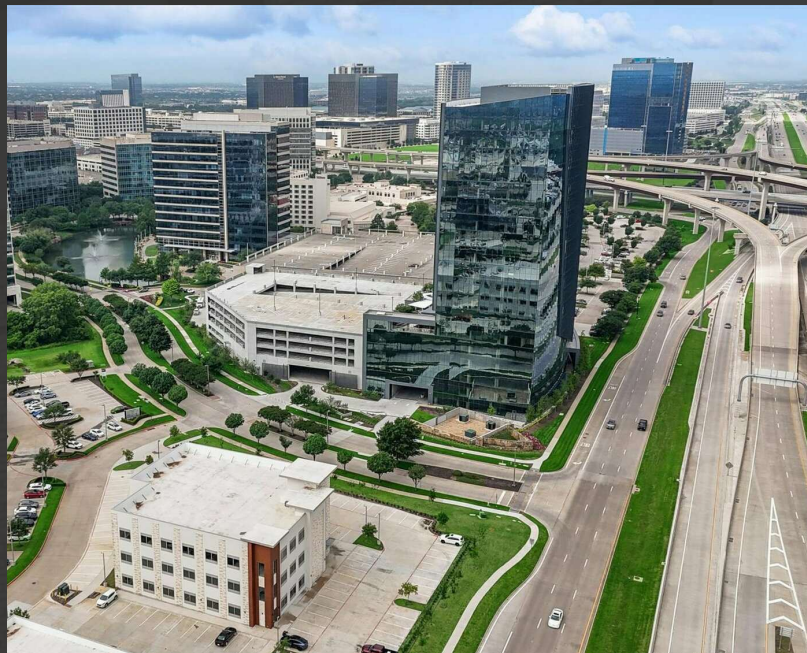


# GRANITE PARK PROFESSIONAL OFFICE CONDOS

5740 STATE HIGHWAY 121  
PLANO, TX 75024



## VIDEO

### PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in Plano, TX: a newly constructed 33,600 SF commercial building superbly positioned on Parkwood Blvd. This state-of-the-art property, completed in January of 2025, offers unparalleled visibility from the Dallas North Tollway and Sam Rayburn Tollway, ensuring maximum exposure in a prime business corridor. Zoned for professional/medical office use, this modern development is strategically located near the prestigious Granite Park, providing access to a world-class suite of amenities, dining, and entertainment. Situated on the border of Plano and Frisco, this property presents an ideal prospect for investors seeking a premium office space in a high-growth area. Three floors available, each is a total of 11,200 SF and can be divided.

### OFFERING SUMMARY

Sale Price:	\$360 psf
Number of Units:	3

### PROPERTY HIGHLIGHTS

- 33600 SF modern office/medical space available as a cold dark shell
- Three floors with a 11,200 SF per floor
- Prime visibility from Dallas North Tollway and Sam Rayburn Tollway
- Zoned for professional/medical office use
- Proximity to Granite Park for world-class amenities, dining, and entertainment
- Strategic location on Parkwood Blvd in Plano/Frisco Border
- Built in 2024 with contemporary design features

For more information or to schedule a tour, please contact:

**Najdi Rafaty** O: 214.267.9860  
najdi@linc.realty M: 310.735.7980



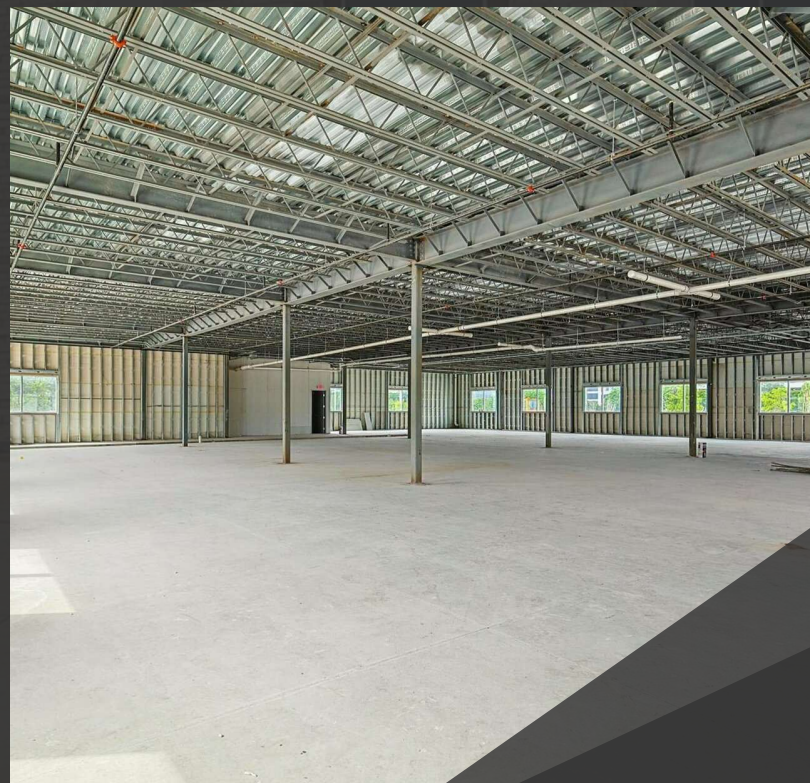


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Lobby/Elevator



Interior Shell space

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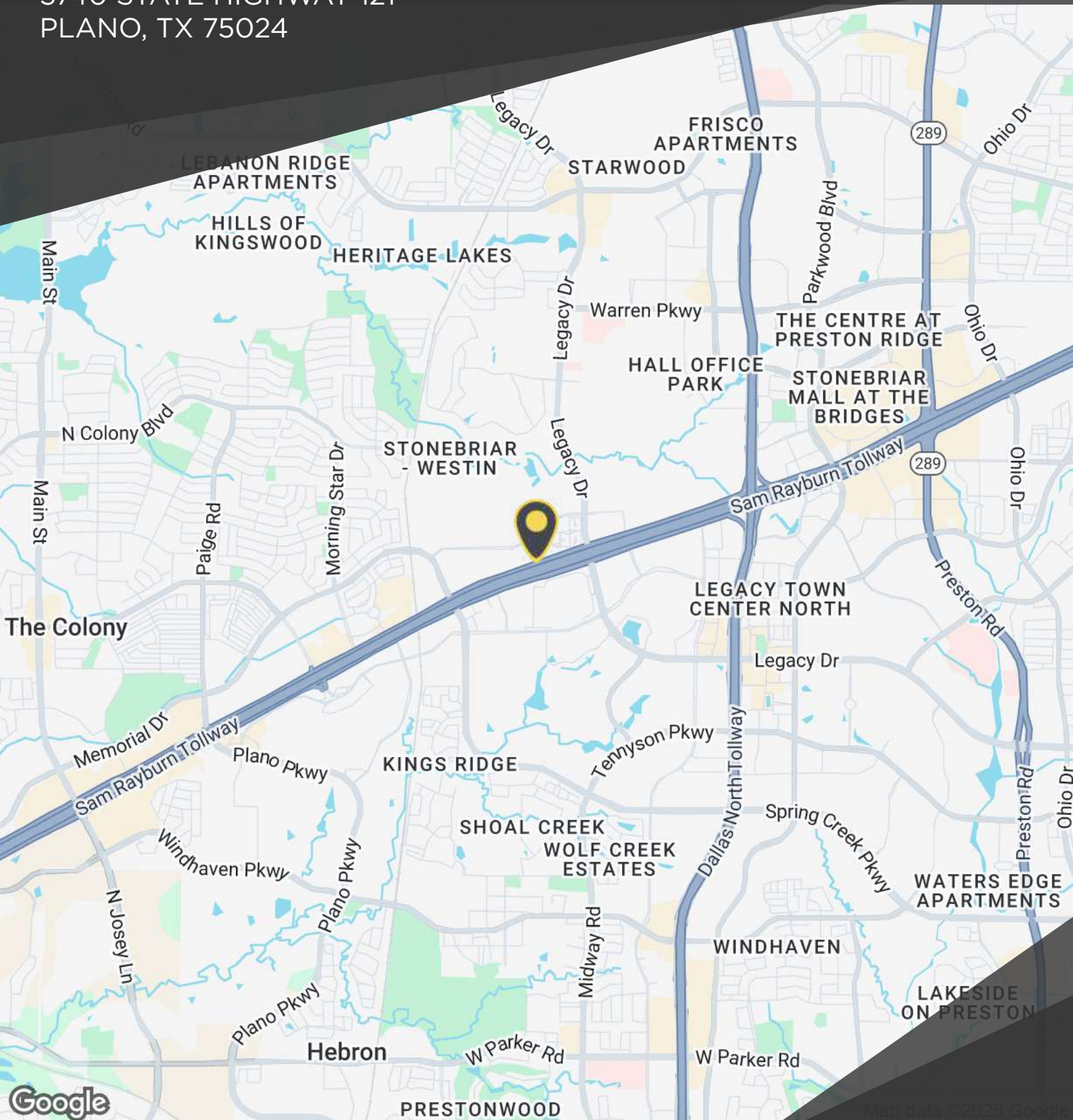
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**LINC.**  
COMMERCIAL REALTY



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