

CENTENNIAL MEDICAL PAVILION II

4461 Coit Rd, Frisco, TX 75035



TRANSWESTERN

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)



Right next to the medical center office buildings



Competitive lease rates and tenant improvement allowances



Suites available from 1,184 SF to 2,058 SF



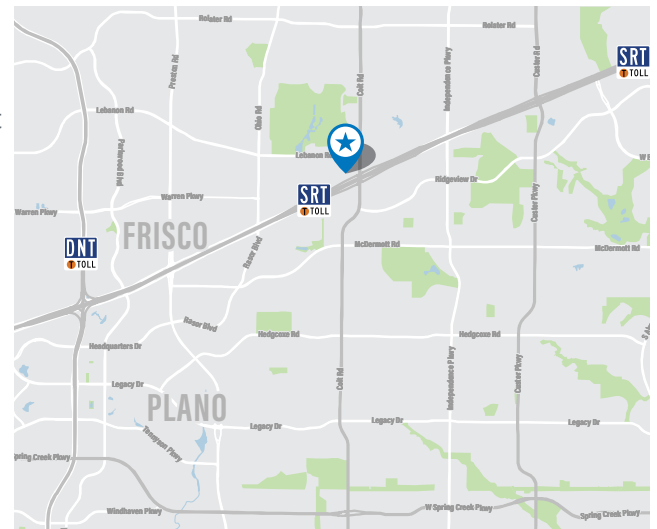
On-site property management



Easy access to both SH-121 and Dallas North Tollway



Easy access patient drop-off/pick-up area



Leasing Information:

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

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FLOOR PLANS

CENTENNIAL MEDICAL PAVILION II

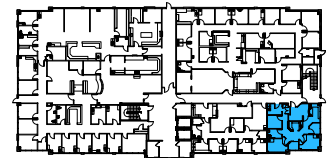
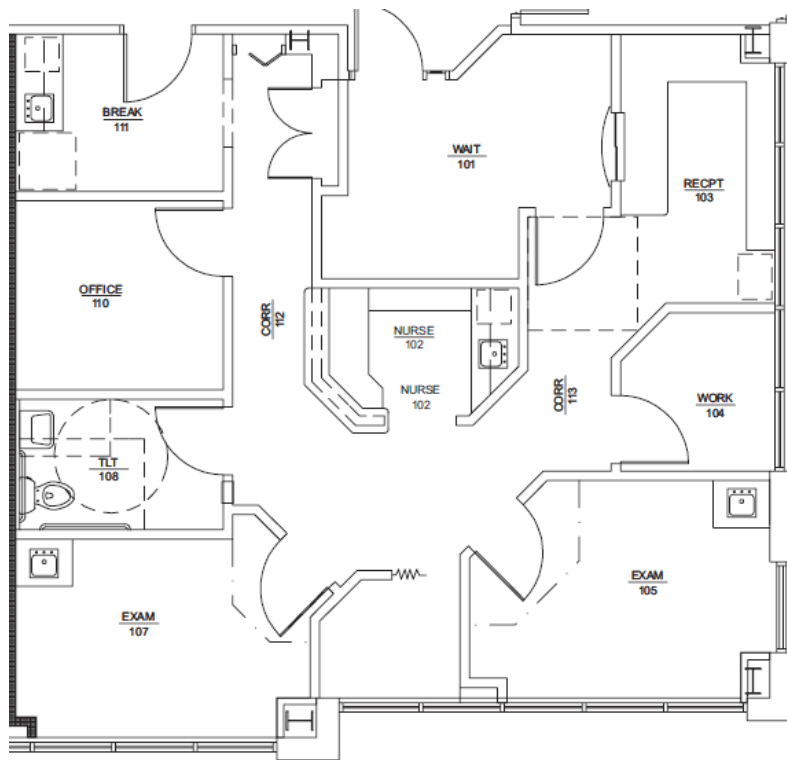
4461 Coit Rd, Frisco, TX 75035

Suite 105 | 1,184 SF



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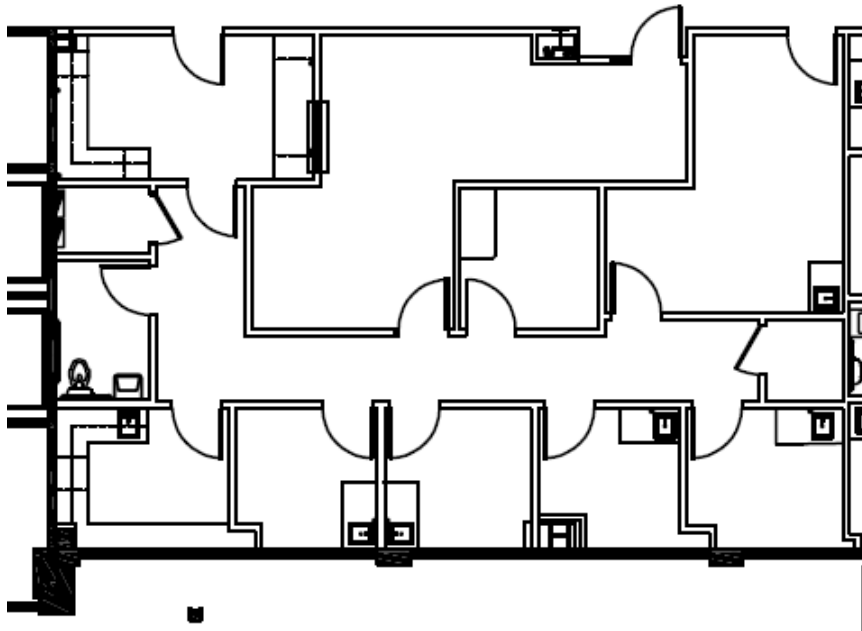
4461 Coit Rd, Frisco, TX 75035

Suite 107 | 1,724 SF



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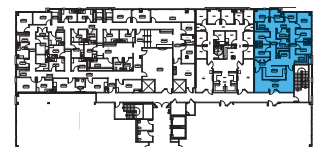
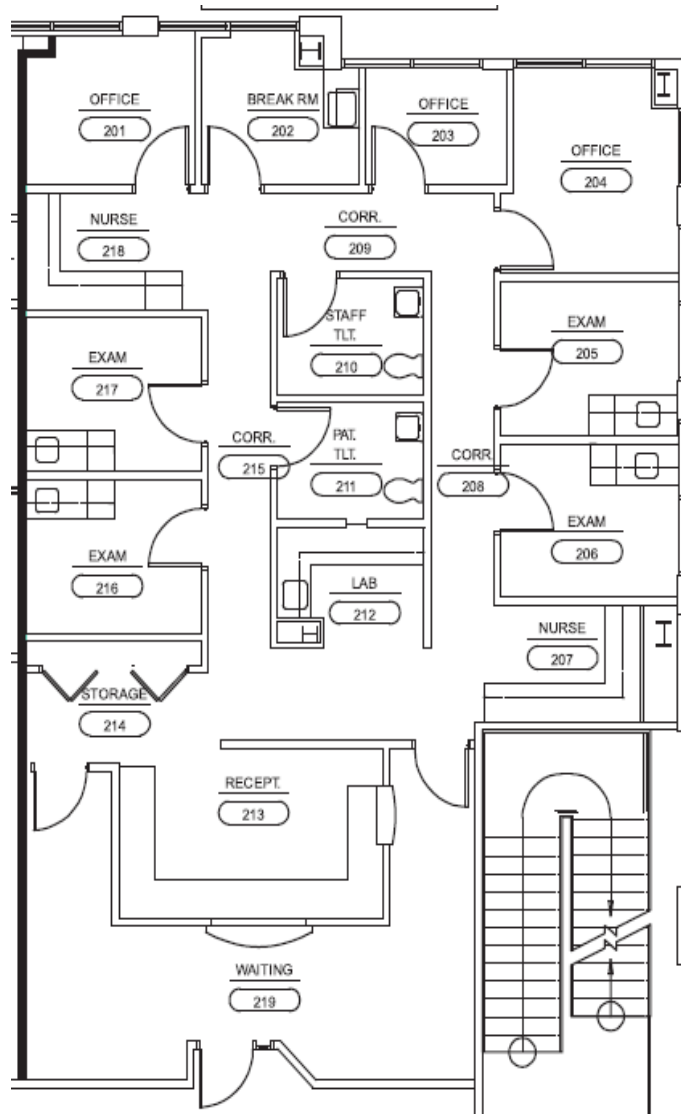
4461 Coit Rd, Frisco, TX 75035

Suite 209 | 2,058 SF



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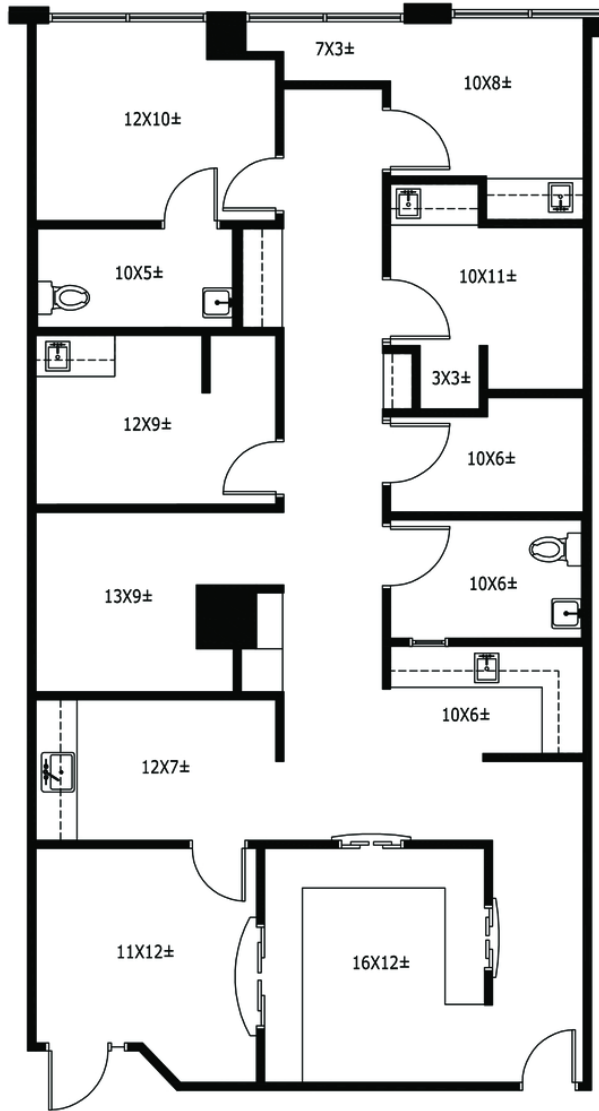
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FLOOR PLANS

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Suite 309 | 1,724 SF



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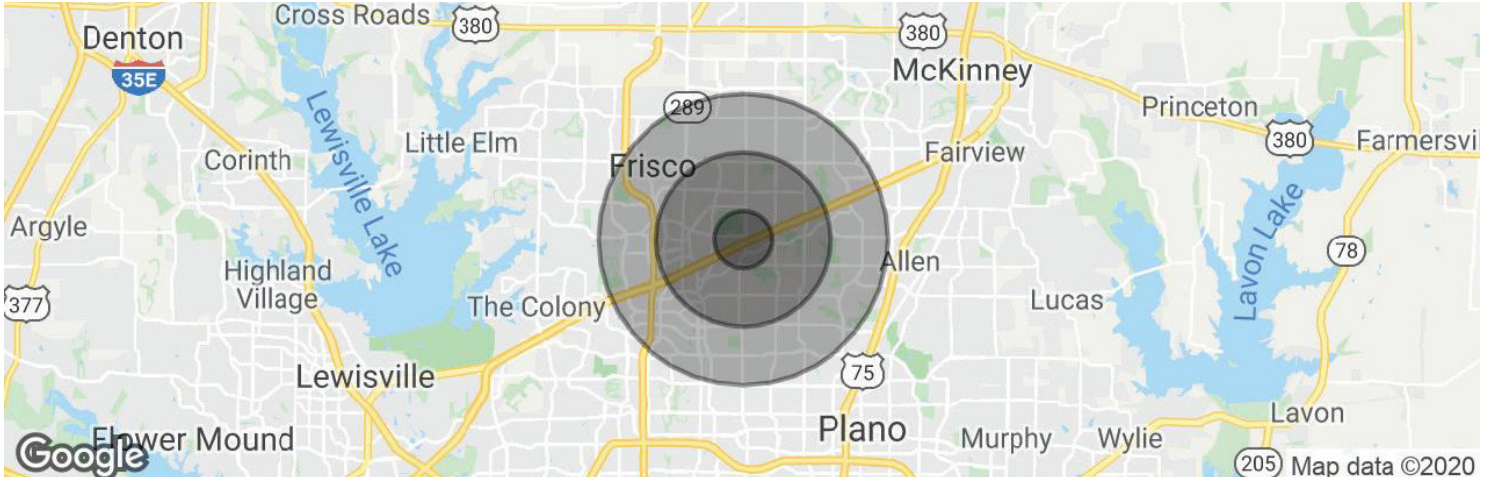
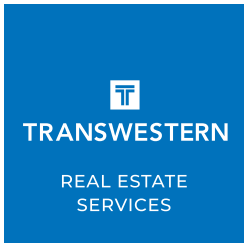
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DEMOGRAPHICS

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4401 Coit Rd, Frisco, TX 75035



Population	5-min drive	10-min drive	15-min drive
Population (2023)	42,292	293,194	781,129
Population (2028)	44,830	312,672	814,827
5-year growth	+2,538	+19,478	+33,698
Median Age	36.4	35.8	36.3
Population < 18	12,096	78,283	199,969
Population 65+	3,468	26,974	84,362
Household & Income	5-min drive	10-min drive	15-min drive
Households (2023)	13,565	108,598	298,482
Households (2028)	14,336	116,029	313,615
5-year growth	+771	+7,431	+15,133
Median Income	\$149,562	\$116,964	\$107,374
Median Home Value	\$458,521	\$456,162	\$446,555

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