

6001 WINDHAVEN

16,794 SF OFFICE / MEDICAL BUILDING | 6001 WINDHAVEN PKWY, PLANO, TEXAS 75093

Quoted Rental Rate: \$20.00 +NNN (\$11.87/RSF) +Electric (\$3.32/RSF)

FLOORS 2

ELEVATORS 2

PARKING 3:1,000 RSF

BUILDING AREA 17,028 SF

BUILDING HOURS Mon-Fri: 6:30 am - 6:00 pm; Sat: 9:00 am - 1:00 pm; Sun: Closed
After-hours access by access card only

HVAC HOURS Mon: 5:00 am - 8:00 pm; Tues - Fri: 6:00 am - 8:00 pm;
Sat: 7:00 am - 2:00 pm; Sun: Off

2026 ESTIMATED EXPENSES Electricity: \$3.32 / RSF
Operating Expenses: \$8.89 / RSF
Real Estate Taxes: \$2.98 / RSF

COMMON AREA FACTORS 1st Floor: 25%
2nd Floor: 19%

CEILING HEIGHT 9' 7"

LIFE / FIRE SAFETY Monitored fire control system with overhead fire sprinkler system
for fire suppression

DATA PROVIDER Frontier Communications

LANDLORD BUILDING Matheson Commercial Properties, LLC

AMENITIES On-site day porter
Signage opportunities available - Visibility to Dallas North Tollway
Cadence Bank on-site
Close proximity to Legacy West, Shops at Legacy, & Grandscape

