

WE CREATE EXCEPTIONAL PLACES OF CARE



SUNNYVALE MEDICAL PLAZA

341 WHEATFIELD DR | SUNNYVALE, TX



PROPERTY OVERVIEW

Sunnyvale Medical Plaza is a two-story, Class B medical office building (MOB) catering to a wide variety of healthcare specialties in Sunnyvale, Texas. This MOB is situated near the intersection of Collins Road and Wheatfield Drive, providing excellent proximity to Highway 80 and bustling residential areas. Sharing a campus with Baylor Scott & White Medical Center, this MOB offers direct access to a thriving community of diverse medical professionals.

KEY FEATURES

- Shared campus with Baylor Scott & White Medical Center
- Various medical specialties in the building
- Abundant surface parking available
- Covered parking for physicians
- Competitive lease packages
- Easy access to Highway 80
- Energy Star certified
- Flexible lease structures with generous tenant improvement allowances

Contact Lillibridge to Learn More

Jinny Saad, Regional Leasing Director
jinny.saad@lillibridge.com • 512.961.7336

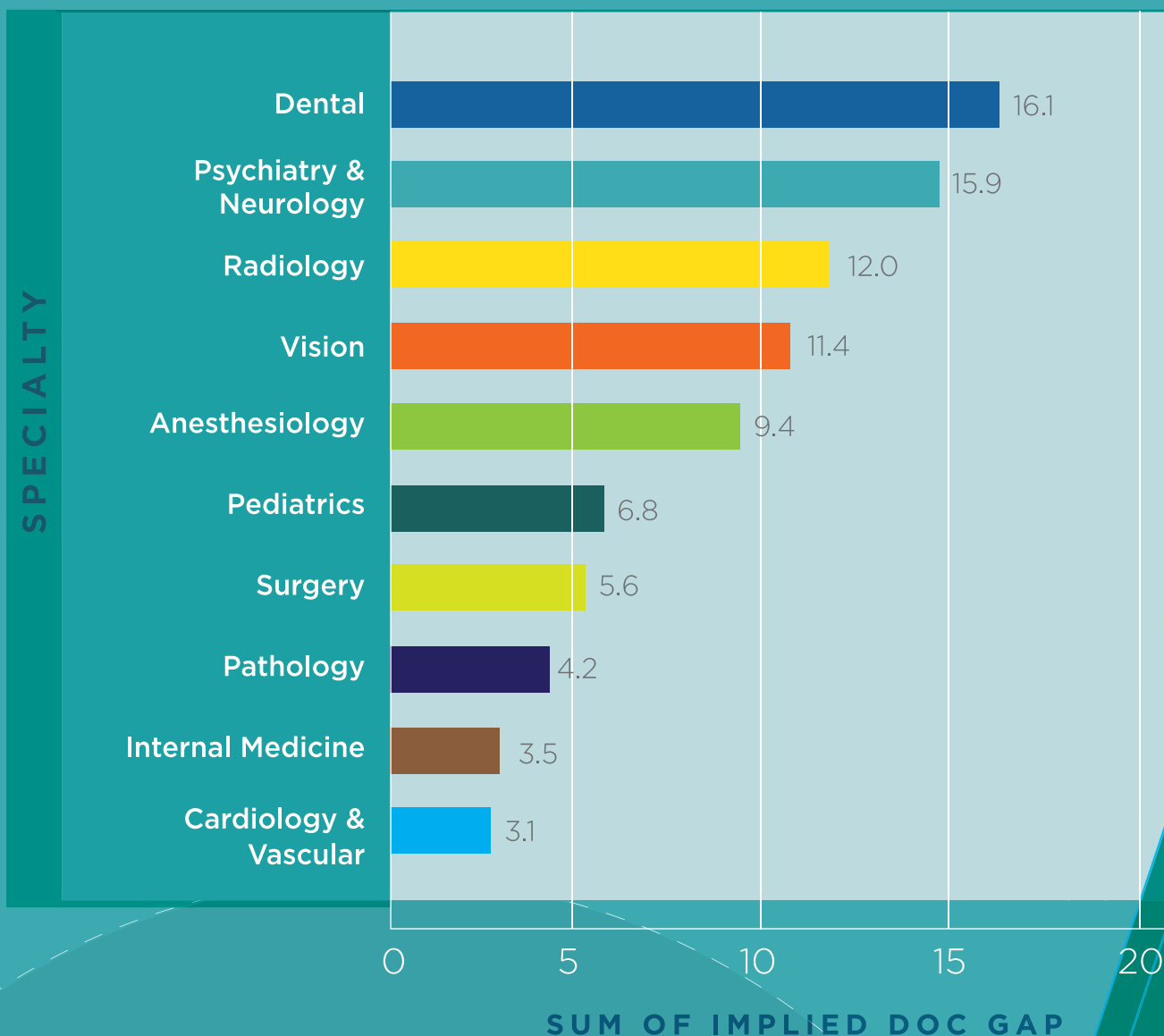
Connor Chatlos, Regional Leasing Associate
connor.chatlos@lillibridge.com • 513.255.1111



SPECIALTIES IN DEMAND

Top 10 Healthcare Specialties in Demand Within a 3-Mile Radius

10 MILE POPULATION FOR LOCATION IS 70,175



This graph ranks healthcare specialties based on their 'Implied Doc Gap', a measure of provider demand versus supply in the area. Higher numbers represent greater opportunities for a new and expanding practices.