

# 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

