

# Independence Medical Village

MOVE-IN READY SPACES FOR LEASE | FROM 1,581 – 14,653 SF





# Property Overview



**Independence Medical Village is a 71,711 SF, Class A medical office destination in the heart of Plano.**

The building offers both shell and move-in-ready suites from 1,581 to 14,653 SF, along with a competitive tenant improvement package designed to meet a wide range of clinical requirements.

Anchored by **Village Health Partners**, the property sits within an eight-mile radius of **14 major hospitals and medical centers**, placing providers at the center of one of North Texas' most active healthcare corridors. With strong demographics, a premier Plano address, and seamless access to SH 121, Independence Medical Village offers an exceptional environment for long-term practice growth.



Secure 24  
Hour Access



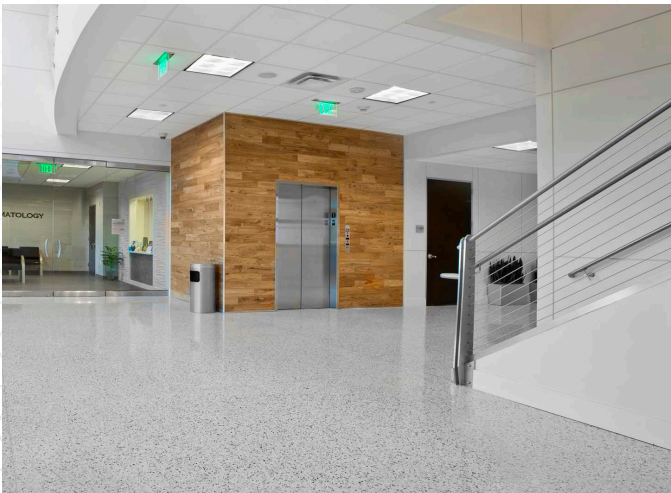
Conferencing  
Facility



Signage  
Available



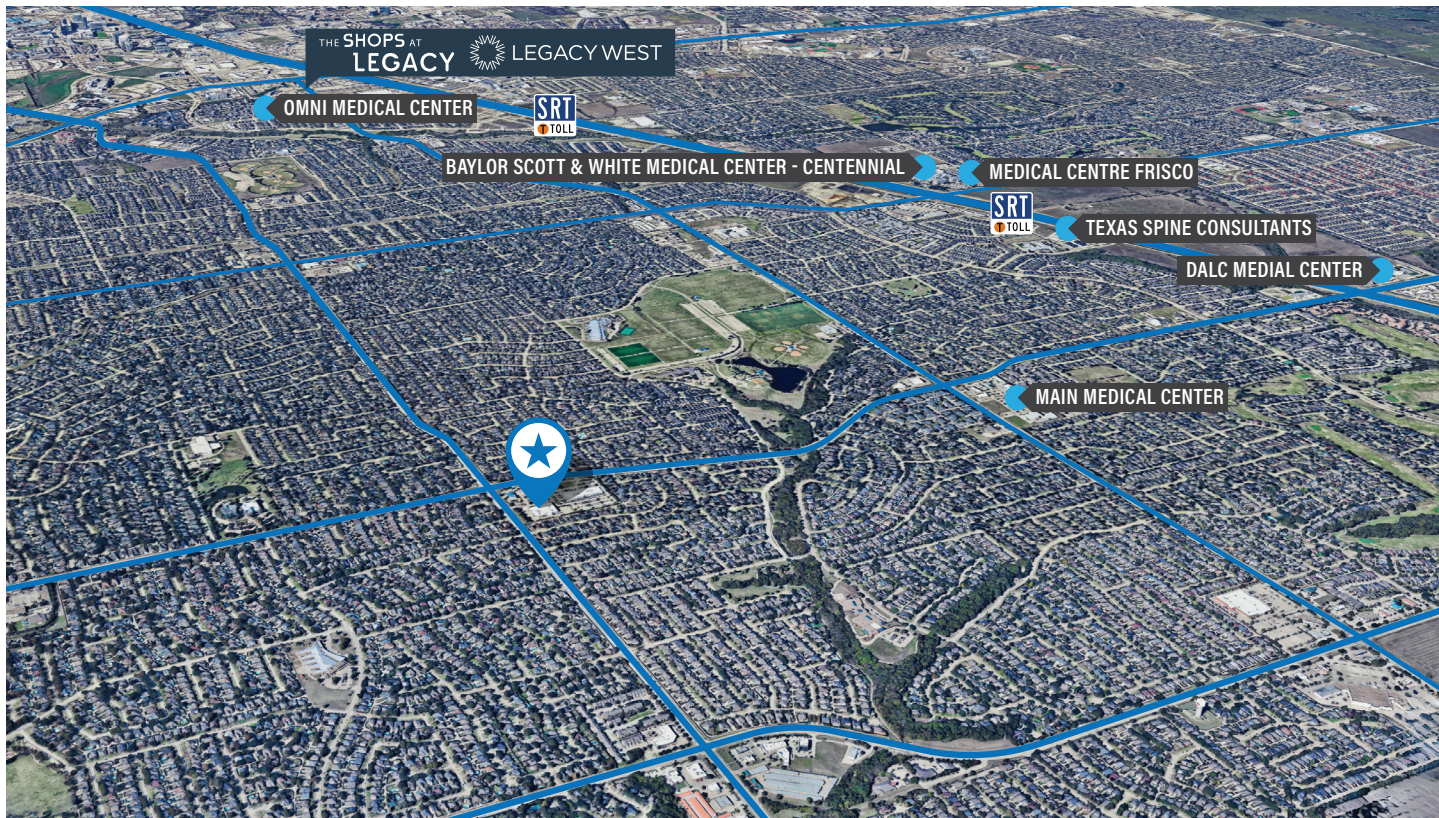
Fiber Optic  
Internet



Building Type	Office
Year Built	2014
Building Height	2 Stories
Building Size	71,708 SF
Typical Floor Size	35,855 SF
Unfinished Ceiling Height	12'
Parking	430 Surface Parking Covered Available



# Area Overview



Independence Medical Village is minutes away from dining and shopping

## Legacy West



## The Shops at Legacy East





 **Transwestern** **HEALTHCARE  
REALTY**

**NO DELIVERIES**

ALL DELIVERIES AND PICK UPS MUST BE DONE  
THROUGH THE SERVICE ENTRANCE AT THE  
SOUTH END OF THE BUILDING

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