

Wyndham @ Legacy Commerce Park

4645 Wyndham Lane Frisco, TX, 75033

Professional, Medical and Dental Office Space



Medical office leasing made simple.

- We have decades of experience building out medical space, so we can offer an efficient plan that saves you time and money, including:
 - Healthcare-rated electric lines
 - Bar sink with long-neck faucet, cabinetry and countertops in all exam rooms
 - R-11 insulation for exam room walls and RC channel for sound transmission
 - Durable vinyl composition tile (VCT) or laminate wood floor in exam rooms
 - Handicap accessible space
 - Separate staff and patient restrooms
- Our price includes consultation with the engineer, subcontractors and physicians
- We take care of all construction permitting and general contracting
- Everything is 100% transparent with no surprises or hidden costs
- Our simple lease documents save you legal fees

Clear and simple pricing.

\$ 24.25	2020 Medical Base Rate
+ 7.00	NNN Expenses
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\$ 31.25	Total Annual per Square Foot

Optional Extras

+ 1.00	End Units
+ 2.00	Premium Location

Included in your lease rate

- Turnkey standard interior buildout
- Private Entrance (24-hour access)
- High-efficiency, individually controlled HVAC 24/7
- Convenient, FREE parking
- Exterior signage

Included in NNN expenses

- All taxes
- Water
- Property Insurance
- Common Area Maintenance (CAM)
 - Lawn maintenance & landscaping
 - Garbage removal
 - Service and repair of heating and air conditioning units
- All interior and exterior maintenance and repairs

This office park is located in Frisco and near the rapidly growing communities of Prosper and McKinney, just 1.5 miles from the North Dallas Tollway for easy access to downtown Dallas and local airports

- Shopping and dining within 2 miles
- One mile from Medical City Frisco Hospital

Contact our Dallas Office for more information about Wyndham @ Legacy Commerce Park or other locations in your area.