



FOR LEASE

FRISCO MEDICAL LINKS

5450 PGA Parkway, Frisco, TX 75033



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PROPERTY INFORMATION



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PROPERTY SUMMARY



PROPERTY OVERVIEW

Frisco Medical Links is a premier Class A, 58,481-square-foot medical office building located in one of the most esteemed and rapidly expanding districts in Frisco, Texas. The property is strategically positioned adjacent to the renowned Omni PGA Frisco Resort—an anchor of luxury, tourism, and national visibility—and sits within the prestigious PGA Parkway corridor, one of Frisco's most celebrated new development zones.

This area has quickly become a destination for high-end commercial, medical, hospitality, and recreational investment, attracting significant corporate interest and establishing itself as a flagship district for innovation and growth. Its proximity to Baylor Scott & White Medical Center – Frisco and a concentration of top-tier medical practices further elevates the region's reputation as a premier healthcare hub.

Anchored by nationally recognized tenants—including Key-Whitman Eye Center and Texas Retina Associates—Frisco Medical Links offers advanced clinical space within a multi-tenant environment ideal for a wide range of medical specialties. Tenants benefit from customizable shell space, exceptional visibility, unmatched convenience, and abundant surface parking for both providers and patients. Combined with its location in one of Frisco's most distinguished and desirable districts, Frisco Medical Links offers an unparalleled setting for premier medical practices.

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PROPERTY DETAILS



KEY FEATURES

- Adjacent to Omni PGA Frisco Resort
- Close proximity to Baylor Scott & White Medical Center Frisco
- Customizable Shell Space
- Abundant Surface Parking
- Class A Design and Construction
- Anchored by Nationally Recognized Tenants

PROPERTY DETAILS



TOTAL BUILDING SIZE

58,481 RSF



TOTAL AVAILABLE SF

27,218



YEAR BUILT

2025

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FLOOR PLANS

1ST FLOOR



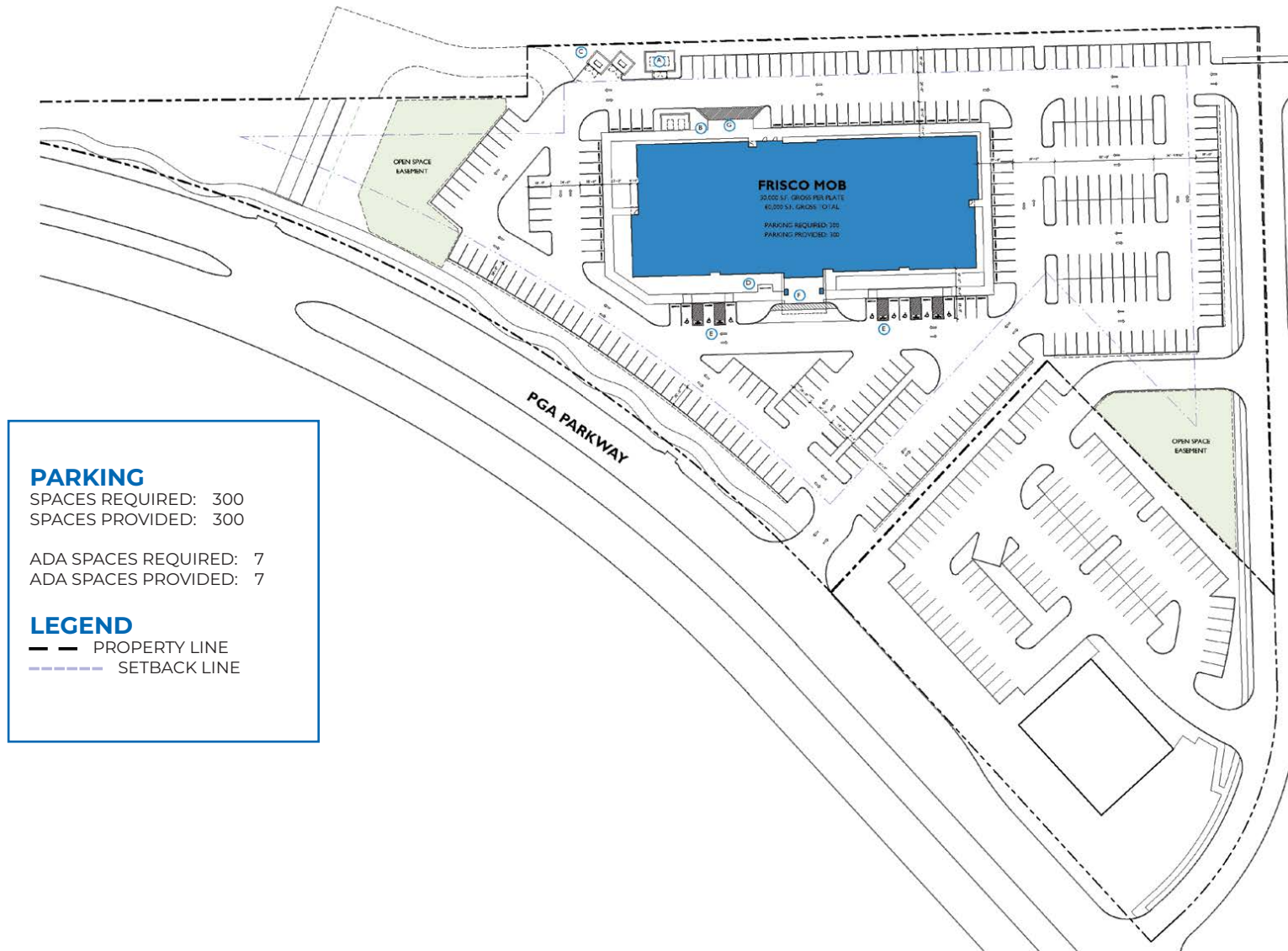
2ND FLOOR



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SITE PLAN



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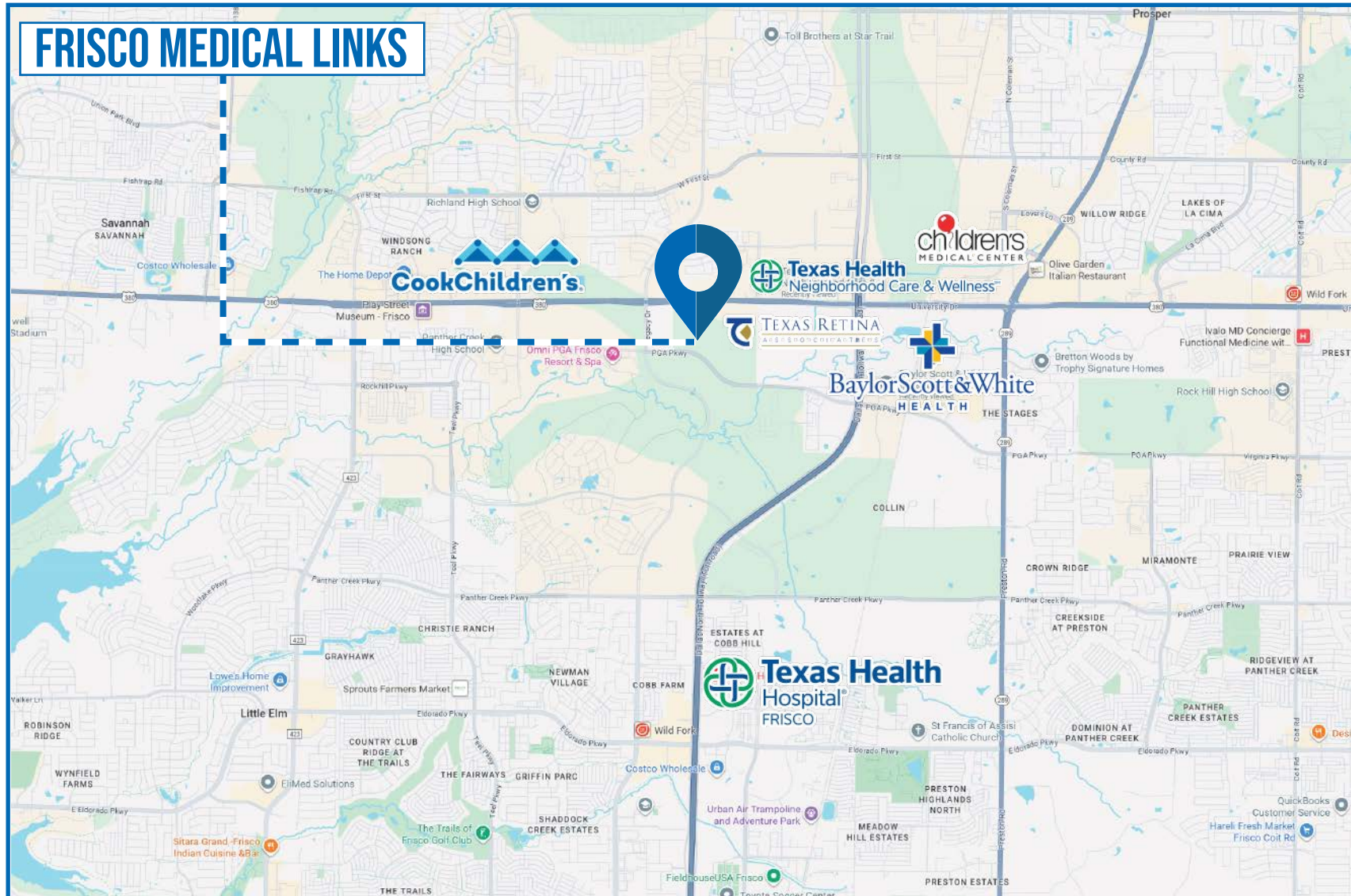
The map displays a comprehensive view of Frisco, Texas, with the following key features:

- Neighborhoods and Landmarks:** Windsong Ranch (2,724 Lots), Artesia (2,100 Lots), Parks at Legacy (300 Lots), Frisco ETJ, THE LINK Mixed-Use Urban, THE FIELDS (2,100 AC Master Planned Development), Brookside, Fields West, Point West, Point East, Midtown East, East Village, University Village, Crown Ridge (747 Lots), and Creekside at Preston (824 Lots).
- Commercial and Retail Centers:** SOMERSET (137 Lots), Hollyhock (889 Lots), Frisco on the Green, FUSD Stafford Spartans, Lone Star High School, Newman Place Apartments, Newman Village (797 Lots), Panther Creek Crossing, Texas Health Estates at Cobb Hill (181 Lots), and various retail centers like Walmart, Target, and Amazon.
- Transportation Infrastructure:** Major roads include US-380, DNT 21001, DNT 21002, DNT 21003, DNT 21004, DNT 21005, DNT 21006, DNT 21007, DNT 21008, DNT 21009, DNT 21010, DNT 21011, DNT 21012, DNT 21013, DNT 21014, DNT 21015, DNT 21016, DNT 21017, DNT 21018, DNT 21019, DNT 21020, DNT 21021, DNT 21022, DNT 21023, DNT 21024, DNT 21025, DNT 21026, DNT 21027, DNT 21028, DNT 21029, DNT 21030, DNT 21031, DNT 21032, DNT 21033, DNT 21034, DNT 21035, DNT 21036, DNT 21037, DNT 21038, DNT 21039, DNT 21040, DNT 21041, DNT 21042, DNT 21043, DNT 21044, DNT 21045, DNT 21046, DNT 21047, DNT 21048, DNT 21049, DNT 21050, DNT 21051, DNT 21052, DNT 21053, DNT 21054, DNT 21055, DNT 21056, DNT 21057, DNT 21058, DNT 21059, DNT 21060, DNT 21061, DNT 21062, DNT 21063, DNT 21064, DNT 21065, DNT 21066, DNT 21067, DNT 21068, DNT 21069, DNT 21070, DNT 21071, DNT 21072, DNT 21073, DNT 21074, DNT 21075, DNT 21076, DNT 21077, DNT 21078, DNT 21079, DNT 21080, DNT 21081, DNT 21082, DNT 21083, DNT 21084, DNT 21085, DNT 21086, DNT 21087, DNT 21088, DNT 21089, DNT 21090, DNT 21091, DNT 21092, DNT 21093, DNT 21094, DNT 21095, DNT 21096, DNT 21097, DNT 21098, DNT 21099, DNT 21100, DNT 21101, DNT 21102, DNT 21103, DNT 21104, DNT 21105, DNT 21106, DNT 21107, DNT 21108, DNT 21109, DNT 21110, DNT 21111, DNT 21112, DNT 21113, DNT 21114, DNT 21115, DNT 21116, DNT 21117, DNT 21118, DNT 21119, DNT 21120, DNT 21121, DNT 21122, DNT 21123, DNT 21124, DNT 21125, DNT 21126, DNT 21127, DNT 21128, DNT 21129, DNT 21130, DNT 21131, DNT 21132, DNT 21133, DNT 21134, DNT 21135, DNT 21136, DNT 21137, DNT 21138, DNT 21139, DNT 21140, DNT 21141, DNT 21142, DNT 21143, DNT 21144, DNT 21145, DNT 21146, DNT 21147, DNT 21148, DNT 21149, DNT 21150, DNT 21151, DNT 21152, DNT 21153, DNT 21154, DNT 21155, DNT 21156, DNT 21157, DNT 21158, DNT 21159, DNT 21160, DNT 21161, DNT 21162, DNT 21163, DNT 21164, DNT 21165, DNT 21166, DNT 21167, DNT 21168, DNT 21169, DNT 21170, DNT 21171, DNT 21172, DNT 21173, DNT 21174, DNT 21175, DNT 21176, DNT 21177, DNT 21178, DNT 21179, DNT 21180, DNT 21181, DNT 21182, DNT 21183, DNT 21184, DNT 21185, DNT 21186, DNT 21187, DNT 21188, DNT 21189, DNT 21190, DNT 21191, DNT 21192, DNT 21193, DNT 21194, DNT 21195, DNT 21196, DNT 21197, DNT 21198, DNT 21199, DNT 21200, DNT 21201, DNT 21202, DNT 21203, DNT 21204, DNT 21205, DNT 21206, DNT 21207, DNT 21208, DNT 21209, DNT 21210, DNT 21211, DNT 21212, DNT 21213, DNT 21214, DNT 21215, DNT 21216, DNT 21217, DNT 21218, DNT 21219, DNT 21220, DNT 21221, DNT 21222, DNT 21223, DNT 21224, DNT 21225, DNT 21226, DNT 21227, DNT 21228, DNT 21229, DNT 21230, DNT 21231, DNT 21232, DNT 21233, DNT 21234, DNT 21235, DNT 21236, DNT 21237, DNT 21238, DNT 21239, DNT 21240, DNT 21241, DNT 21242, DNT 21243, DNT 21244, DNT 21245, DNT 21246, DNT 21247, DNT 21248, DNT 21249, DNT 21250, DNT 21251, DNT 21252, DNT 21253, DNT 21254, DNT 21255, DNT 21256, DNT 21257, DNT 21258, DNT 21259, DNT 21260, DNT 21261, DNT 21262, DNT 21263, DNT 21264, DNT 21265, DNT 21266, DNT 21267, DNT 21268, DNT 21269, DNT 21270, DNT 21271, DNT 21272, DNT 21273, DNT 21274, DNT 21275, DNT 21276, DNT 21277, DNT 21278, DNT 21279, DNT 21280, DNT 21281, DNT 21282, DNT 21283, DNT 21284, DNT 21285, DNT 21286, DNT 21287, DNT 21288, DNT 21289, DNT 21290, DNT 21291, DNT 21292, DNT 21293, DNT 21294, DNT 21295, DNT 21296, DNT 21297, DNT 21298, DNT 21299, DNT 21300, DNT 21301, DNT 21302, DNT 21303, DNT 21304, DNT 21305, DNT 21306, DNT 21307, DNT 21308, DNT 21309, DNT 21310, DNT 21311, DNT 21312, DNT 21313, DNT 21314, DNT 21315, DNT 21316, DNT 21317, DNT 21318, DNT 21319, DNT 21320, DNT 21321, DNT 21322, DNT 21323, DNT 21324, DNT 21325, DNT 21326, DNT 21327, DNT 21328, DNT 21329, DNT 21330, DNT 21331, DNT 21332, DNT 21333, DNT 21334, DNT 21335, DNT 21336, DNT 21337, DNT 21338, DNT 21339, DNT 21340, DNT 21341, DNT 21342, DNT 21343, DNT 21344, DNT 21345, DNT 21346, DNT 21347, DNT 21348, DNT 21349, DNT 21350, DNT 21351, DNT 21352, DNT 21353, DNT 21354, DNT 21355, DNT 21356, DNT 21357, DNT 21358, DNT 21359, DNT 21360, DNT 21361, DNT 21362, DNT 21363, DNT 21364, DNT 21365, DNT 21366, DNT 21367, DNT 21368, DNT 21369, DNT 21370, DNT 21371, DNT 21372, DNT 21373, DNT 21374, DNT 21375, DNT 21376, DNT 21377, DNT 21378, DNT 21379, DNT 21380, DNT 21381, DNT 21382, DNT 21383, DNT 21384, DNT 21385, DNT 21386, DNT 21387, DNT 21388, DNT 21389, DNT 21390, DNT 21391, DNT 21392, DNT 21393, DNT 21394, DNT 21395, DNT 21396, DNT 21397, DNT 21398, DNT 21399, DNT 21400, DNT 21401, DNT 21402, DNT 21403, DNT 21404, DNT 21405, DNT 21406, DNT 21407, DNT 21408, DNT 21409, DNT 21410, DNT 21411, DNT 21412, DNT 21413, DNT 21414, DNT 21415, DNT 21416, DNT 21417, D

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AERIAL VIEW

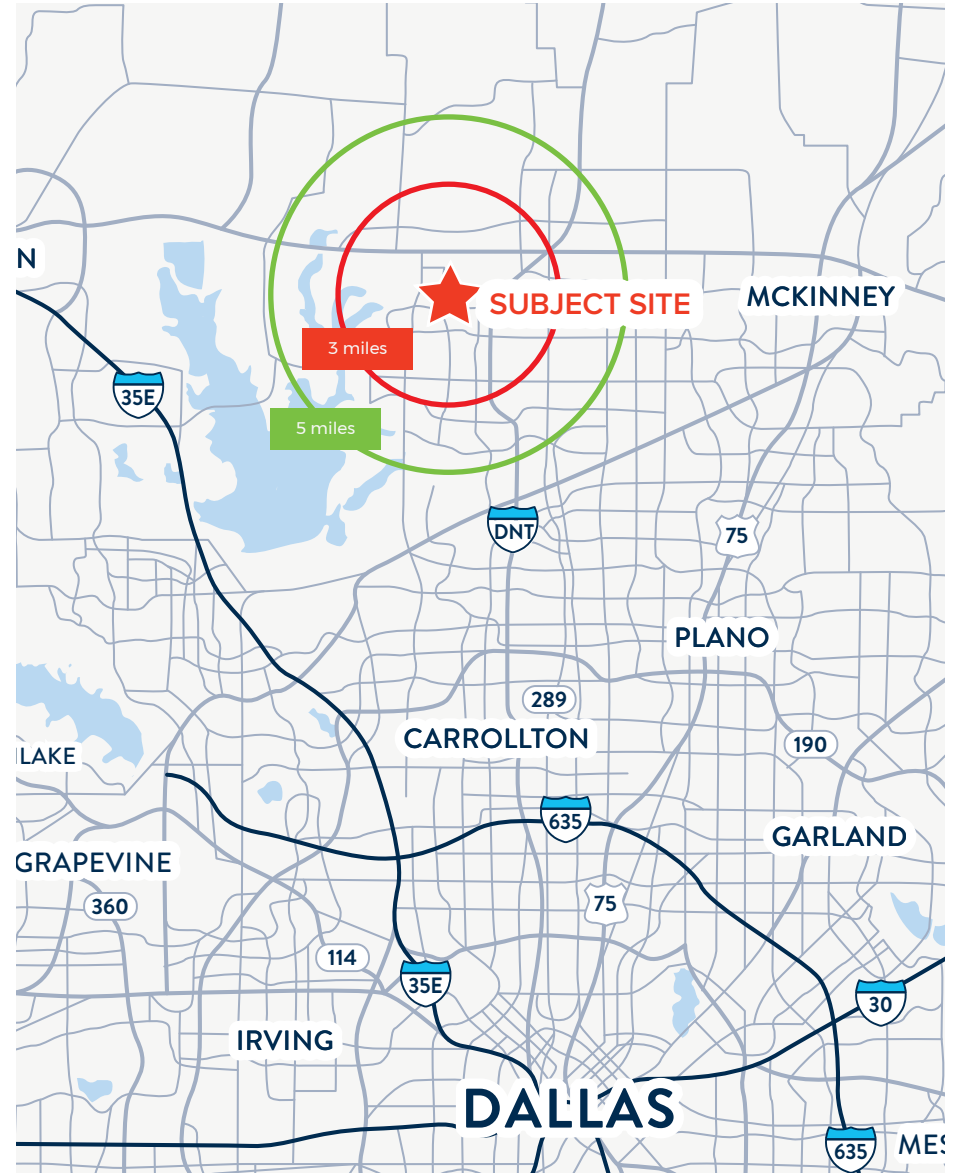


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DEMOGRAPHICS - MAP

	3 MI	5 MI
Population	51,952	222,831
Households	16,630	71,987
Average Age	35.7	35.5
Median HH Income	\$181,013	\$160,497
Population Growth 2025-2030	37.42%	23.25%
Household Growth 2025-2030	37.23%	25.18%





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

