

INFORMATION PACKAGE



EBG
EUREKA BUSINESS GROUP



FOR LEASE

800 N Plano Rd
Richardson, TX 75081



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Medical/Office

Executive Summary



Medical / Professional Office For Lease

- A modern, single-story professional office building designed for patient access, operational efficiency, and long-term stability in the heart of Richardson.
- Newly constructed (2023), Single-story building, high-end design with ample parking.
- 24-Hour Access, wheelchair accessibility & ADA compliant.
- Strong visibility along N Plano Rd. (**over 30,000 vehicles per day!**) Easy access to US-75 highway, the Telcom corridor and the Richardson IQ District
- Ideal for medical office, therapy, diagnostics, dental, or specialty care. Single-story depth allows efficient exam room layouts
- Works well for legal, accounting, consulting, or executive office users
- **Available Immediately**

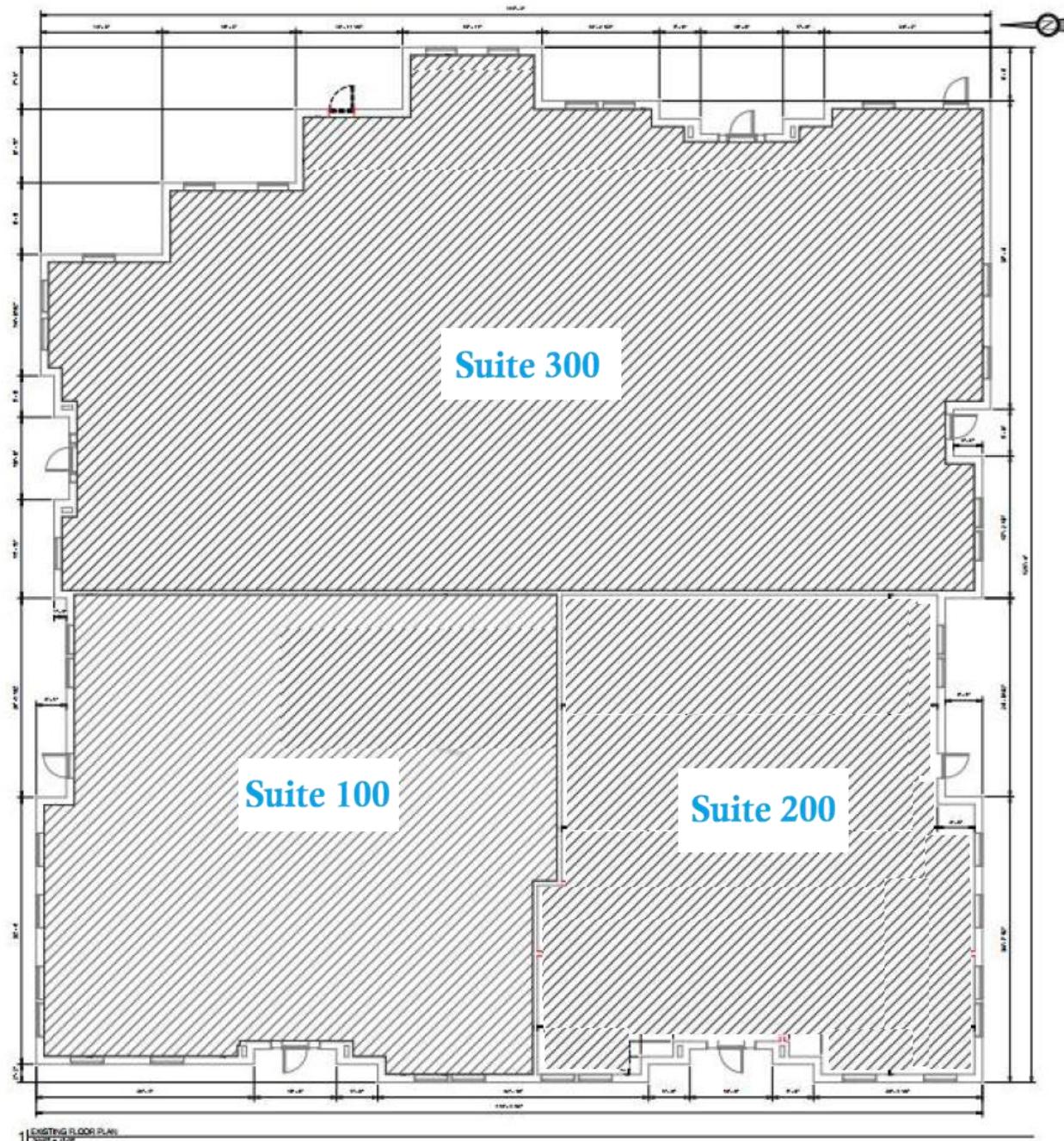
Property Profile

Available SF:	Suite 200: 2,942 SF Suite 300: 6,309 SF
Type:	Medical / Professional Office
Year Built:	2023
Finish:	Higher standard Buildout, clay tile roof, professional grade finish
HVAC:	Full HVAC coverage
Other:	Suite 300 has three entrances. Can separate to multiple units if needed



Siteplan

800 N Plano Rd.
Richardson, TX 75081



← N. Plano Road (30,338 VPD!) →



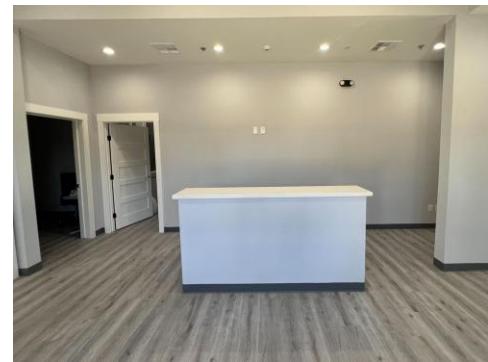
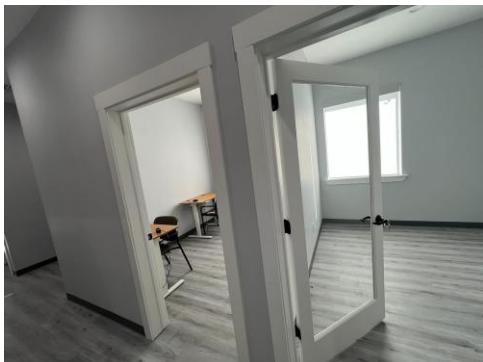
Your Retail Navigator in DFW;
Charting the Course for Retail Growth!

Suite 200

800 N Plano Rd.
Richardson, TX 75081

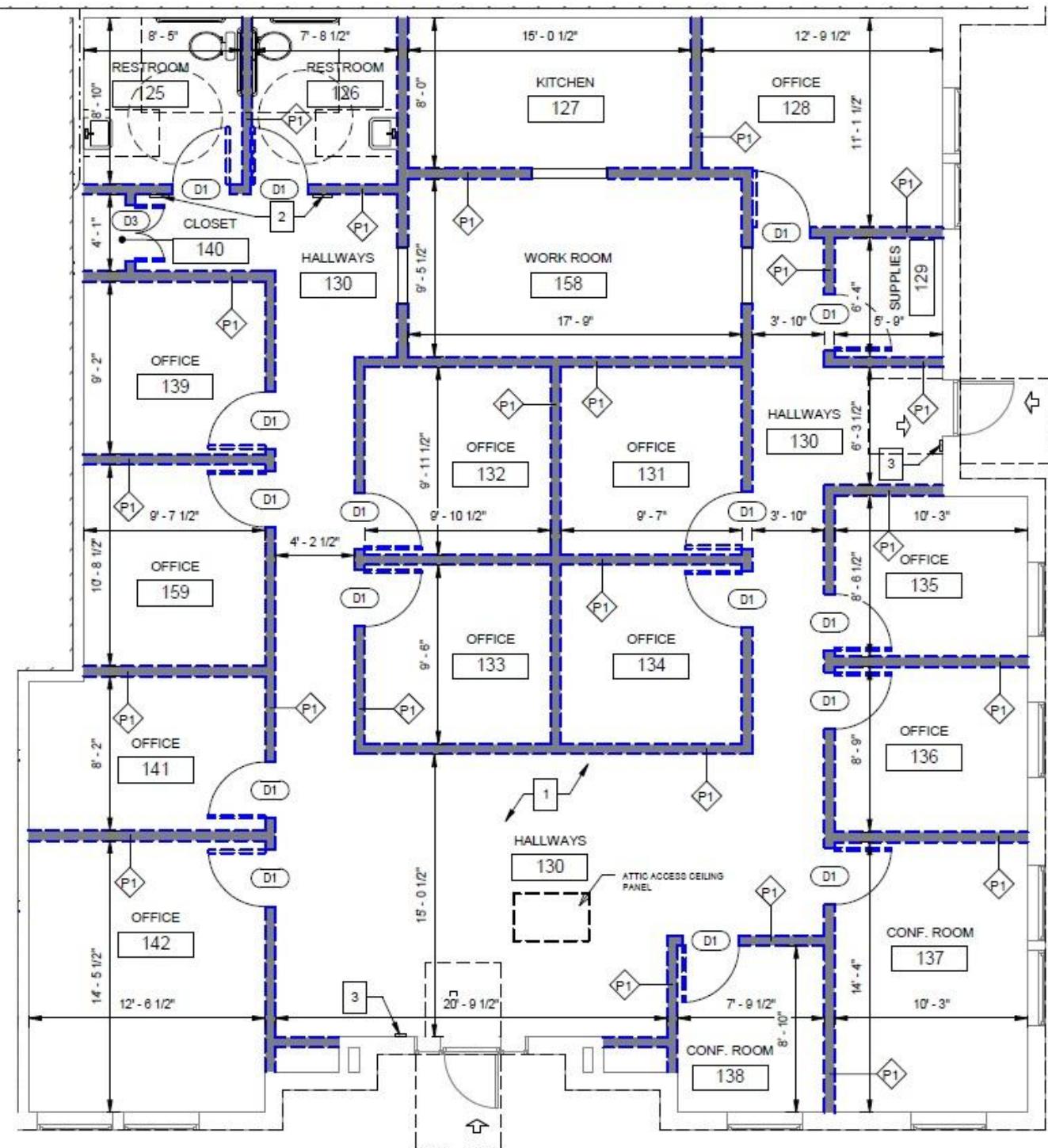
Suite 200 Highlights:

- Available SF: 2,942 SF
- 15 individual rooms
- 3 of the rooms large enough to be used as conference room or teaching classes
- Large kitchen/break area
- Two bathrooms
- Large windows on the West & South walls allow for natural light
- 24-Hour Access, wheelchair accessibility & ADA compliant



Suite 200

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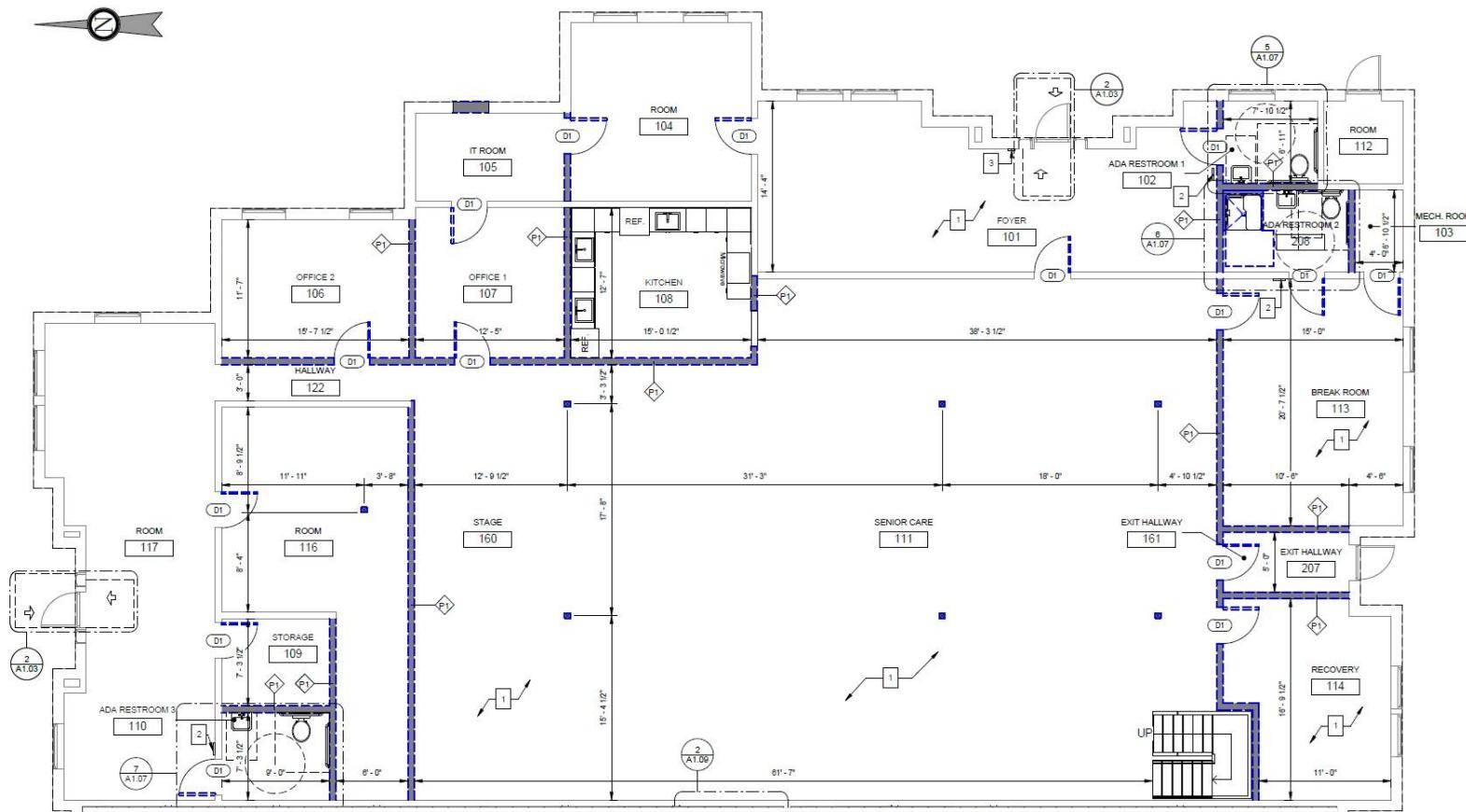


Suite 300

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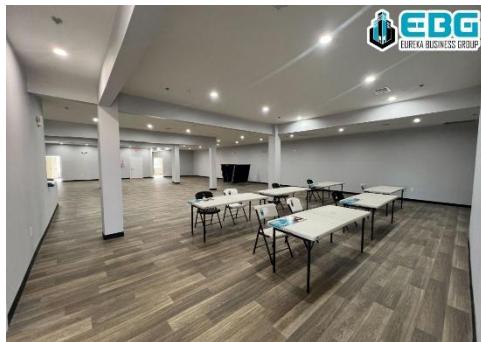
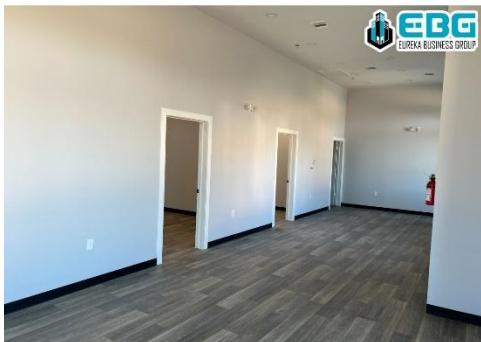
Suite 300 Highlights:

- Available SF: 6,309 SF
- Large open space in the center can be used as a seminar, gathering or teaching area.
- Professional grade kitchen
- Multiple entrances, possible split to smaller units
- 24-Hour Access, wheelchair accessibility & ADA compliant



Pictures

800 N Plano Rd.
Richardson, TX 75081



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Video

800 N Plano Rd.
Richardson, TX 75081

**Click Below to Watch
the Video Tour**

MEDICAL/OFFICE

FOR LEASE
2,942 - 6,309 SF

Suite 200 **Suite 300**

Richardson, TX

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www.ebgtx.com

30,000+ VPD per day
 Year Built: 2023
 Available Immediately!

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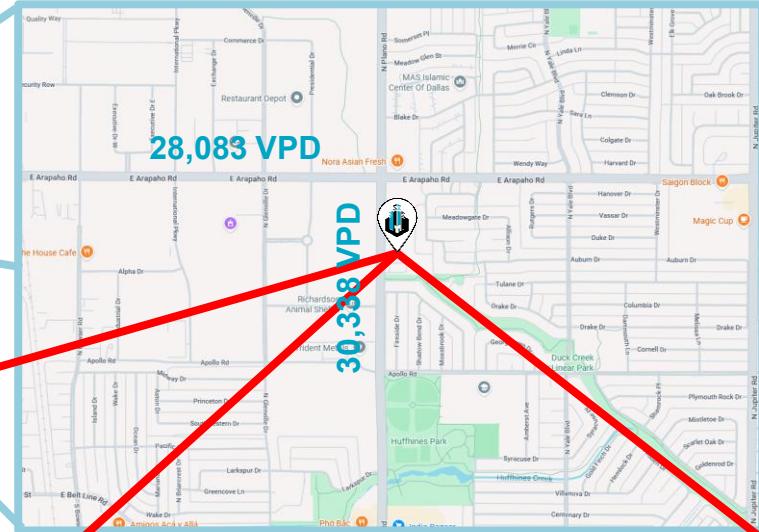
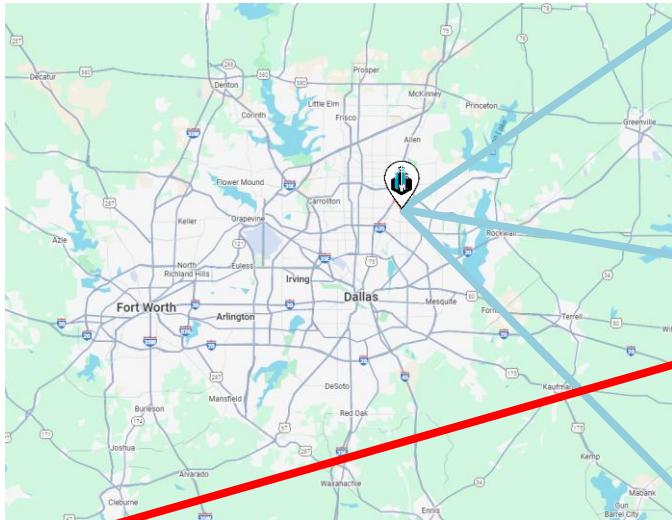
**Call to Schedule a Tour
(903) 600-0616**



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Location

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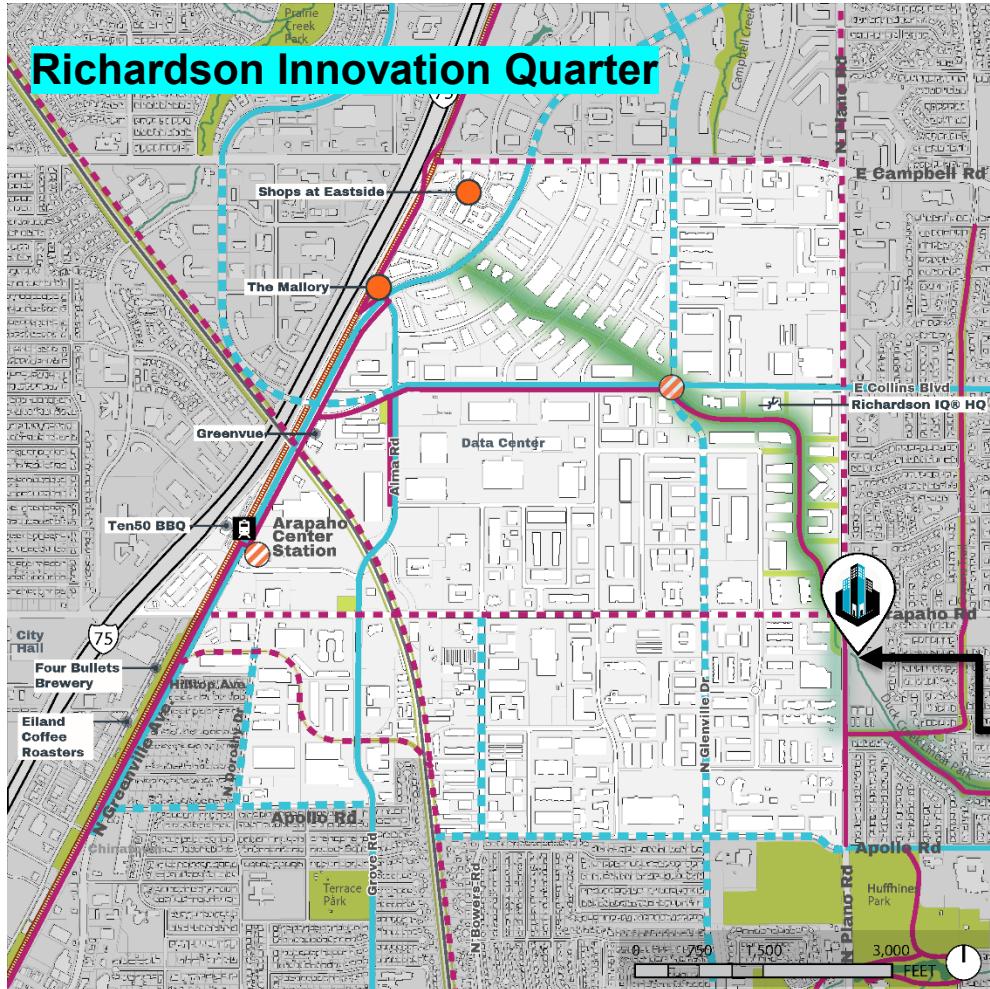


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IQ Amenities Proposed & Existing

- RICHARDSON IQ® BOUNDARY
- DUCK CREEK
- BIKE LANES
- FUTURE BIKE LANES
- TRAILS
- FUTURE TRAILS
- PLAZA
- PROPOSED PLAZA
- EXISTING OPEN SPACE
- RICHARDSON IQ® HQ

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75081

Located minutes from the **Richardson Innovation Quarter**, 800 N Plano Rd benefits from immediate access to one of North Texas's premier technology and innovation hubs. The property captures the IQ's dense daytime workforce, highly educated talent pool, and continued public-private investment without paying core-district rents. Excellent connectivity to US-75 and PGBT provides efficient access to Richardson, Plano, and North Dallas, making this an ideal location for office, medical, and professional users seeking long-term growth in a proven market.

The Market

800 N Plano Rd.
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Richardson Submarket Summary

Richardson Office

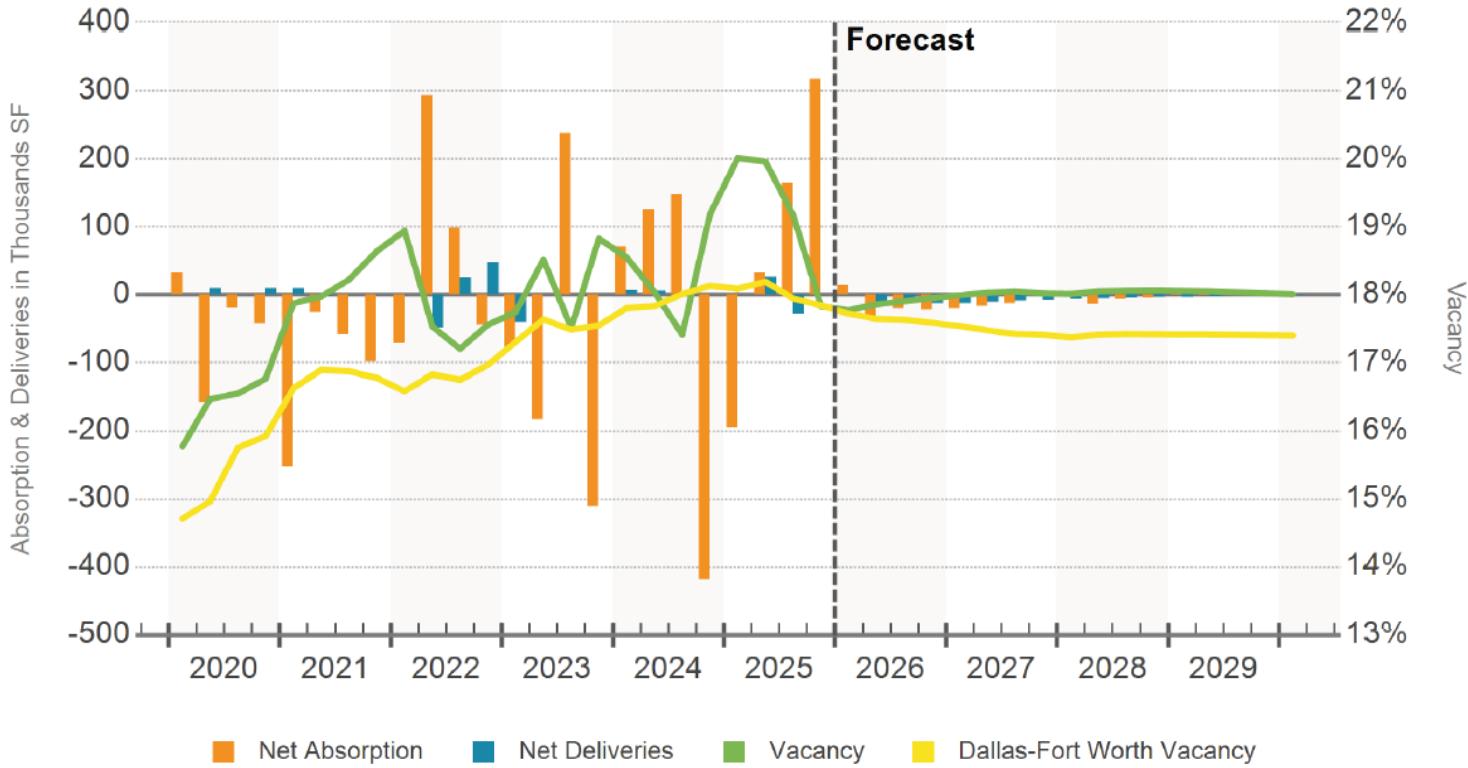
The Richardson office submarket is the home of the Telecom Corridor with tenants of some of the largest technology and communications companies, including Texas Instruments, Cisco, and Fujitsu Network Communications. Despite the moniker, Richardson has a diverse tenant base with healthcare and insurance firms as the largest occupiers in the submarket. It benefits from a highly talented labor force to draw from, with 55% of the population holding a bachelor's degree or higher with UT Dallas serving as a major center of higher education.

Broadly, most office space in Richardson stems from the 1980s and 1990s when the submarket first developed. In

terms of major developments, CityLine has garnered most attention with build-to-suits for State Farm (2 million SF) and Raytheon (500,000 SF) in 2015, creating a mixed-use hub with thousands of new apartment communities and retail space along with transit-oriented development located near the DART line running parallel with US 75.

Richardson benefits from transit-oriented development with four stations that run parallel with US75. More transit is anticipated as the Silver Line is now active. The light rail line runs east-west, connecting CityLine with a new station located at UT Dallas and extending to DFW Airport.

NET ABSORPTION, NET DELIVERIES & VACANCY



Demographics

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Population

	1 mile	3 miles	5 miles
2024 Population	9,869	132,986	369,705
2029 Population Projection	9,701	135,092	386,770



\$96,918

MEDIAN HOUSEHOLD
INCOME

\$110K+

AVERAGE HOUSEHOLD
INCOME

39.5

MEDIAN AGE

42%

BACHELOR'S DEGREE
OR HIGHER



30,466

EMPLOYEES
WITHIN 1 MILE



**INSURED & STABLE
POPULATION**



**AFFLUENT
HOUSEHOLDS**

CORE DEMOGRAPHICS



9,700

RESIDENTS
WITHIN 1 MILE



8,300

HOUSEHOLDS
WITHIN 1 MILE



59%

OWNER-OCCUPIED



1.1%

ANTICIPATED POPULATION
GROWTH (2024–2029)



74,875

EMPLOYEES
WITHIN 3 MILES



Contact



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THE RETAIL NAVIGATOR™

Joseph Gozlan Managing Principal

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Our Services

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Landlord/Tenant
Representation



Consulting Services



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Management



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eureka Business Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Eureka Business Group does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eureka Business Group in compliance with all applicable fair housing and equal opportunity laws.





Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALESPERSON must be sponsored by a broker and work with clients on behalf of the broker.

ABROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and

buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.

- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	LicenseNo.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	LicenseNo.	Email	Phone
Sales Agent/Associate's Name	LicenseNo.	Email	Phone
Buyer/Tenant/Seller/LandlordInitials		Date	