



4201

MARSH LANE

CARROLLTON, TX 75007

130,000 SF CLASS A, SINGLE TENANT OPPORTUNITY FOR LEASE OR SALE

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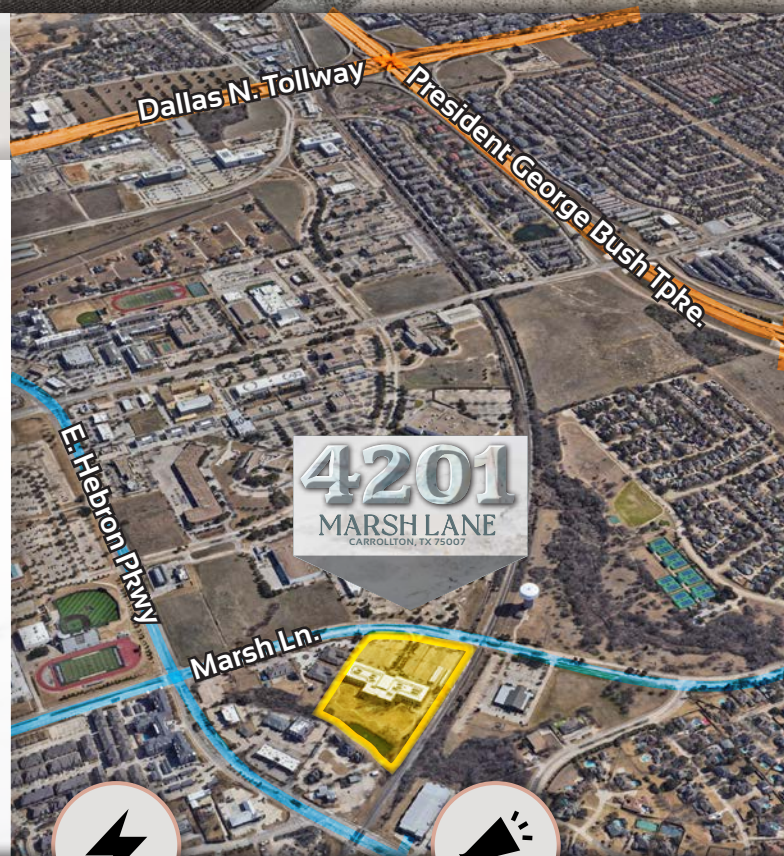
**CUSHMAN &
WAKEFIELD**



THE OFFERING

An unrivaled opportunity for a traditional or alternative-use office project with access to ample green space at your fingertips.

- Robust residential area surrounding the property, allows for large employment base
- 3.0 miles from several hundred hotels between the Extended Stay America, Hyatt Place, and Holiday Inn
- Numerous retail options less than 2.0 miles away including The Shops at Willow Bend mall
- Variety of fitness options with F45 Training, Equinox, Orange Theory, and others within a 3.0 mile drive



1. WELL CONNECTED

- 15 minutes to Plano
- 20 minutes to DFW
- 25 minutes to Dallas
- 15 Hotels within 5 miles
- 22 Retail Centers within 3 miles



2. UNBEATABLE ACCESS

Located at the confluence of Dallas North Tollway & President George Bush Tpke, 4201 Marsh Lane's location allows you to go anywhere with ease.



3. FIND YOUR BALANCE

Promote a healthy work environment through 4201 Marsh Lane's park like setting with a dedicated walking loop, picturesque pond, and ample green space.



4. IDENTITY

Achieve unmatched corporate branding through a contained site with both building and monument signage opportunities.

SITE OVERVIEW

11.95 Acre Site

Pond

Walking Loop

Inviting Outdoor Patio

130,000 SF Building

2 Floors

Class A Finishes

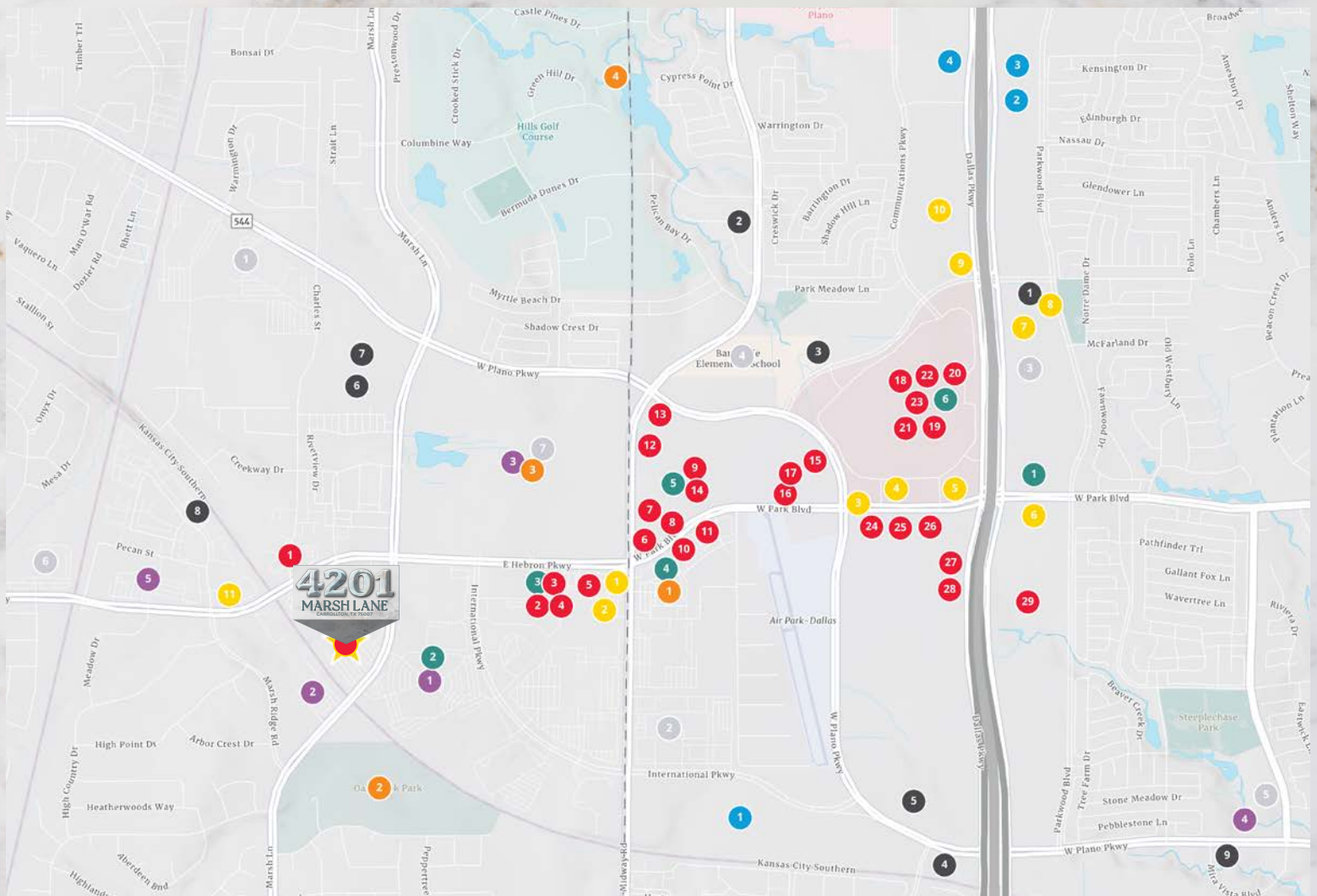
3.34/1,000 Surface Parking

Fully equipped Fitness Center with Showers and Lockers

QUICK FACTS

Acres	11.95
RBA	130,000
Number of Floors	2
Typical Floor Plate Size	65,000
YOC	2003
Security Personnel	2 rotating Allied Security employees
Construction Type	Steel structure with a masonry skin and precast with punched windows.
Foundation	Slab on grade
Framing	Steel
Loading	Shipping and receiving area with loading dock
Roof Type & Age	TPO - installed in 2020
Last Roof Replacement	7/13/05
HVAC	13 RTUs, 30-40 ton, 18 plus year old- Trane RTU, 2 years old for data center only
Building Electrical	2000 amps/480 volts
Telecomm Type	VoIP & POTS
Security System	Access Control ID Badge Readers
Signage	Building & Monument
Elevators	One passenger capacity 3500, hydraulic system
Fire/Life Safety	Sprinklered on all floors; horns & strobes throughout
Ceiling Height	10' Finished 12' Slab to Slab
Parking	3.34:1,000 SF, 300 surface





Restaurants

- 1 401k BBQ Shack
- 2 LA Burger
- 3 Little Greek Fresh Grill
- 4 Bacci's Pizza & Pasta
- 5 Buffalo Wild Wings
- 6 Raising Cane's
- 7 Dillas Quesadillas
- 8 Subway
- 9 MIO Italian Kitchen & Vinoteca
- 10 Taco Bell
- 11 McAlister's Deli
- 12 Sonic Drive-In
- 13 Marco's Pizza
- 14 Domino's Pizza
- 15 Chick-Fil-A
- 16 Jimmy John's
- 17 Lalo's Fine
- 18 California Pizza
- 19 Mariposa
- 20 Knife Burger
- 21 China Experience

- 22 Bosphorus Mediterranean Grill

- 23 Mexican Bar Company

- 24 McDonald's

- 25 Potbelly

- 26 Wendy's

- 27 Torchy's Tacos

- 28 Shell Shack

- 29 Hissho Sushi & Wine Bar

Lodging

- 1 Globe Corporate Stay
- 2 Extended Stay America - Dallas - Plano
- 3 Hyatt Place Dallas/Plano
- 4 Holiday Inn Express & Suites Dallas

Coffee

- 1 Starbucks
- 2 Cuppa Espresso Bar
- 3 Dunkin'
- 4 Starbucks
- 5 Café Amore
- 6 Zodiac Time Coffee & Wine

Fitness

- 1 LA Fitness
- 2 Oak Creek Tennis Center
- 3 Prestonwood Sports and Fitness Center
- 4 The Clubs of Prestonwood - The Hills

Banks

- 1 Bank OZK
- 2 South Trust Mortgage
- 3 Chase Bank
- 4 Bank of Texas
- 5 Brazos National Bank
- 6 Wells Fargo Bank
- 7 First Horizon Bank
- 8 WaFd Bank
- 9 Amegy Bank
- 10 Sunflower Bank
- 11 Resource One - Credit Union

Churches

- 1 Bent Tree Bible Fellowship
- 2 Sojourn Church
- 3 Prestonwood Baptist Church

- 4 St. Andrew United Methodist Church

- 5 Freedom Church

Medical Office

- 1 Couture Dentistry
- 2 Pain Management Clinic
- 3 Elvebak Orthodontics
- 4 American Institute for Plastic Surgery
- 5 North Star Diagnostic Imaging
- 6 Accel Rehab Hospital of Plano
- 7 ParkHill Surgery Center
- 8 Hebron Dental
- 9 Dallas Oral Surgery Associates - Plano

Schools/Daycare

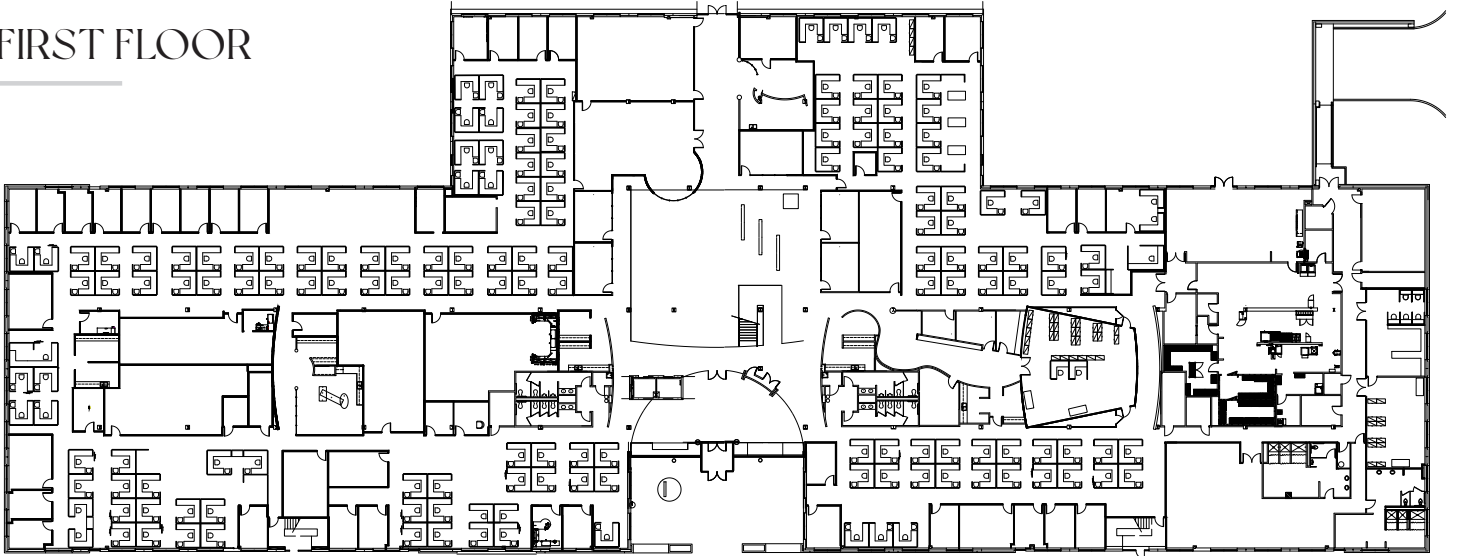
- 1 Hebron High School
- 2 Prince of Peace
- 3 Fusion Academy Plano
- 4 Barksdale Elementary School
- 5 St. Andrew Preschool
- 6 Trivium Academy
- 7 Prestonwood Christian Academy

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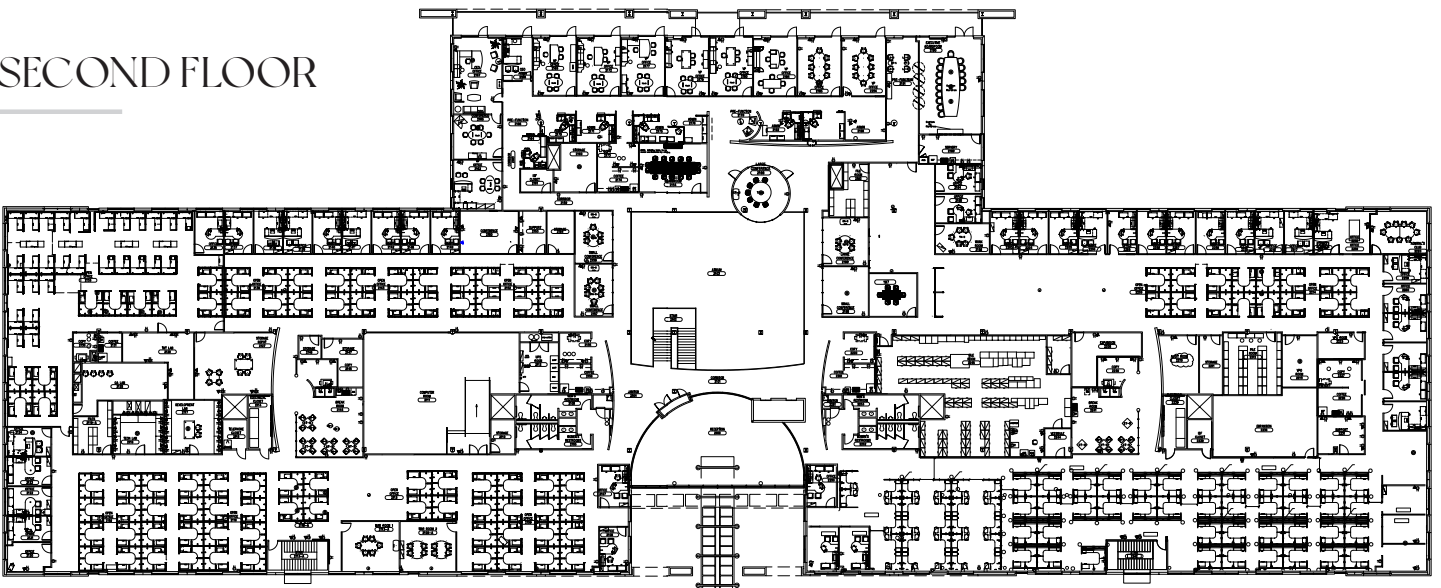
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FIRST FLOOR



SECOND FLOOR



CARROLLTON, TEXAS

THE CENTER OF BUSINESS CENTERS

Carrollton, Texas offers a phenomenal location for both doing business and building a better life. Located 20 miles north of Dallas and only 13 miles east of the Dallas/Ft. Worth International Airport, this suburb offers the strong population and connectivity of a big city but without all the congestion and crime. Carrollton has been recognized as a hot spot for creating jobs with its business friendly environment, thus attracting companies like Halliburton, GE Automation and McKesson Corporation. Due to its natural and logistical amenities, Carrollton ranks #12 in Forbes magazine's online list of "America's 25 Best Places to Move". Overall the impressive education system, premier outdoor spaces, and a generally happy population all contribute to the town's exceptional overall climate.

OFFICE NEXT TO CARROLLTON'S LARGEST EMPLOYERS

- Amerisource Bergen
- Western Extrusions
- Securus Technologies
- AER Manufacturing
- Schneider Electric
- Hilton Reservations Worldwide
- Toni & Guy
- Brandt
- G6 Hospitality
- Varel International Energy
- Carrollton Regional Medical Center
- International Paper
- Saylite
- Sam Pack Automotive
- Sanmina-SCI Corp
- Cyrus One
- Walmart
- VRM
- Buzzballz
- Swiss-American CDMO



DEMOGRAPHICS



EDUCATION

	2.5 Mile	5 Miles	10 Miles
Bachelor's Degree	38.1%	37.9%	36.2%
Graduate or Professional Degree	17.3%	19.1%	20.6%



HOUSING VALUE

	2.5 Mile	5 Miles	10 Miles
2022 Average Value of Owner Occupied	\$422,283	\$431,431	\$418,840



POPULATION

	2.5 Mile	5 Miles	10 Miles
2022 Total Population	112,832	340,344	1,189,425
2022 Median Age	36.0	37.5	36.5



HOUSEHOLD INCOME

	2.5 Mile	5 Miles	10 Miles
2022 Average Household Income	\$118,418	\$129,937	\$131,361



EMPLOYMENT

	2.5 Mile	5 Miles	10 Miles
2022 Total Employed Population 16+	71,066	206,901	685,065



PLACE OF WORK

	2.5 Mile	5 Miles	10 Miles
2022 Businesses	3,617	18,096	62,849
2022 Employees	38,606	228,566	742,319



FOR MORE INFORMATION,
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