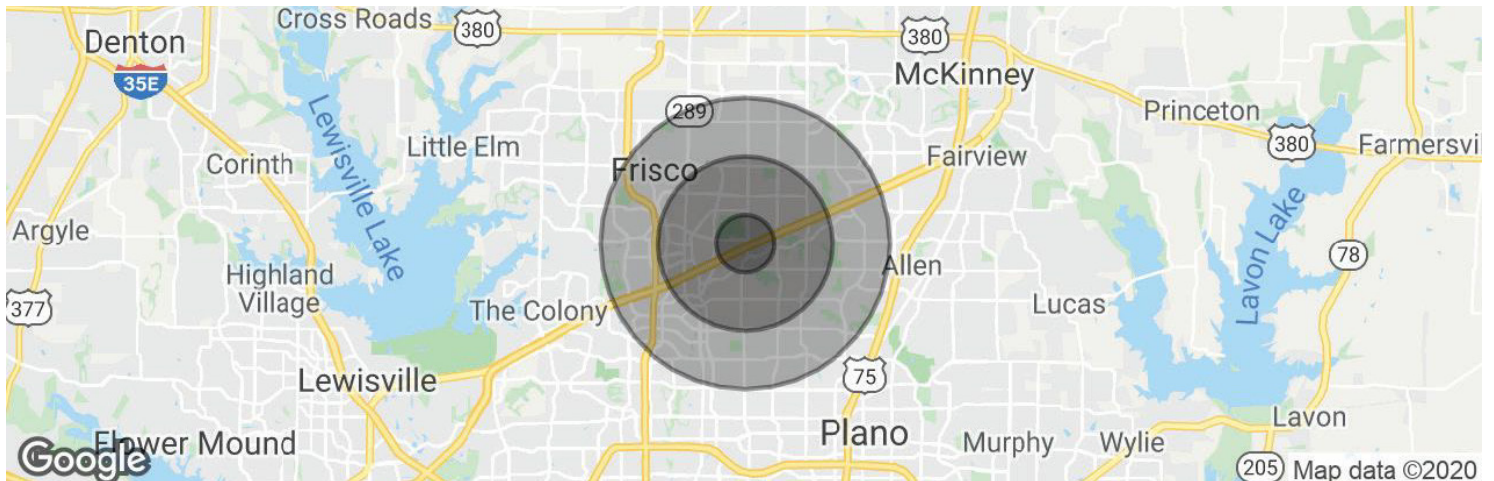
# DEMOGRAPHICS

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Population	5-min drive	10-min drive	15-min drive
Population (2021)	32,634	246,453	713,078
Population (2026)	35,556	282,530	811,326
5-year growth	+2,922	+36,077	+98,248
Median Age	36.7	36.0	36.2
Population < 18	9,235	66,049	186,114
Population 65+	2,578	21,934	72,734
Household & Income	1-mile	3-miles	5-miles
Households (2021)	11,113	92,130	267,758
Households (2026)	12,033	105,476	303,796
5-year growth	+920	+13,346	+36,038
Median Income	\$122,354	\$108,714	\$100,708
Median Home Value	\$359,977	\$398,568	\$382,166

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