



FOR LEASE

DEXTER MEDICAL BUILDING

4708 Dexter Drive, Plano, TX 75093



MedCorePartners.com

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PROPERTY INFORMATION



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PROPERTY SUMMARY



PROPERTY OVERVIEW

Dexter Medical Building is a premier Class A medical office and outpatient center ideally positioned just north of the Baylor Scott & White Medical Center and Heart Hospital in Plano. This modern facility offers exceptional visibility and accessibility within one of Plano's most active and established medical corridors.

Anchored by North Texas Preferred Health Partners, the building provides a synergistic tenant mix that fosters collaboration and patient referrals among healthcare providers.

Currently, two shell spaces 4,380 RSF and 1,815 RSF are available for lease, offering flexibility for a variety of medical, diagnostic, or outpatient uses. Ownership provides a generous Tenant Improvement Allowance for qualified tenants, allowing each space to be tailored to specific operational needs.

The property features both garage and surface parking, contemporary architecture, and convenient access to major thoroughfares, creating an optimal environment for medical professionals seeking a prime, high-traffic location in Plano's growing healthcare market.

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PROPERTY DETAILS



KEY FEATURES

- Class A MOB with Modern Design and Finishes
- Customizable Shell Space
- Surface and Garage Parking
- Located Just North of Baylor Scott and White Medical Center – Plano

PROPERTY DETAILS



TOTAL BUILDING SIZE

37,743 SF



TOTAL AVAILABLE SF

5,824 RSF (4,046 RSF and 1,778 RSF)



YEAR BUILT

2020

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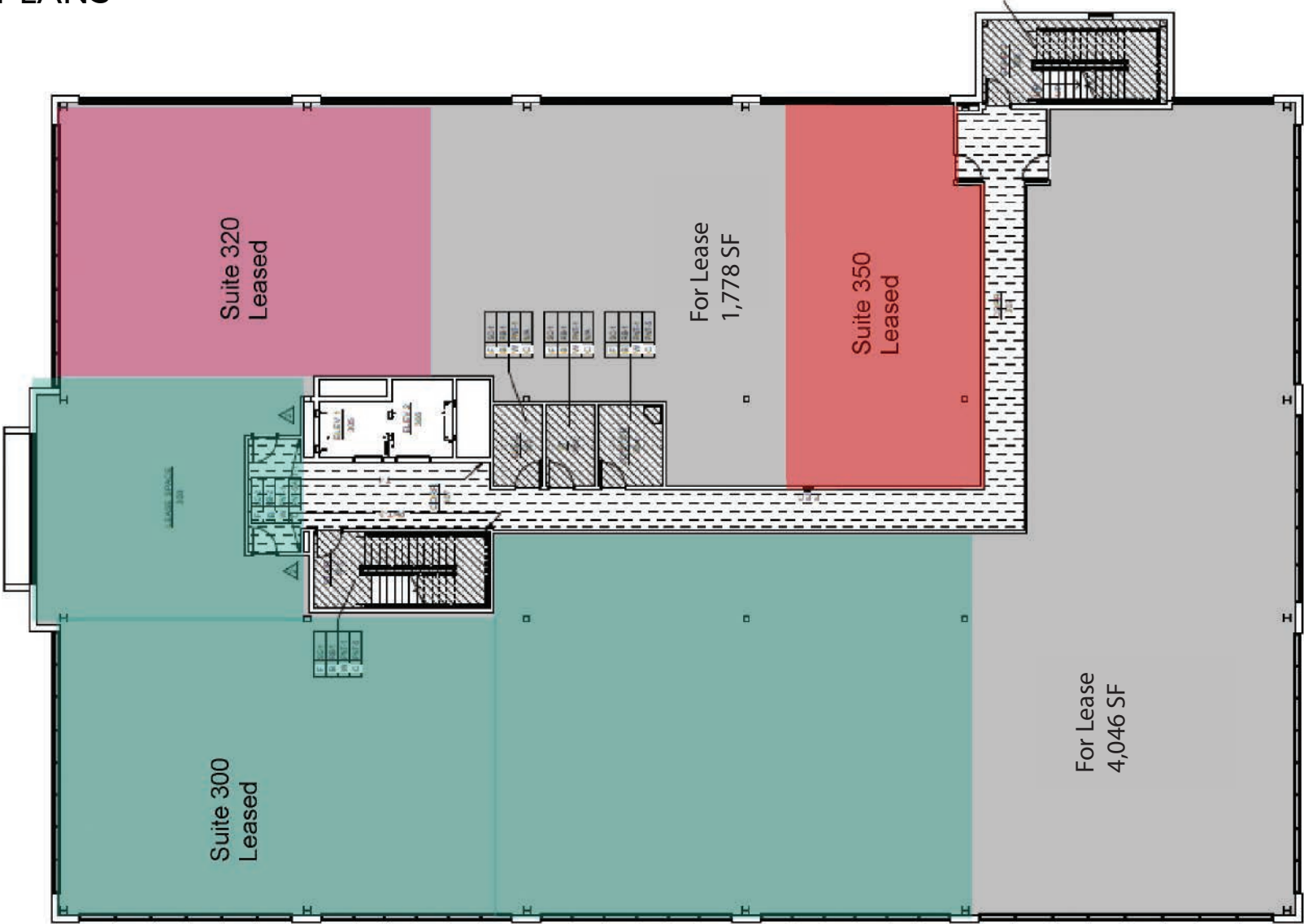
PROPERTY PHOTOS



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FLOOR PLANS



LOCATION INFORMATION



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AERIAL VIEW



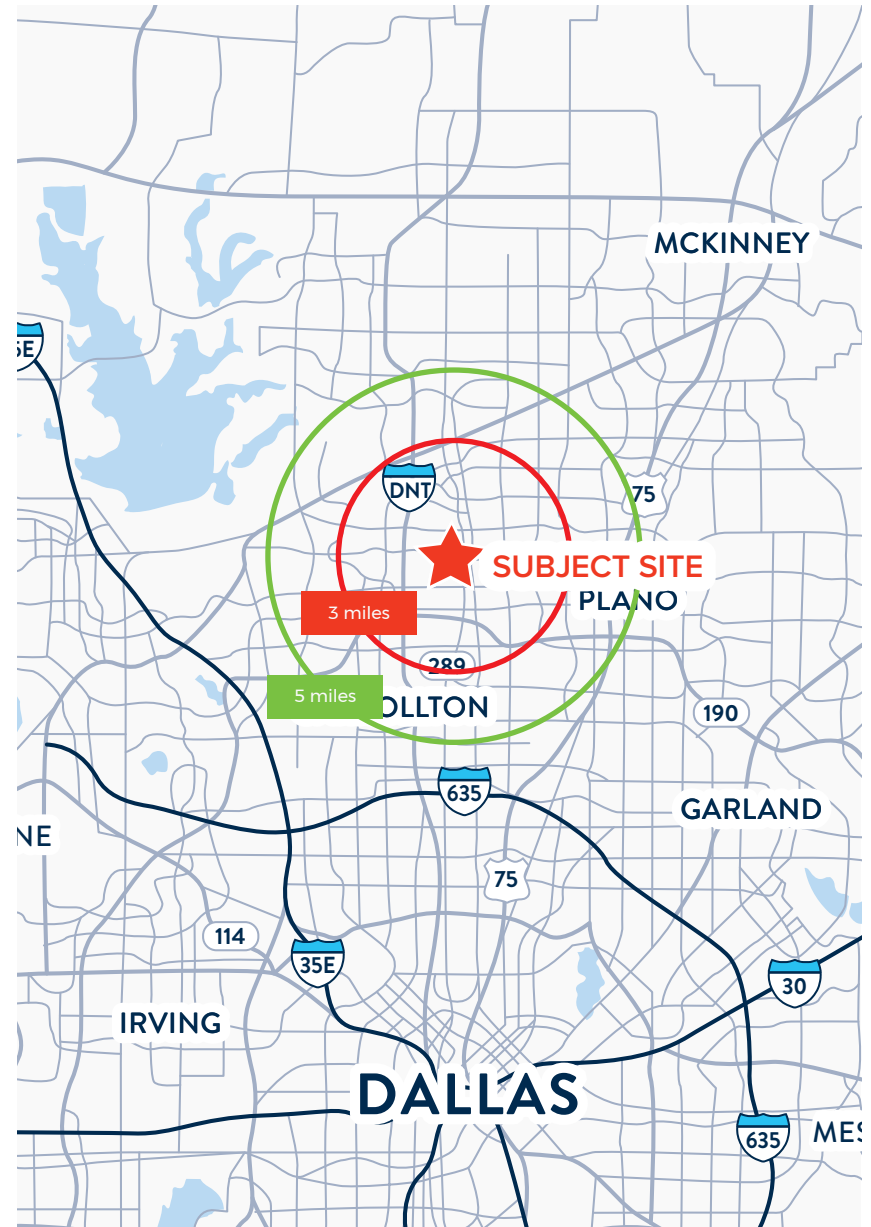
DEMOGRAPHICS



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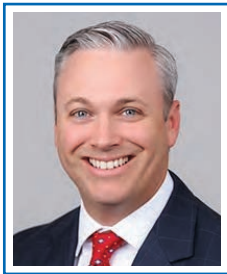
DEMOGRAPHICS - MAP

	3 MI	5 MI
Population	128,548	364,925
Households	56,265	161,063
Average Age	38.8	38
Median HH Income	\$100,848	\$99,053
Population Growth 2025-2030	1.14%	1.96%
Household Growth 2025-2030	2.44%	3.57%





For More Information!

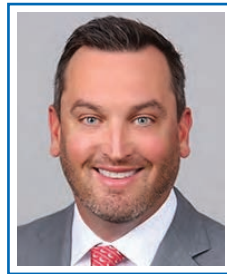


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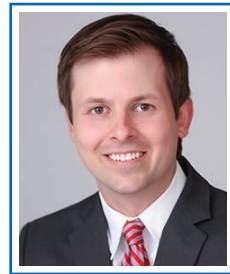


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Information About Brokerage Services

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.

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

