



FOR SUBLEASE

# FRISCO CLINICAL SPACE

5550 Warren Parkway, Suite 200 & 230 Frisco, TX 75034





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**5,538 RSF**  
**Medical Office Space**

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# PROPERTY INFORMATION





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## PROPERTY SUMMARY



## PROPERTY OVERVIEW

Bluewave Medical Plaza Sublease offers a rare opportunity to lease space featuring two fully built-out, move-in ready medical office suites totaling 5,538 rentable square feet:

- **Suite 200 – 2,899 RSF: 2nd generation medical office space**
- **Suite 230 – 2,639 RSF: 2nd generation physical therapy clinic**

Both suites are in excellent condition, ideal for medical professionals seeking a turnkey space in a highly desirable Frisco location.

Located directly across from Baylor Scott & White Medical Center – Frisco, this sublease is located in a 22,481 RSF Class A multi-tenant medical office building. The site offers convenient access to Dallas North Tollway and Sam Rayburn Tollway, and is just minutes from The Shops at Starwood, Stonebriar Centre, The Star District, and The Ford Center at The Star.

This is a prime opportunity for healthcare providers looking to establish or expand their presence in a growing and affluent medical corridor.

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## PROPERTY DETAILS



## KEY FEATURES

- Building and monument signage opportunity
- Proximity to major healthcare, retail, and entertainment hubs
- Ideal for medical and physical therapy users
- Ample surface parking
- Move-in ready

## PROPERTY DETAILS



**TOTAL BUILDING SIZE**  
22,481 RSF



**TOTAL AVAILABLE SF**  
5,538 RSF



**AVAILABLE SUITES**  
• Suite 200 – 2,899 RSF  
• Suite 230 – 2,639 RSF



**YEAR RENOVATED**  
2024



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## PROPERTY PHOTOS





# LOCATION INFORMATION



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## FLOOR PLANS

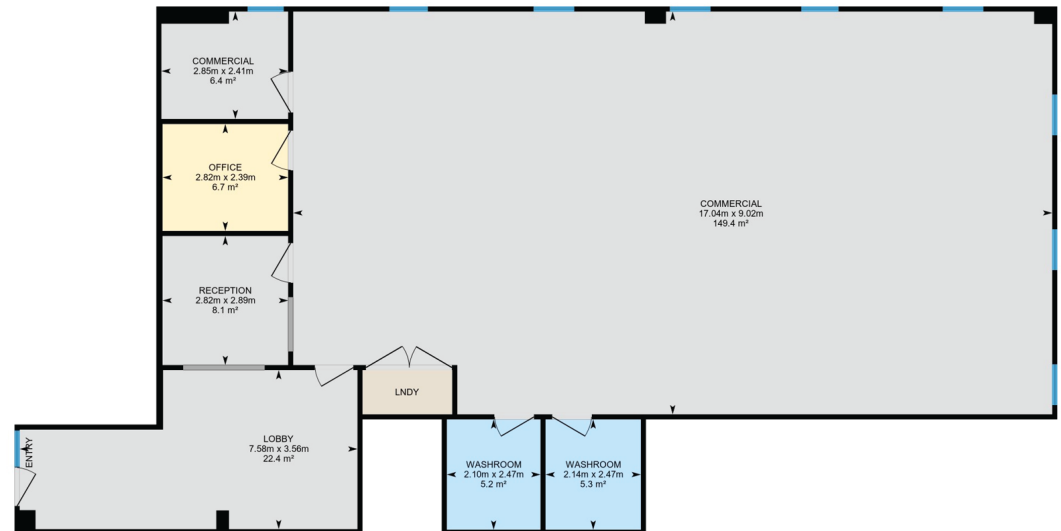
### Suite 200 2,899 RSF

[Click Here For Virtual Tour](#)



### Suite 230 2,639 RSF

[Click Here For Virtual Tour](#)





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AERIAL VIEW





# DEMOGRAPHICS



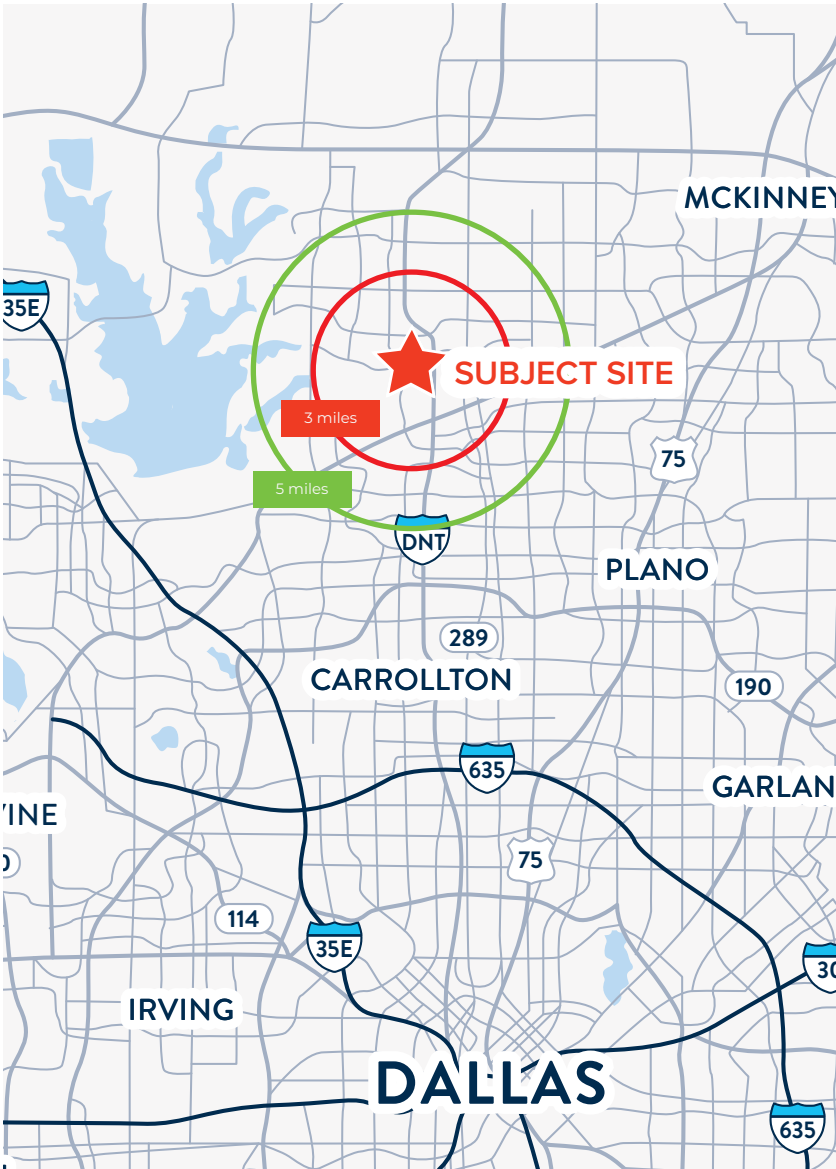


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## DEMOGRAPHICS - MAP

	3 MI	5 MI
Population	105,855	290,113
Households	45,278	116,172
Average Age	36.1	37.9
Median HH Income	\$113,672	\$129,599
Population Growth 2025-2030	8.03%	6.29%
Household Growth 2025-2030	11.44%	9.39%

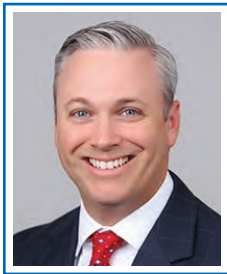






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For More Information!

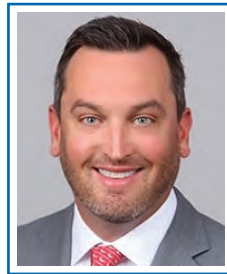


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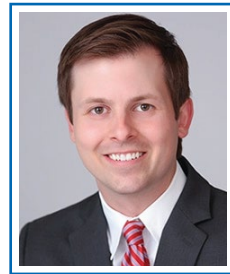


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## Information About Brokerage Services

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.

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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](http://www.trec.texas.gov)  
IABS 1-1

