

welltower

MEDICAL OFFICE SPACE  
**FOR LEASE**

Click or Scan Below



*For Information:*

**MATT YOUNG**

Regional Director, Leasing

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**Prestonwood Specialty Plaza**

6957 WEST PLANO PARKWAY | PLANO, TX

[medicaloffice.welltower.com](http://medicaloffice.welltower.com)



# EXECUTIVE SUMMARY



## Location Description

Great location with close proximity to Texas Health Presbyterian Plano Hospital near the Dallas North Tollway.

## Property Highlights

- Direct parking entry on first and second floors
- Covered parking available
- ASC on first floor
- Upgraded finishes
- Move-in ready
- Close proximity to Texas Health Presbyterian Plano Hospital
- Generous Tenant Improvement Allowance available



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# COMMON AREA UPGRADES

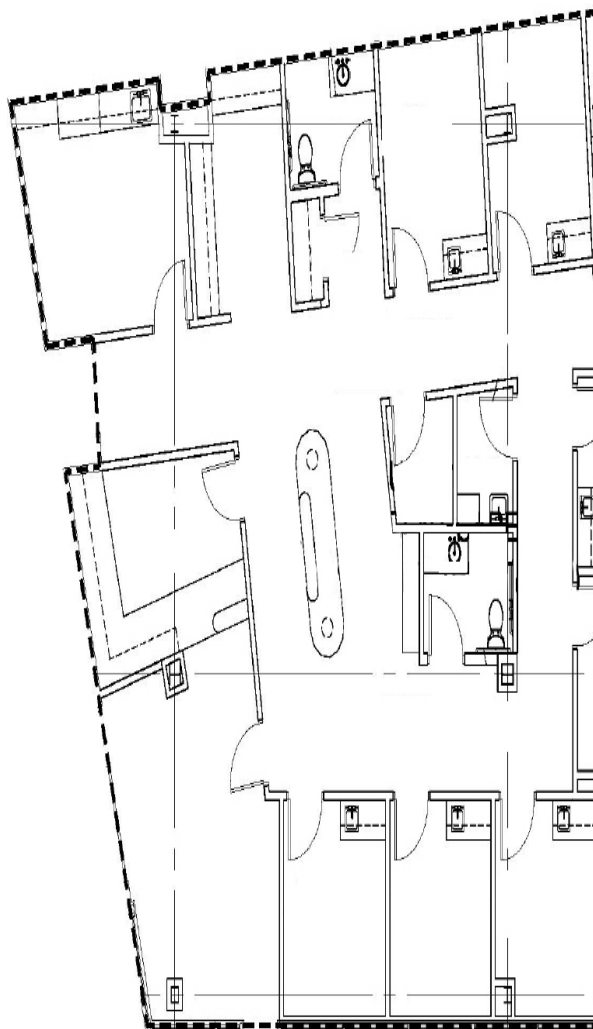
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# FLOOR PLANS

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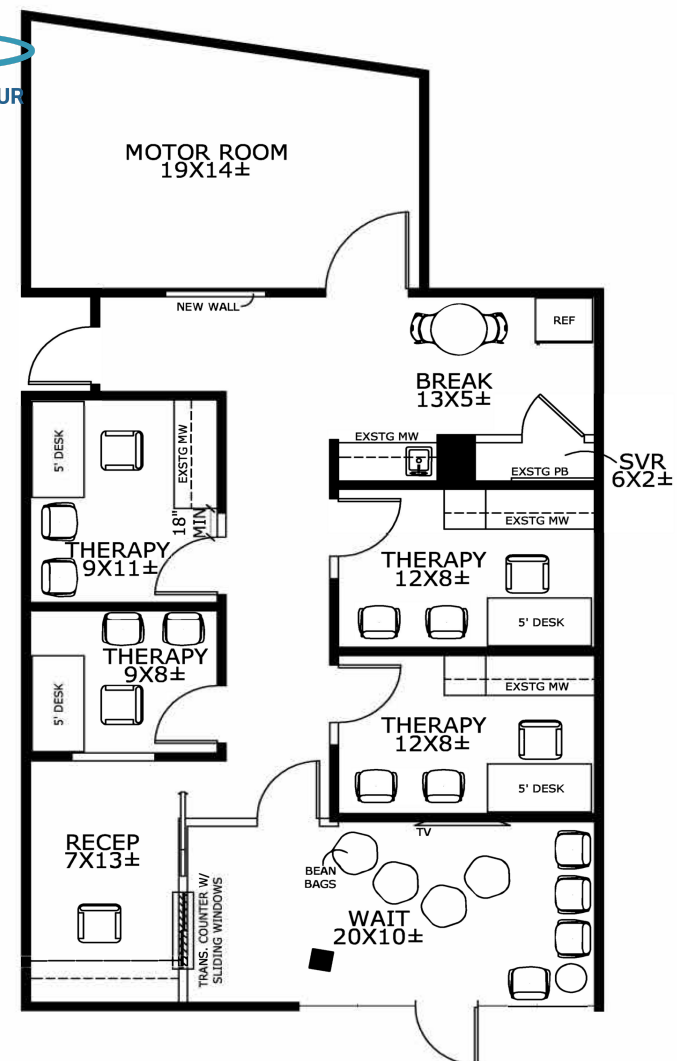


1400

1,424 RSF

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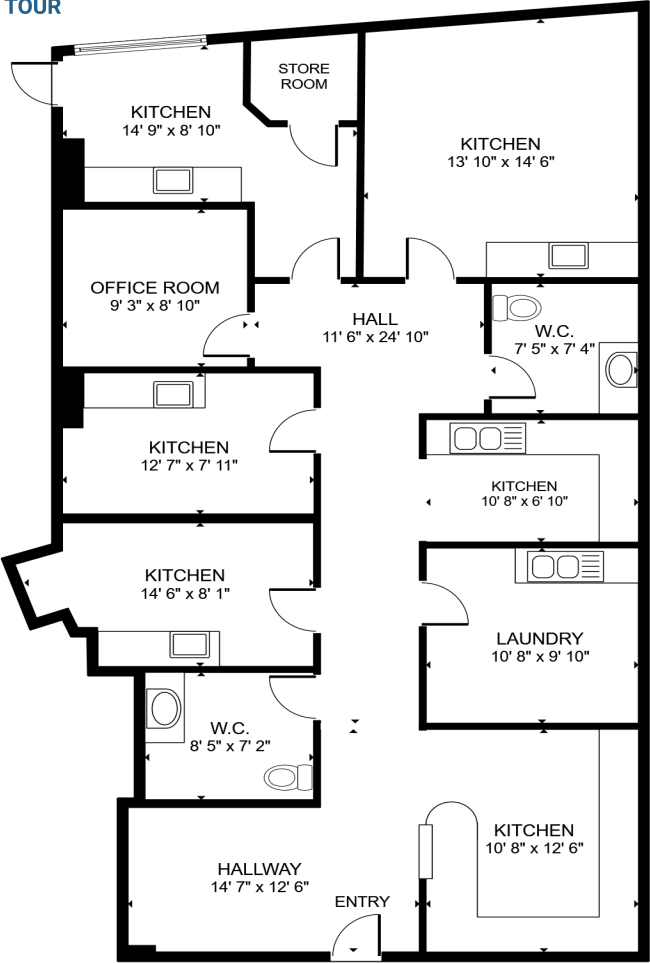
2100

1,721 RSF



# FLOOR PLANS

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2300

1,716 RSF

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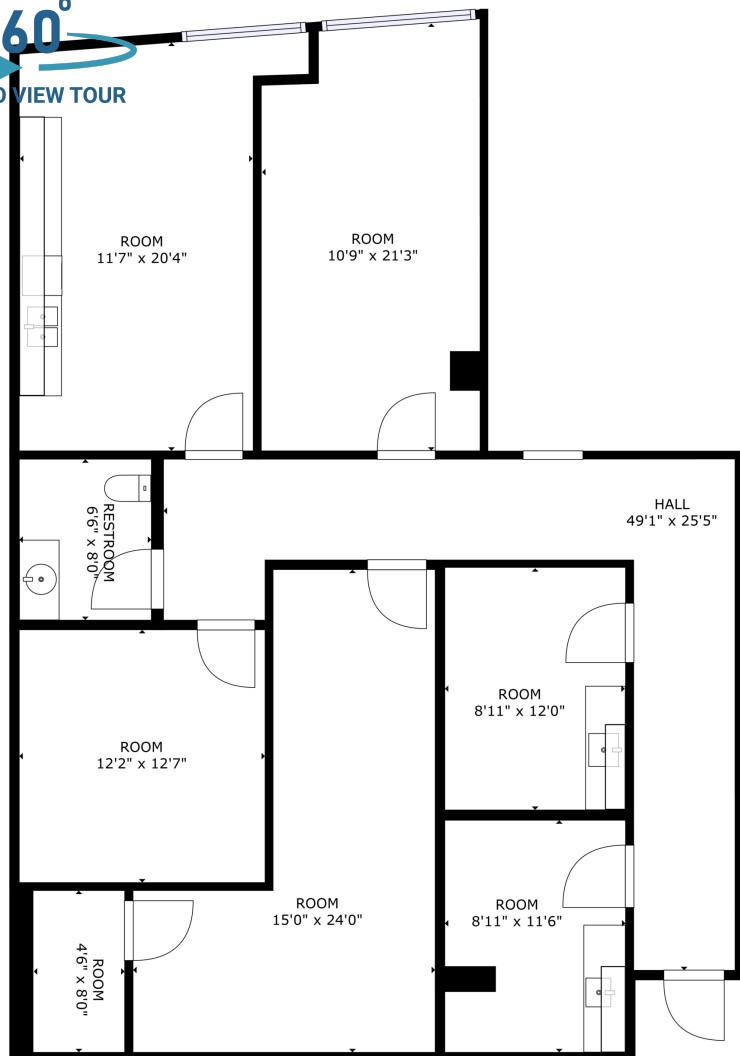
2400

2,376 RSF



# FLOOR PLANS

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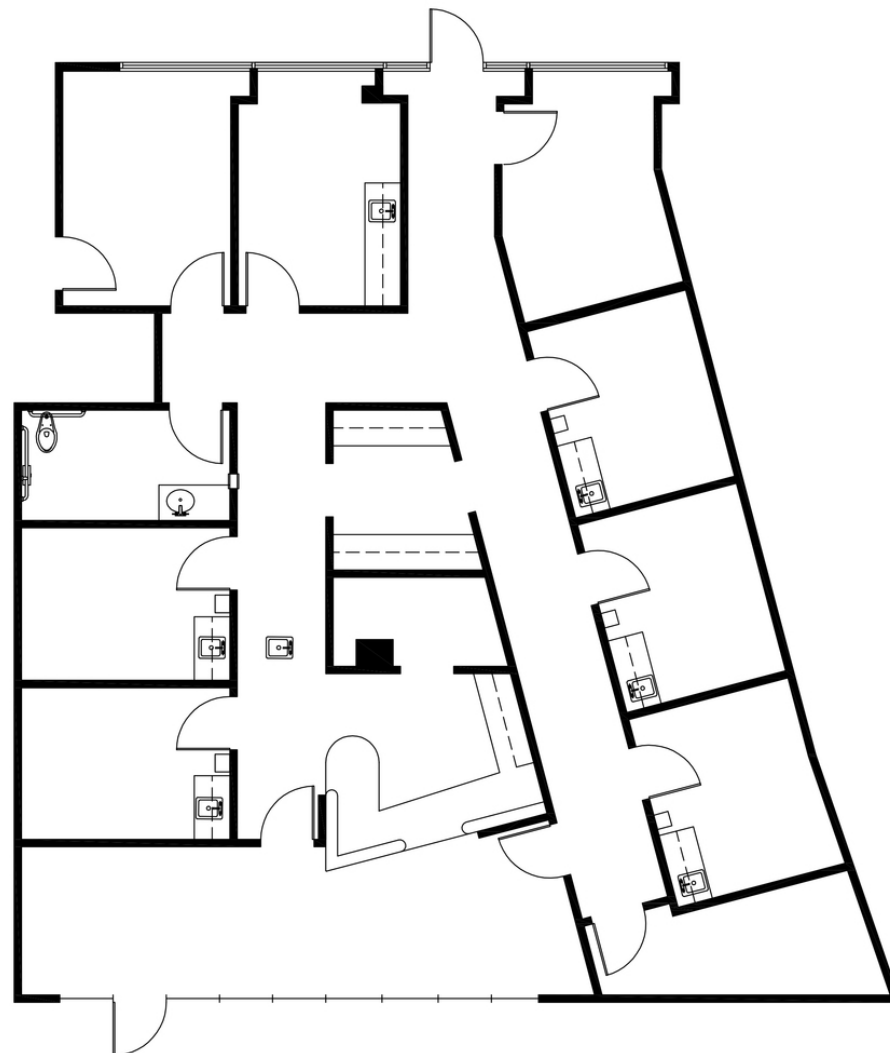


2500A

Floor Plan Information

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2600

Floor Plan Information



# FLOOR PLANS

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2700

Floor Plan Information

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# DEMOGRAPHICS MAP & REPORT



Population	1 Mile	3 Miles	5 Miles
Total Population	8,041	105,524	268,982
Average Age	36.1	34.8	35.6
Average Age (Male)	35.1	34.4	35.0
Average Age (Female)	38.2	35.4	36.2

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,773	48,062	116,067
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$107,077	\$98,421	\$101,407
Average House Value	\$316,923	\$375,740	\$322,311

\* Demographic data derived from 2020 ACS - US Census

