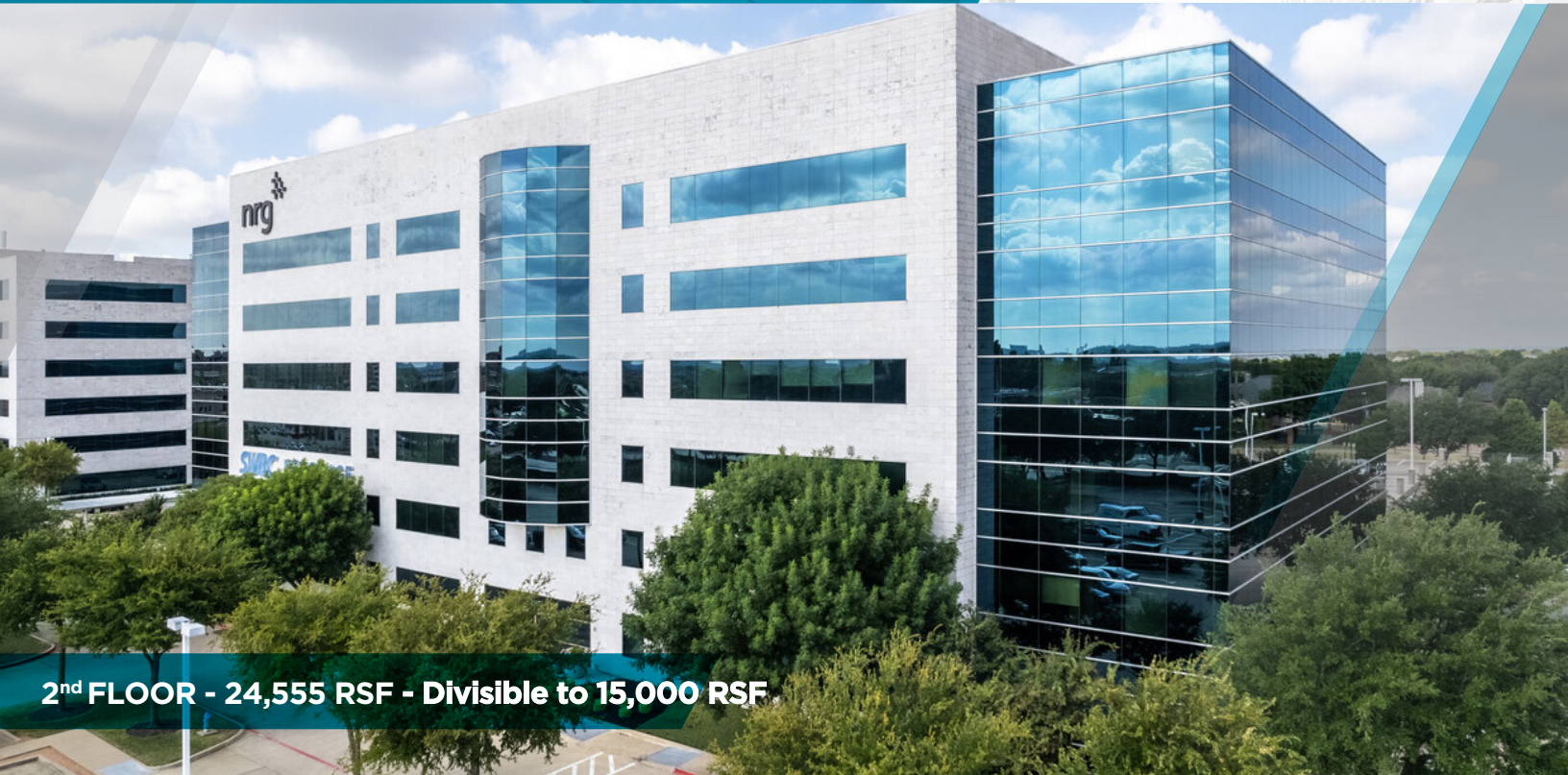


FOR SUBLEASE

# PARKWAY CENTRE III

2745 Dallas Pky | Plano, Texas 75093



**2<sup>nd</sup> FLOOR - 24,555 RSF - Divisible to 15,000 RSF**

## Property Highlights

- Rate: \$17.50 PSF + Electric
- Sublease Expiration: 12/31/2026
- Top of Building Signage Possibility
- Class A Office Building
- Minutes from The Shops at Willow Bend and Stonebriar Mall
- Easy Access to the Dallas North Tollway and George Bush Turnpike
- 132 Unreserved / Uncovered Spaces and 15 Reserved / Carport Spaces
- Fully Furnished Plug & Play

## Building Features

Strategically located in the heart of West Plano's "Platinum Corridor", home to EDS, Frito Lay, JCPenney and other Fortune 500 Companies. With optimum Tollroad on-off access to West Plano and North Dallas, Parkway Centre III is a high profile landmark office environment offering convenience and security, in an upscale location.

- Property Manager and Engineering on Site
- Tenant Lounge
- Nearby Many Restaurants
- Conferencing Facility
- Mobile Car Wash and Detail
- Full Service Deli

## Contact

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**FOR SUBLEASE**  
2745 Dallas Pky | Plano, Texas 75093

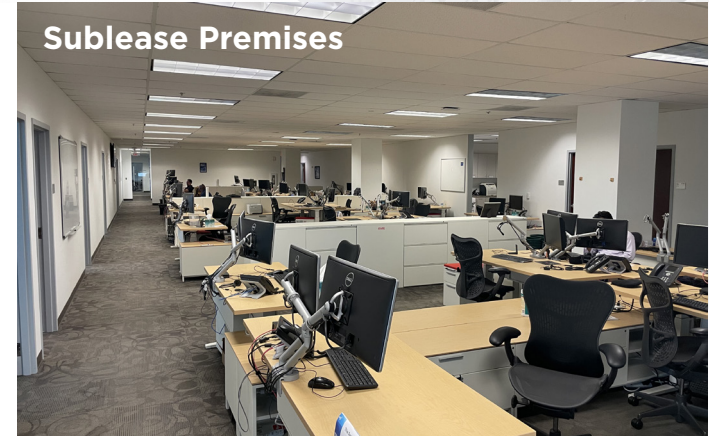
**Sublease Premises**



**Sublease Premises**



**Sublease Premises**



**Sublease Premises**



**Sublease Premises**



**Sublease Premises**



**Sublease Premises**



**Sublease Premise**

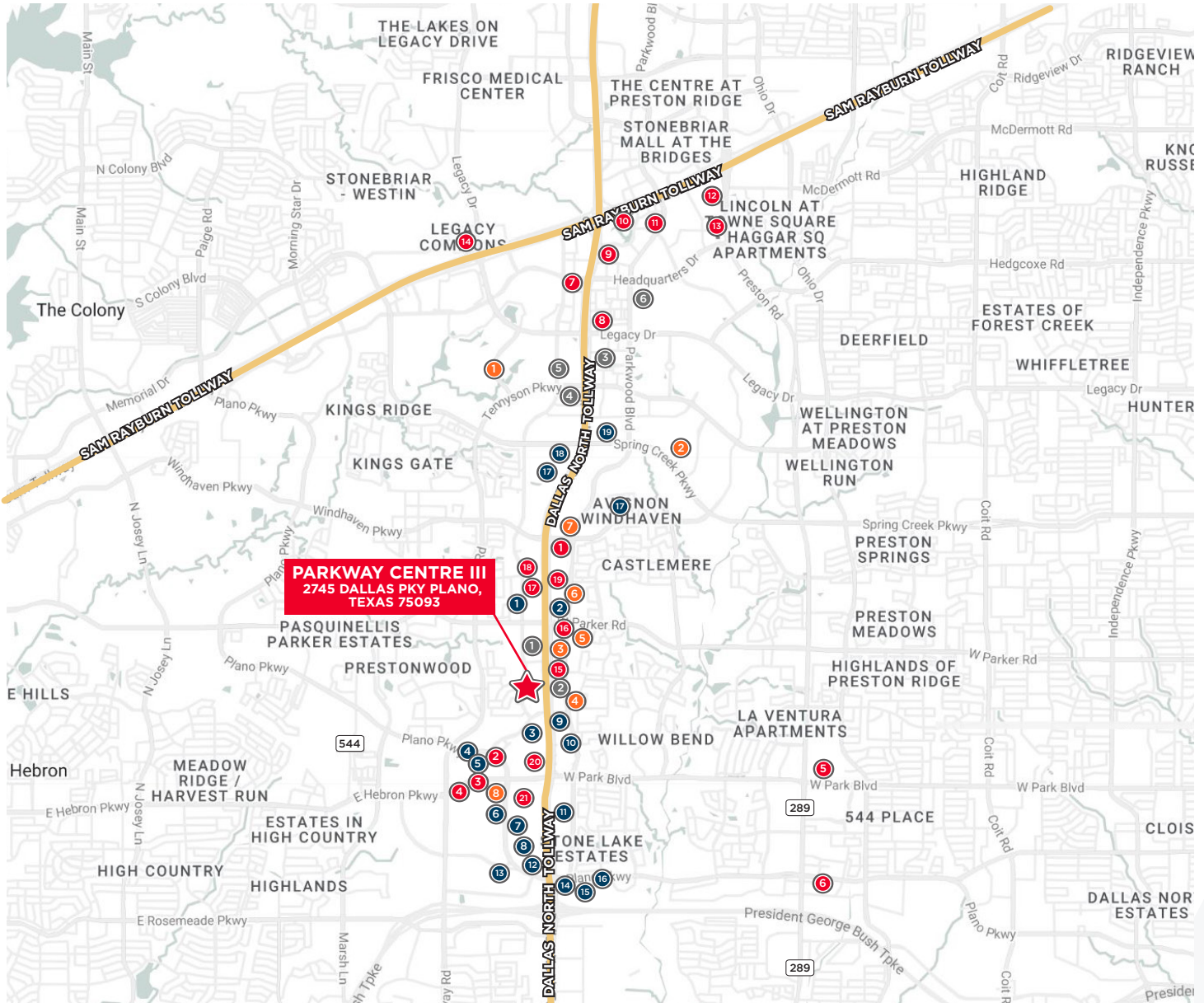


**Sublease Premises**





# LOCATION



## AMENITIES

### RESTAURANTS

- 1 Jack in the Box
- 2 Chick-fil-A
- 3 Christina's Fine Mexican Restaurants
- 4 Whataburger
- 5 Snuffer's Restaurant & Bar
- 6 IHOP
- 7 Haywire
- 8 Season 52
- 9 Campisi's Restaurants | Frisco
- 10 The Original Pancake House
- 11 Moxies Plano Restaurant
- 12 Lazy Dog Restaurant & Bar
- 13 LOFT Restaurant & Bar
- 14 Emerson Restaurant + Bar
- 15 Saltgrass Steak House
- 16 Newk's Eatery
- 17 Whiskey Cake Kitchen & Bar
- 18 Sixty Vines
- 19 Ford's Garage Plano
- 20 Maggiano's Little Italy
- 21 Torch's Tacos

### SHOPPING

- 1 Academy Sports Outdoors
- 2 Eatzi's Market & Bakery
- 3 Dillard's
- 4 Total Wine & More
- 5 Michaels
- 6 Office Depot-Office Max
- 7 The Home Depot
- 8 Costco Wholesale
- 9 Target
- 10 Polo Town Crossing
- 11 Walmart Supercenter
- 12 Ewing Subaru of Plano
- 13 Boardwalk Ferrari
- 14 Audi Plano
- 15 Porsche Plano
- 16 NTTA Customer Service Center-Plano
- 17 Mercedes Benz of Plano
- 18 Park Place Lexus Plano
- 19 Sewell BMW of Plano

### SERVICES

- 1 Plano Fire Station 13
- 2 Willard Dental
- 3 Play Street Museum Plano
- 4 Field Endodontics
- 5 Windhaven Veterinary Hospital
- 6 Cinemark West Plano XD and Screen X
- 7 Haggard Party Barn
- 8 Air Park Dallas Airport

### HOTEL

- 1 Holiday Inn Express & Suites Dallas North Tollway (N Plano)
- 2 Extended Stay America Dallas Plano
- 3 Dallas/Plano Marriott at Legac Town Center
- 4 Aloft Plano
- 5 Home2 Suites by Hilton Plano Legacy West
- 6 Cambria Hotel Plano Frisco