



Parkway Shopping Center

800-820 W Spring Creek Pky, Plano, TX 75074



Emir Hamzeh

Country Investment, LLC

820 Spring Creek Pky, Suite 400A, Plano, TX 75023

emirh@countryinvestmentllc.com

(214) 649-7980

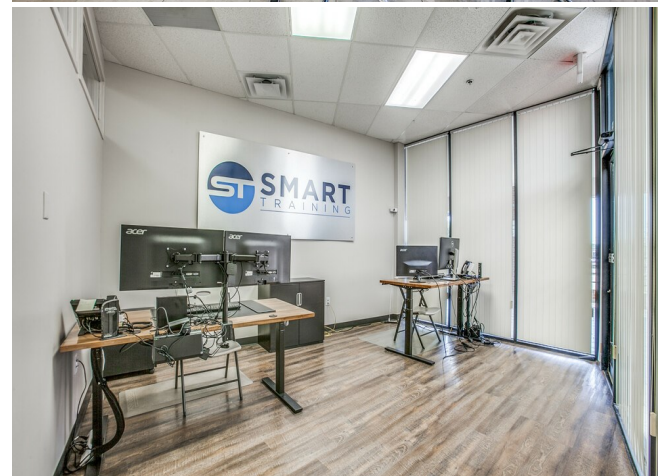


Parkway Shopping Center

\$20.00 /SF/Yr

Brand new modern office space in the heart of Plano, Tx. This location provides convenient office space for companies and individuals. Office space is perfect for one to two persons and can be combined to accommodate large number of people as well. This building also includes elevator access, large patio, conference room, kitchen access, security services, and after hours A/C. This location is less than 5 minutes from US-75. We are a family owned and managed commercial building that focus on giving the highest quality of service and location at a competitive price....

- Heavy daytime foot traffic. (Over 150 new customers daily walk through upstairs)
- Brand New Modern Remodeling
- All Utilities are Covered (No hidden fees)
- Security Guard after hours
- After hours A/C
- Large Patio



Rental Rate:	\$20.00 /SF/Yr
Total Space Available:	2,833 SF
Max. Contiguous:	323 SF
Property Type:	Shopping Center
Center Type:	Neighborhood Center
Stores:	17
Center Properties:	1
Frontage:	409' on Alma Dr
Gross Leasable Area:	63,964 SF
Walk Score ®:	68 (Somewhat Walkable)
Transit Score ®:	22 (Minimal Transit)
Rental Rate Mo:	\$1.67 USD/SF/Mo

2nd Floor Ste 400 AA

Space Available	245 SF
Rental Rate	\$20.00 /SF/Yr
Date Available	30 Days
Service Type	Plus All Utilities
Built Out As	Standard Office
Space Type	New
Space Use	Office
Lease Term	Negotiable

Newly built office space that can be customizable to fit your needs.

1

2nd Floor Ste 400 B

Space Available	275 SF
Rental Rate	Upon Request
Date Available	60 Days
Service Type	Negotiable
Built Out As	Standard Office
Space Type	New
Space Use	Office
Lease Term	Negotiable

2

2nd Floor Ste 400 BB

Space Available	223 SF
Rental Rate	Upon Request
Date Available	30 Days
Service Type	Negotiable
Built Out As	Standard Office
Space Type	New
Space Use	Office
Lease Term	Negotiable

3

2nd Floor Ste 400 C

Space Available	323 SF
Rental Rate	Upon Request
Date Available	30 Days
Service Type	Negotiable
Built Out As	Standard Office
Space Type	New
Space Use	Office
Lease Term	Negotiable

4

2nd Floor Ste 400 E

Space Available	246 SF
Rental Rate	Upon Request
Date Available	30 Days
Service Type	Negotiable
Built Out As	Standard Office
Space Type	New
Space Use	Office
Lease Term	Negotiable

5

2nd Floor Ste 400 F

Space Available	269 SF
Rental Rate	Upon Request
Date Available	30 Days
Service Type	Negotiable
Built Out As	Standard Office
Space Type	New
Space Use	Office
Lease Term	Negotiable

6

2nd Floor Ste 400 L

Space Available	201 SF
Rental Rate	Upon Request
Date Available	30 Days
Service Type	Negotiable
Built Out As	Standard Office
Space Type	New
Space Use	Office
Lease Term	Negotiable

7

2nd Floor Ste 400 V

Space Available	192 SF
Rental Rate	Upon Request
Date Available	30 Days
Service Type	Negotiable
Built Out As	Standard Office
Space Type	New
Space Use	Office
Lease Term	Negotiable

8

2nd Floor Ste 400 W

9

Space Available	188 SF
Rental Rate	Upon Request
Date Available	30 Days
Service Type	Negotiable
Built Out As	Standard Office
Space Type	New
Space Use	Office
Lease Term	Negotiable

2nd Floor Ste 400 X

10

Space Available	281 SF
Rental Rate	Upon Request
Date Available	30 Days
Service Type	Negotiable
Built Out As	Standard Office
Space Type	New
Space Use	Office
Lease Term	Negotiable

2nd Floor Ste 400 Y

11

Space Available	261 SF
Rental Rate	Upon Request
Date Available	30 Days
Service Type	Negotiable
Built Out As	Standard Office
Space Type	New
Space Use	Office
Lease Term	Negotiable

2nd Floor Ste 400 Z

12

Space Available	129 SF
Rental Rate	Upon Request
Date Available	30 Days
Service Type	Negotiable
Built Out As	Standard Office
Space Type	New
Space Use	Office
Lease Term	Negotiable

Major Tenant Information

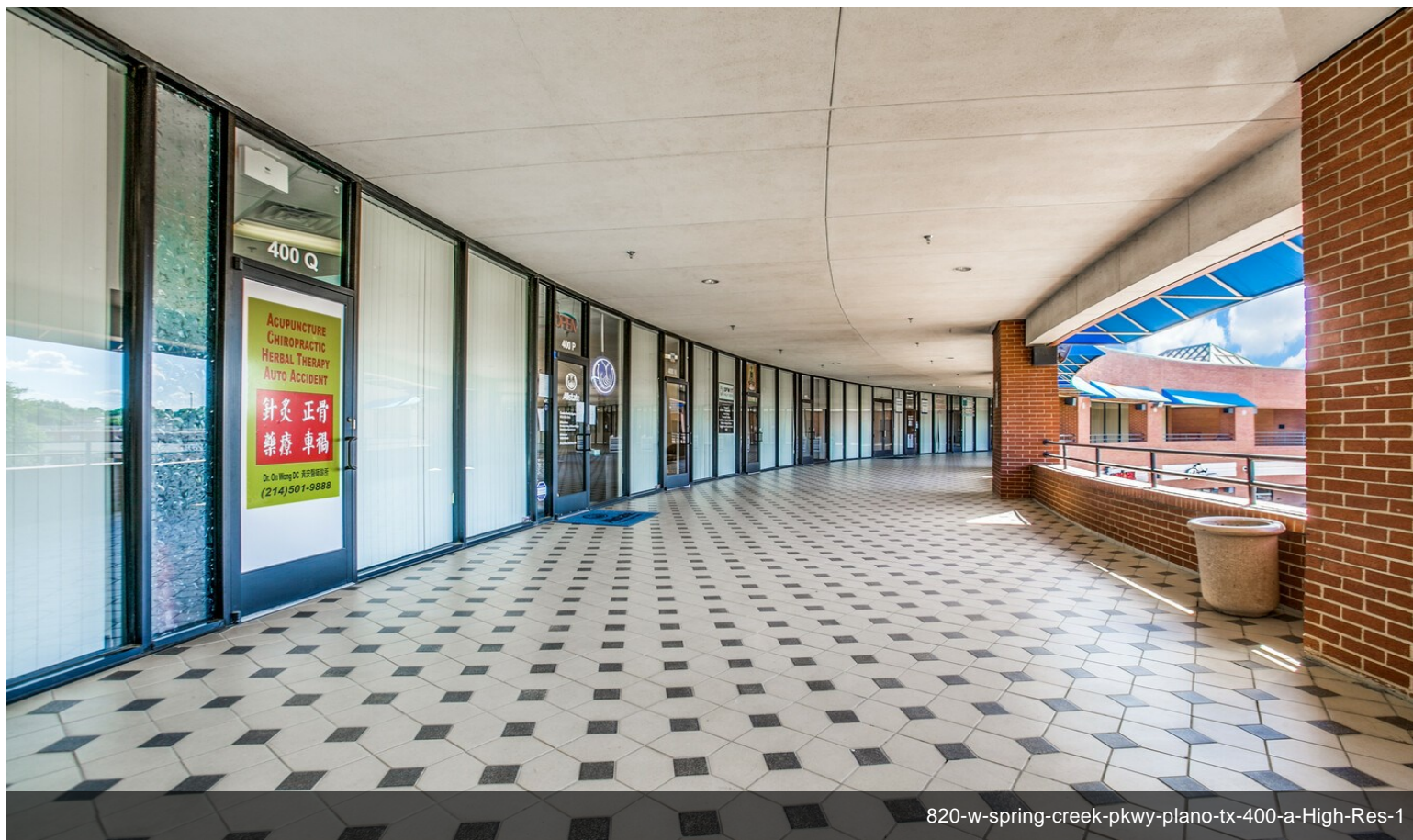
Tenant	SF Occupied	Lease Expired
Allstate Insurance Company	1,250	
AutoZone	7,000	
CiCi's Pizza	4,575	
DFW IT HELP DESK	-	
IdentoGo	-	
India Bazaar	-	
V4 Visas Passport Photo & Notary Services LLC	-	



800-820 W Spring Creek Pky, Plano, TX 75074

Brand new modern office space in the heart of Plano, Tx. This location provides convenient office space for companies and individuals. Office space is perfect for one to two persons and can be combined to accommodate large number of people as well. This building also includes elevator access, large patio, conference room, kitchen access, security services, and after hours A/C. This location is less than 5 minutes from US-75. We are a family owned and managed commercial building that focus on giving the highest quality of service and location at a competitive price.

Property Photos



820-w-spring-creek-pkwy-plano-tx-400-a-High-Res-1

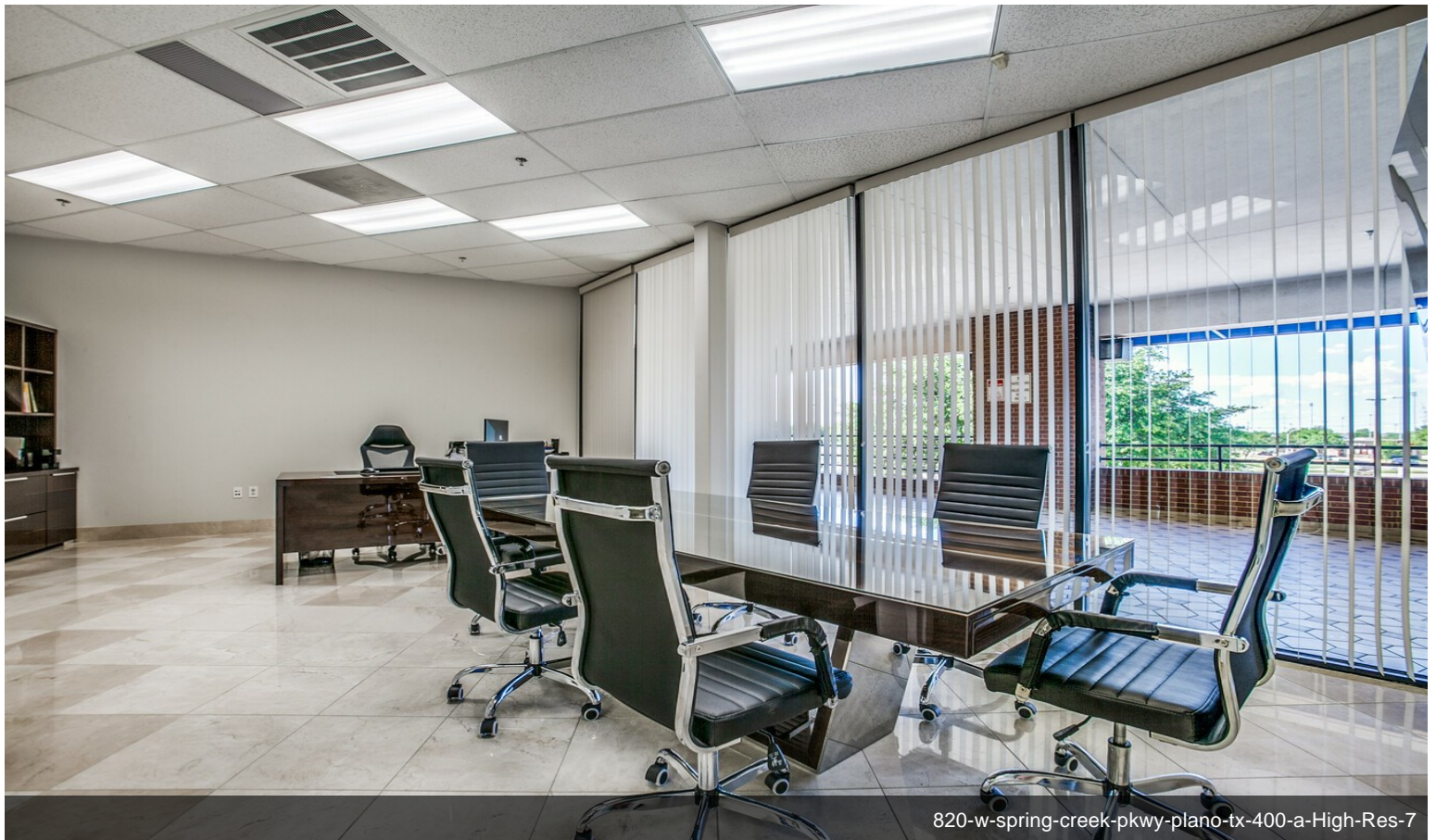


820-w-spring-creek-pkwy-plano-tx-400-a-High-Res-11

Property Photos



820-w-spring-creek-pkwy-plano-tx-400-a-High-Res-8

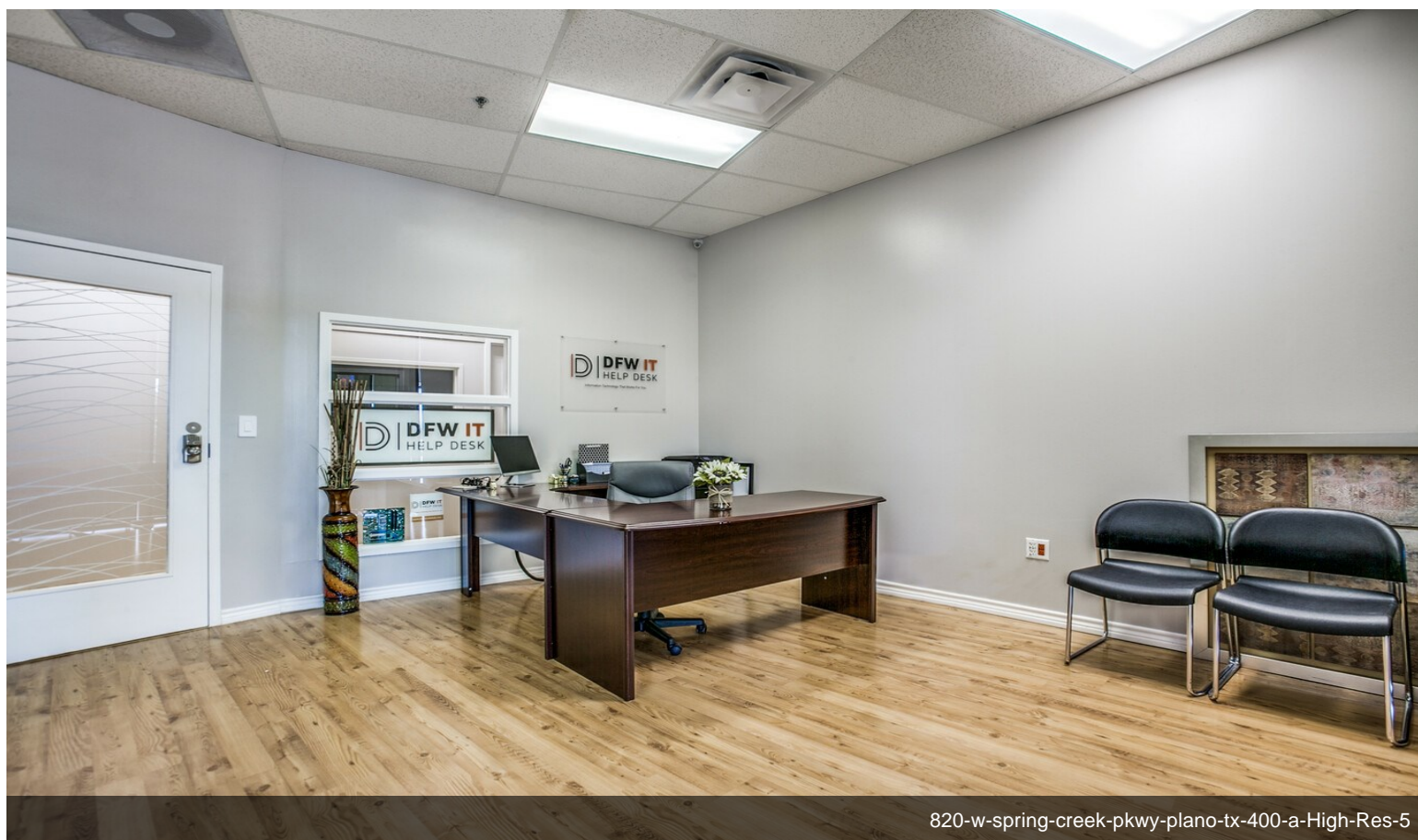


820-w-spring-creek-pkwy-plano-tx-400-a-High-Res-7

Property Photos



820-w-spring-creek-pkwy-plano-tx-400-a-High-Res-6

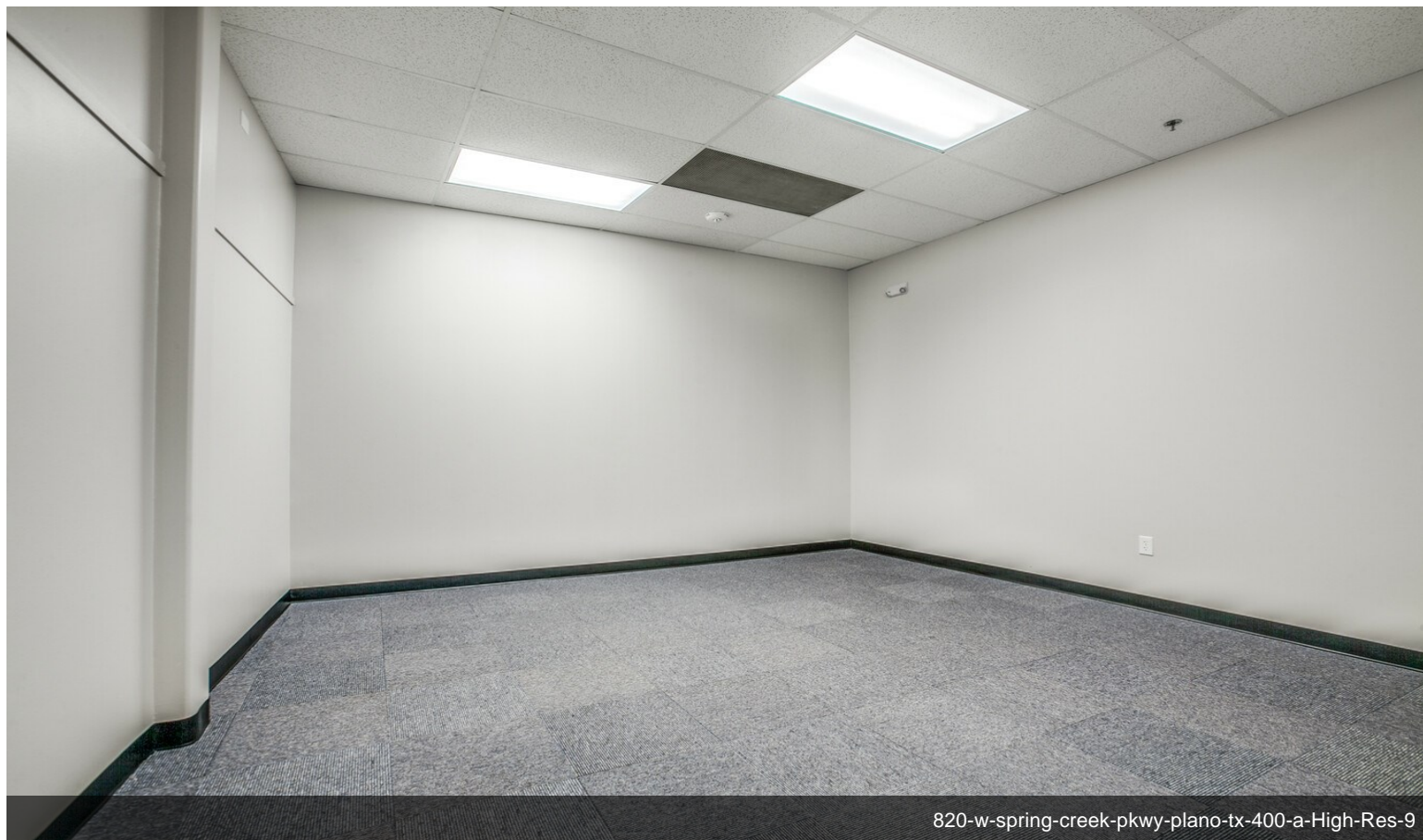


820-w-spring-creek-pkwy-plano-tx-400-a-High-Res-5

Property Photos



820-w-spring-creek-pkwy-plano-tx-400-a-High-Res-10



820-w-spring-creek-pkwy-plano-tx-400-a-High-Res-9

Property Photos



820-w-spring-creek-pkwy-plano-tx-400-a-High-Res-4



Note: All dimensions are approximate.
Please verify 2/23/14