



±2,236 SF MEDICAL OFFICE FOR LEASE

PARKER PRESTON PROFESSIONAL OFFICE

**3242 PRESTON RD
PLANO, TEXAS 75093**





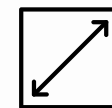
PROPERTY OVERVIEW

Parker Preston Professional Office is located at the Prime Intersection of Preston Rd and Parker Rd, just minutes away from the Dallas North Tollway, President George Bush Tollway, and Sam Rayburn Tollway. The area has an abundant choice of nearby restaurants, retail shopping, grocery stores and walking trails for your convenience.

3242 PRESTON RD PLANO, TEXAS 75093



TOTAL BLDG SIZE:
±32,450 SF



AVAILABLE SF:
±2,236 SF



YEAR BUILT:
2017

PRIME LOCATION: SITUATED IN A HIGH-TRAFFIC HEALTHCARE CORRIDOR WITH EXCELLENT VISIBILITY.

AMPLE PARKING: GENEROUS PARKING OPTIONS FOR PATIENTS AND STAFF ENSURE EASY ACCESS.

FLEXIBLE LEASING OPTIONS: IDEAL FOR PHYSICIANS, SPECIALISTS, AND OUTPATIENT SERVICES LOOKING TO ESTABLISH OR EXPAND THEIR PRACTICE.

ADMINISTRATIVE SUPPORT: AN EXPANSIVE BUSINESS ROOM FACILITATES SMOOTH ADMINISTRATIVE TASKS, ENSURING YOUR OPERATIONS RUN SEAMLESSLY.



LUXURIOUS DESIGN: ENJOY A MODERN, HIGH-END FINISH THROUGHOUT, WITH SPACIOUS WAITING AREAS, WELL-APPOINTED EXAM ROOMS, AND ELEGANT CONSULTATION SPACES THAT PROVIDE A WELCOMING ENVIRONMENT FOR PATIENTS.

SPACIOUS LAYOUT: ENJOY 4 GENEROUS EXAM ROOMS, WITH THE OPTION TO CONVERT TO 5, ENSURING FLEXIBILITY FOR YOUR PRACTICE NEEDS.

DEDICATED FACILITIES: A WELL-EQUIPPED PROCEDURE ROOM, A NURSES' STATION, AND TWO ADA-COMPLIANT RESTROOMS STREAMLINE PATIENT CARE AND ENHANCE EFFICIENCY.

COMFORTABLE AMENITIES: A SPACIOUS KITCHEN/BREAK ROOM PROVIDES A WELCOMING AREA FOR STAFF, WHILE A LUXURIOUS WAITING ROOM, FEATURING LARGE WINDOWS THAT FLOOD THE SPACE WITH NATURAL LIGHT, ELEGANT ACCENT WALLS, AND CHANDELIERS, CREATES A RELAXING ENVIRONMENT FOR PATIENTS.

PROPERTY HIGHLIGHTS

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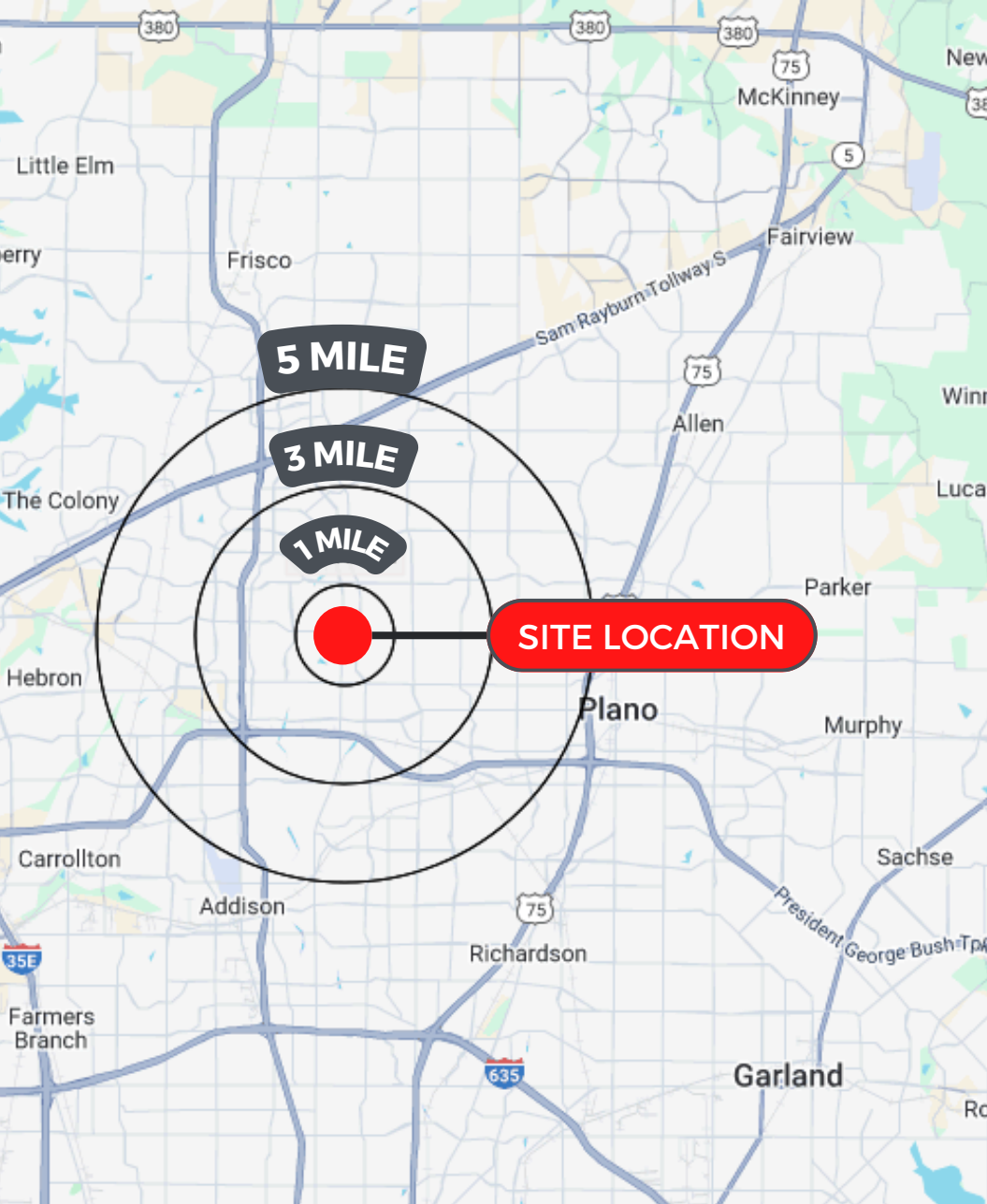
SUITE 201
±2,236 SF



FLOOR PLAN

3242 PRESTON RD PLANO, TEXAS 75093





2024 ESTIMATED POPULATION



1 MILE	15,764
3 MILES	125,946
5 MILES	379,124

2024 ESTIMATED HOUSEHOLDS



1 MILE	7,013
3 MILES	54,961
5 MILES	166,193

2024 AVERAGE HOUSEHOLD INCOME



1 MILE	\$194,927
3 MILES	\$171,913
5 MILES	\$153,420

AREA DEMOGRAPHICS

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GUCCI lululemon **LOUIS VUITTON** FREE PEOPLE
 TORY BURCH francesca's J.CREW COACH
 URBAN OUTFITTERS

LIFETIME

Tom Thumb

SPROUTS
FARMERS MARKET

CLUB PILATES ANYTIME FITNESS **Kroger**

HEB

F45

EoS FITNESS CLUB PILATES Walmart

Kroger

Tom Thumb

burn boot camp *Barre Nation* **F45** EQUINOX
 pure barre orange theory Dillard's macys
 Neiman Marcus LA FITNESS LOFT J.Jill
 H&M EXPRESS

SITE LOCATION

TORRID HSTWORX **CRACKN** United supermarkets
 SOMA GAP carter's **PALE BOOKS**
 OLD NAVY ANN TAYLOR WHOLE FOODS MARKET **RACK**
 chico's TRADER JOE'S WHITEHOUSE BLACKMARKET BARNES & NOBLE

LOCATION PROXIMITY

3242 PRESTON RD PLANO, TEXAS 75093





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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.

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 undefined 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____