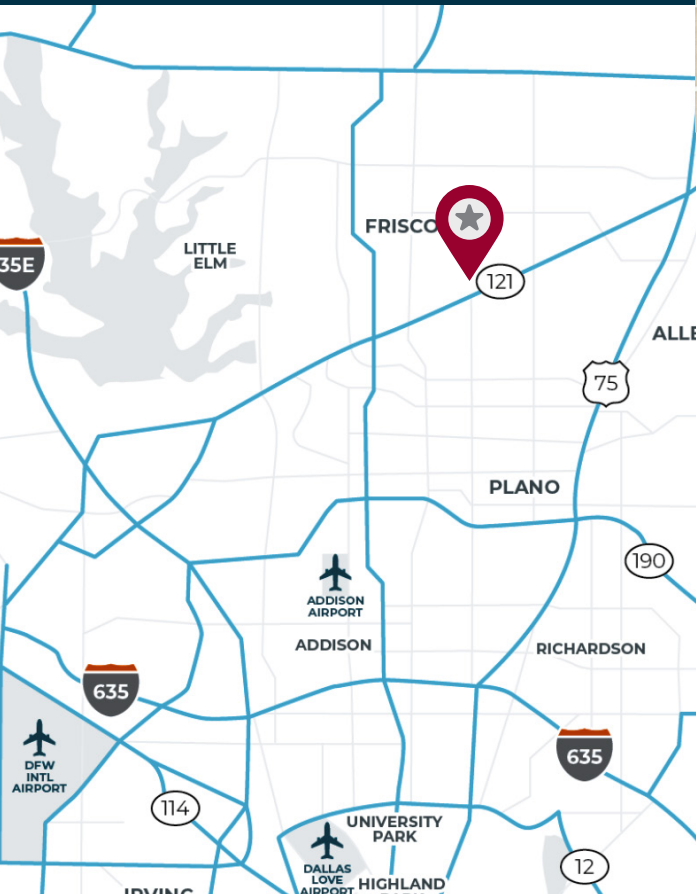


**2,493 SF
FOR LEASE OR SALE**

CENTENNIAL OFFICE CONDOS

12530 Lebanon Rd., Suite 205
Frisco, TX 75035



PROPERTY FEATURES:

- Fully Finished Out Medical Office Condo
- 8 Exam Rooms
- 2 Offices
- 2 Restrooms
- 1 Breakroom with Kitchenette
- 2,493 SF

For more information,
contact:

LAUREN KONEN

832.515.4062

lkonen@lee-associates.com

NATHAN DENTON, SIOR

214.228.0611

ndenton@lee-associates.com



COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PROPERTY IMAGES



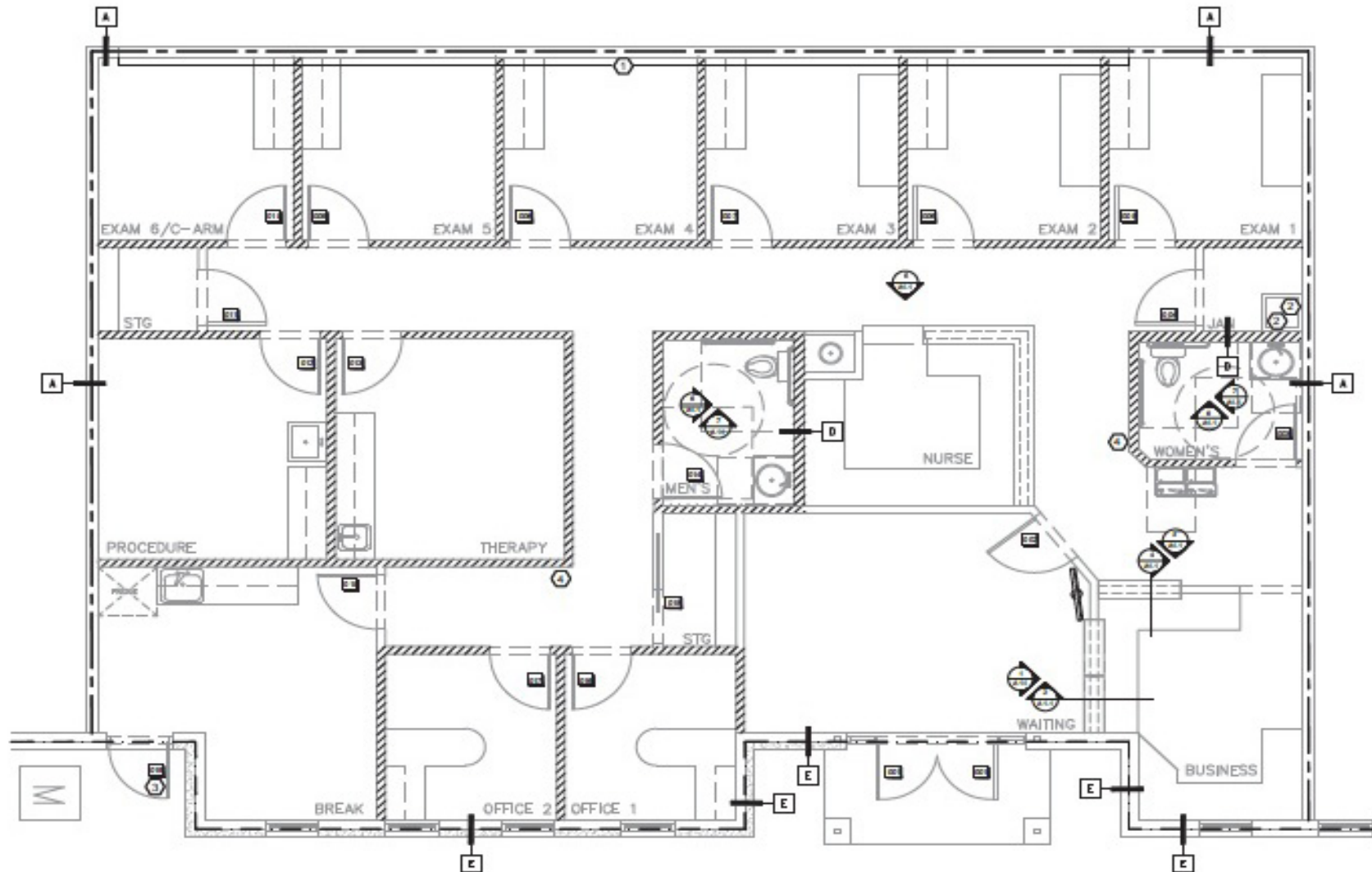
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FLOOR PLAN



FLOOR PLAN



AERIAL MAP

Centennial Office Condos
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DEMOGRAPHICS & TRAFFIC

Frisco, Texas

DEMOGRAPHICS

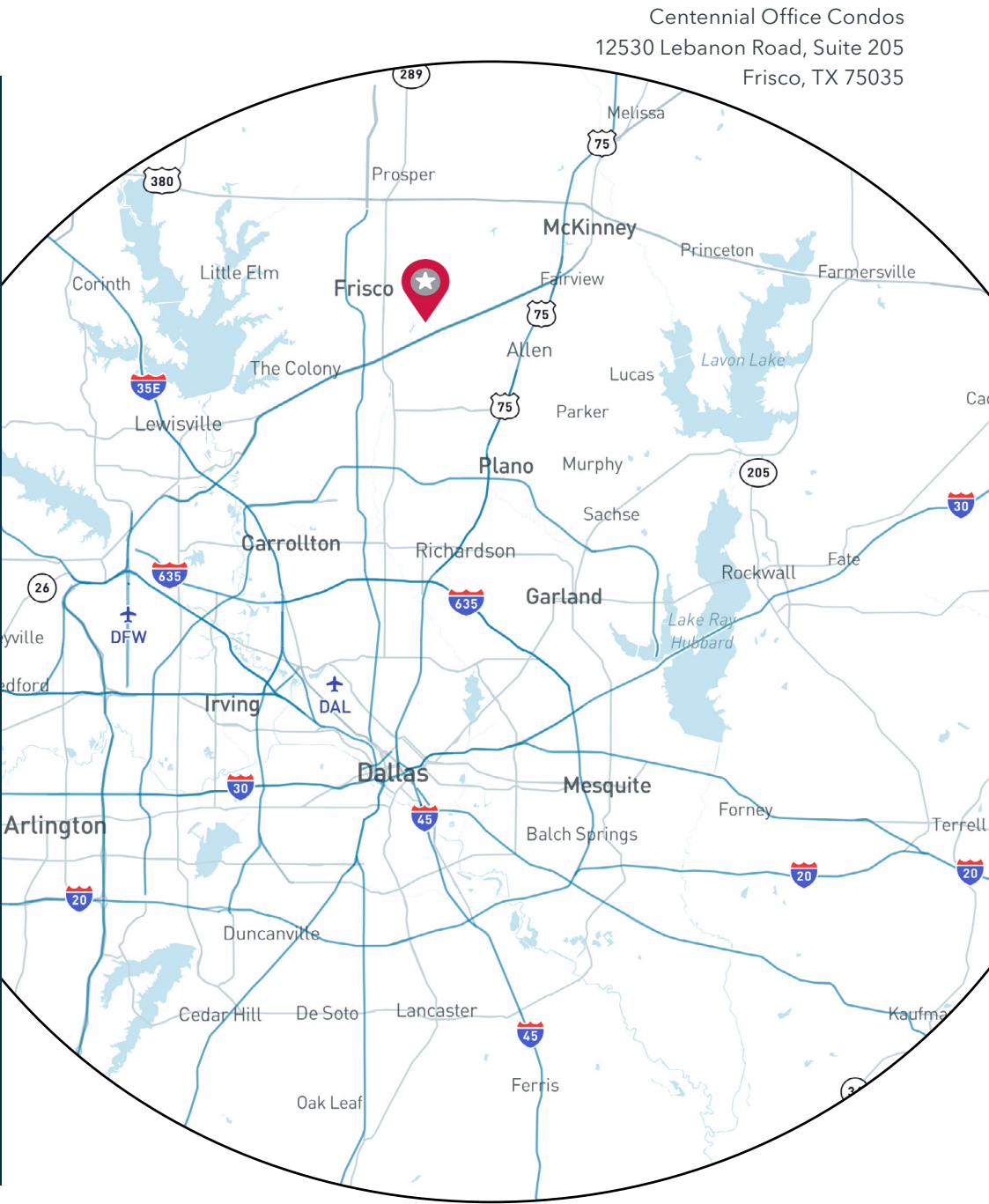
2025 Summary	2 MILES	5 MILES	10 MILES
Population	67,775	364,153	1,229,206
Households	23,148	134,841	459,980
Medium Age	39.7	39.2	38.9
Median HH Income	\$152,181	\$131,397	\$120,259
Population Growth (2025-2030)	2.7%	2.8%	2.6%

TRAFFIC

Roadway	Traffic Count	Miles from Subject
N Hwy 121/Coit Rd.	21,989	.49
Coit Rd./S Hwy 121	13,567	.20
Lebanon Rd.	8,394	.03

Source@2025 Costar Group/TXDOT 2024

4 Person Household represents 28% of all Household Sizes, with 1 mile



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