

FOR LEASE



Baylor Plano Pavilion I

4708 Alliance Blvd.

Plano, TX 75093



[MedCorePartners.com](https://www.MedCorePartners.com)

OVERVIEW

Baylor Plano Pavilion I



FOR LEASE



TOTAL BUILDING SIZE
174,316 SF



TOTAL AVAILABLE SF
14,058



AVAILABLE SUITES
Suite 455 – 1,875 SF
Suite 560 – 3,377 SF
Suite 620 – 1,829 SF
Suite 645 – 4,249 SF
Suite 825 – 2,728 SF



PARKING SPACES
6/1,000 RSF



PROPERTY OVERVIEW

Baylor Plano Pavilion I is an on-campus, Class A, medical office building located near Preston Road and Plano Parkway, just north of President George Bush Turnpike, in Plano, Texas.

The MOB has 1,829 – 14,058 SF square feet available for lease, with an attached garage offering free physician and guest parking, on-site owner management and maintenance staff, covered patient dropoff and pick-up area with a courtesy valet parking service, and a Skywalk to Baylor Regional Medical Center at Plano and the Heart Hospital Baylor Plano.



FEATURES

- Attached garage with free physician & guest parking
- On-site owner management & maintenance staff
- 2nd generation medical space
- Covered patient drop-off & pick-up area with courtesy valet parking service
- Skywalk to Baylor Regional Medical Center at Plano & Heart Hospital Baylor Plano

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OVERVIEW

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FEATURES

- On campus at Baylor Scott & White Health Hospital
- Immediate access to President George Bush Turnpike
- Free parking in adjacent parking deck
- Inpatient hospital and cardiovascular hospital on campus
- Connected on the second floor to adjacent MOB

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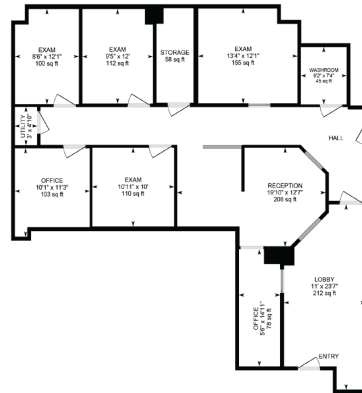
FLOOR PLAN

Baylor Plano Pavilion I



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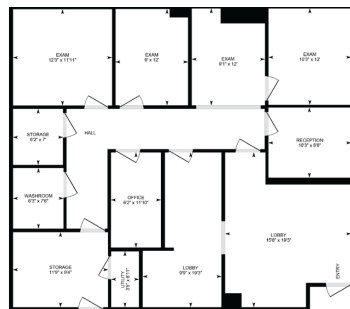
Suite 455
1,875 RSF
[Virtual Tour](#)



Suite 560
3,377 RSF
[Virtual Tour](#)



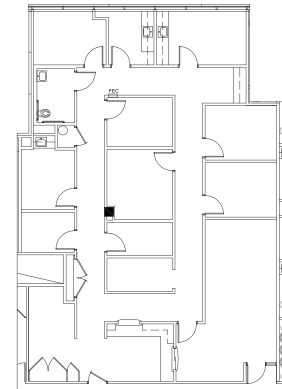
Suite 620
1,829 RSF
[Virtual Tour](#)



Suite 645
4,249 RSF
[Virtual Tour](#)



Suite 825
2,728 RSF



DEMOGRAPHICS

Baylor Plano Pavilion I



FOR LEASE



DEMOGRAPHICS

	1 MI	3 MI
Population	11,834	128,051
Households	5,809	54,883
Average Age	42.4	40.4
Median HH Income	\$96,660	\$86,257
Population Growth 2022-2027	1.13%	0.94%
Household Growth 2022-2027	1.11%	0.99%



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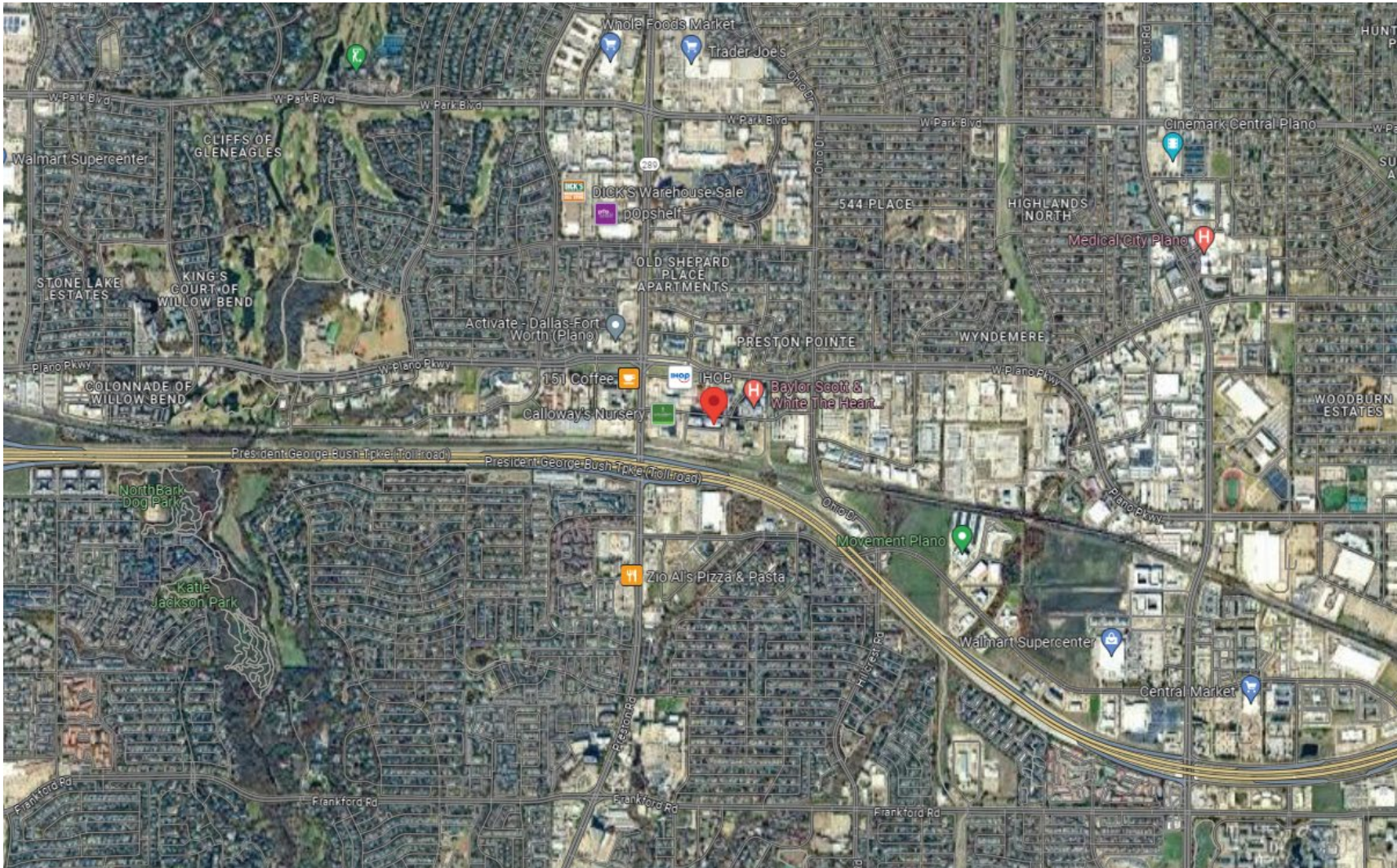
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AERIAL VIEW

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For More Information!



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker; · Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary: · Must treat all parties to the transaction impartially and fairly; · May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.

- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

MedCore Partners	9004098	kyle@medcorepartners.com	(214) 443-8300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle A. Libby	482468	kyle@medcorepartners.com	(214) 443-8300
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

2-10-2025



Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov
IABS 1-1

