

FACT SHEET

Preston Pointe

1400 Preston Road
Plano, Texas 75093

ADDRESS: 1400 Preston Road
Plano, Texas 75093

TOTAL BUILDING SQUARE FEET: Approximately 74,738 (RSF)

AVAILABLE SUITES:

SUITE	RENTABLE SF	
SUITE 109	699 RSF	
SUITE 120	2,287 RSF	
SUITE 350	2,405 RSF	
SUITE 400	18,891 RSF	(AVAILABLE Q4 2024)

COMMON AREA FACTOR: 18.0 %

FLOORS: Four (4) Stories

RENTAL RATES: \$23.00 PSF
*Rates are Full Service and include electricity

TELECOMMUNICATION PROVIDERS: Spectrum Business, Frontier Communications and AT&T Fiber by TW Telecom

PARKING: 4/1,000 sf
4/1000 parking with ample visitor parking around the perimeter of the building. Covered parking is at a ratio of 2/1,000 sf. There is no charge for covered parking

SECURITY: Card access

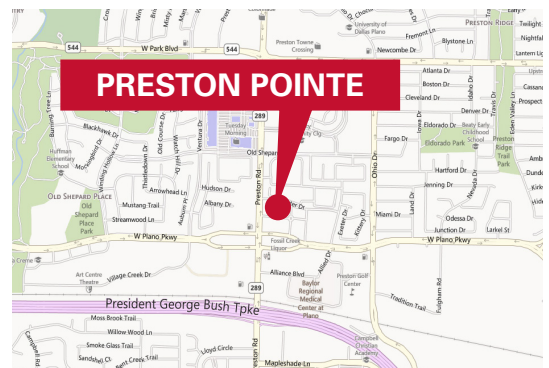
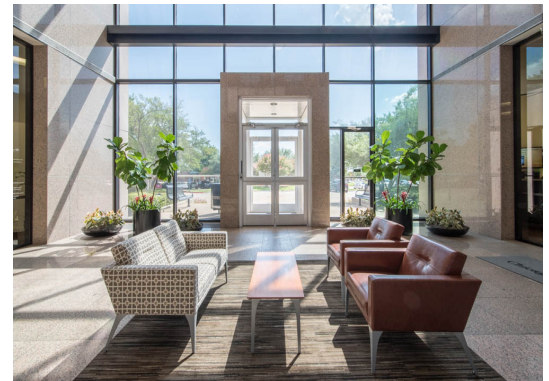
HOURS OF OPERATION: 6:30 a.m. to 7:00 p.m., Monday - Friday

HVAC HOURS OF OPERATION: 6:00 a.m. to 6:00 p.m., Monday - Friday
7:00 a.m. to 2:00 p.m., Saturday
Back up generator for emergency lighting and freight elevator

MAIL DELIVERY: 2:00 p.m., Weekdays

AMENITIES:

- Monument signage availability
- Excellent opportunity in Plano for service driven tenants on Preston Road
- Located just north of Plano Parkway with great accessibility to George Bush Turnpike
- Close proximity to numerous restaurants and retail. Contiguous to a Marriott Courtyard
- Newly renovated lobby, corridors, restrooms and elevator cabs
- Features 13' ceilings with floor to ceiling windows on the first floor
- Covered parking available at no charge
- Stable and responsive local ownership.



For Leasing Information

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