

LEASE

REDUCED PRICE! \$26 SF/YR +NNN - OFFICE/MEDICAL CONDO FOR LEASE

5060 Tennyson Parkway, Ste. 215 Plano, TX 75024



OFFERING SUMMARY

Lease Rate:	\$26.00 SF/yr (NNN)
Building Size:	30,360 SF
Available SF:	1,113 SF
Lot Size:	2.5 Acres
Price / SF:	\$26.00
Year Built:	2020
Zoning:	CE WITH PRESTON ROAD OVERLAY

PROPERTY OVERVIEW

Class B Office/Medical Condo | Built 2020

±1,113 SF Available (Suite 215)

Located in final phase of Lakes on Tennyson Professional Plaza

High visibility at Tennyson Pkwy & Whitestone Ln intersection

Upscale construction with waterfront view, atrium, and strong signage opportunity

Walkable proximity to medical anchors and corporate HQs

Parking Ratio: 1.63 / 1,000 SF (50 total spaces)

Cristie Coles
Commercial Sales and Leasing
(214) 460-2849
TX #0628110

Darrin Coles CCIM
Commercial Sales and Leasing
(469) 794-6080
TX #755167

Audra Stamp
(469) 929-4081



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PROPERTY DESCRIPTION

NEW OFFICE/MEDICAL SPACE AVAILABLE IN WEST PLANO

Looking for a prestigious address for your business?

Check out Suite 215 at 5060 Tennyson Parkway, Plano, TX 75024 – located in the final phase of Lakes on Tennyson Professional Plaza!

±1,113 SF Office/Medical Condo

Upscale 2020 Construction

Waterfront Views & Open Atrium

Prime Corner Location at Tennyson Pkwy & Whitestone Ln

Strong Signage Opportunities

Surrounded by Medical Anchors & Corporate HQs

Zoned CE (Commercial Employment) – Ideal for Office, Medical, R&D, Light Service & Professional Use

Traffic Counts: 42K+ VPD at Preston & Tennyson Area

Highlights:

- Population Growth 2020–2024: +7.3%
- Projected Growth 2024–2029: +21.3%
- Median HH Income: \$89,236 Parking Ratio: 1.63 / 1,000 SF (50 total spaces)

This is your chance to join one of Plano's most professional and visible office communities.

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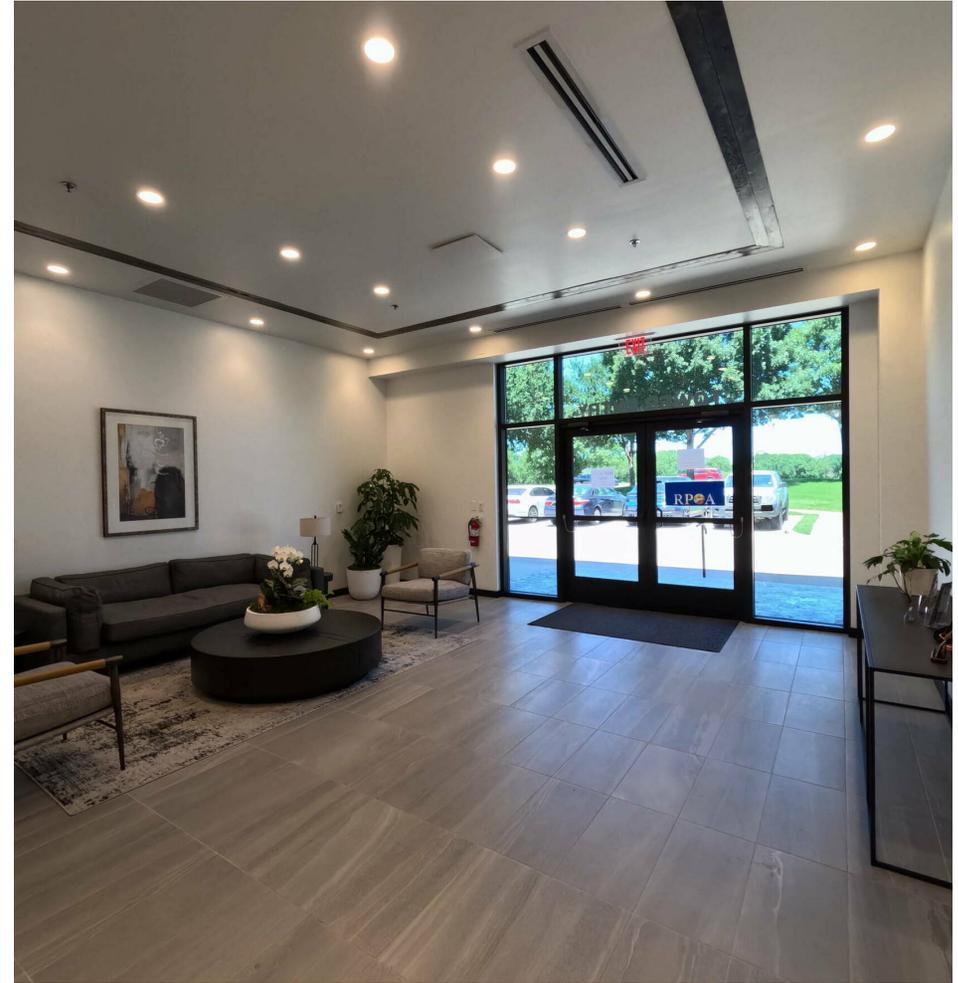
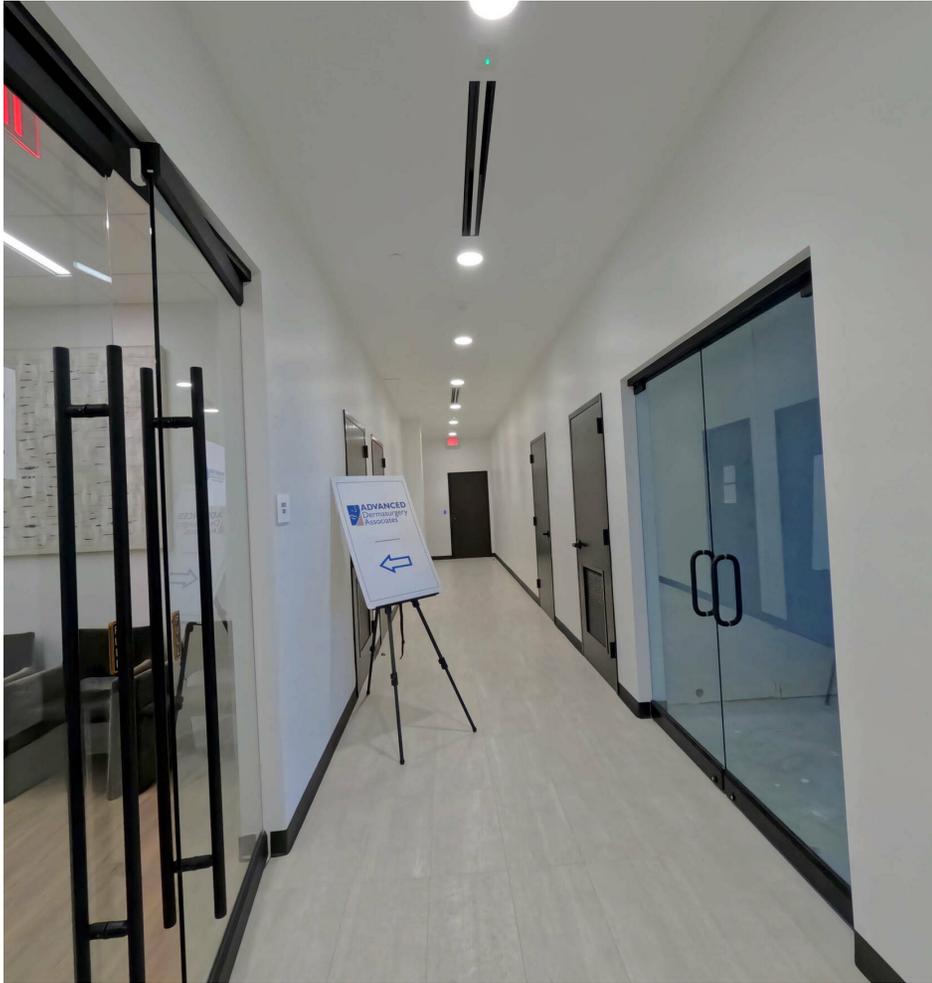


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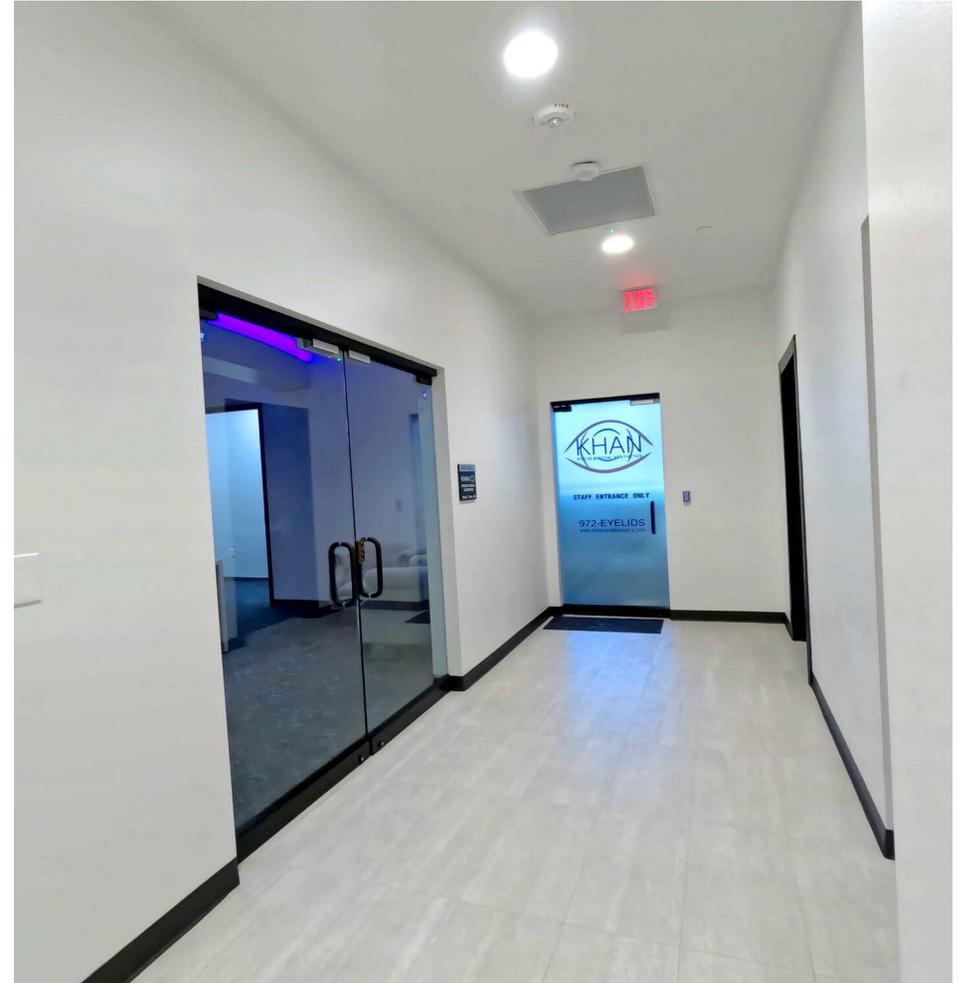


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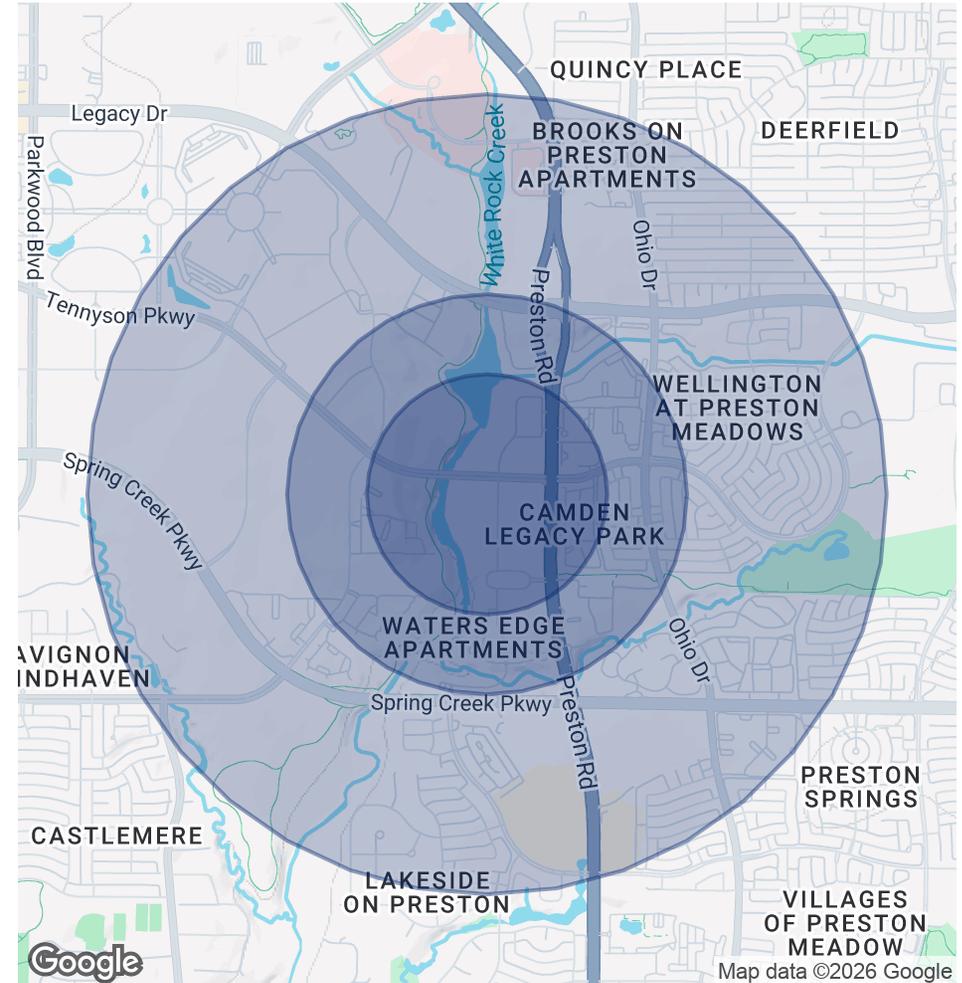
PRICE REDUCTION - OFFICE/MEDICAL CONDO FOR LEASE

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,480	4,985	12,666
Average Age	41	39	40
Average Age (Male)	39	38	39
Average Age (Female)	43	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	732	2,303	5,400
# of Persons per HH	2	2.2	2.3
Average HH Income	\$122,567	\$127,666	\$156,534
Average House Value	\$337,207	\$405,237	\$526,507

Demographics data derived from AlphaMap



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Information About Brokerage Services

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

2-10-2025



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 SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'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 or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

<u>Coldwell Banker Realty</u>	<u>0420132</u>	<u>joanne.justice@cbrealty.com</u>	<u>(972)906-7700</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Joanne Justice</u>	<u>0159793</u>	<u>joanne.justice@cbrealty.com</u>	<u>(972)906-7786</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Frank Obringer</u>	<u>0738874</u>	<u>frank.obringer@cbrealty.com</u>	<u>(972)599-3451</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Cristie Coles</u>	<u>0628110</u>	<u>cristie.coles@dfw.com</u>	<u>(214)460-2849</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



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