



National Medical Center - Phase I

3465 National Dr, Plano, TX 75025

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National Medical Center - Phase I

\$29.00 /SF/YR

Property Description:

Welcome to 3465 National Drive, Unit 320, located in the bustling city of Plano, Texas. This exceptional office space offers a professional and contemporary environment perfectly suited for businesses seeking a prime location with modern amenities.

Spanning across Unit 320, approximately 2200 sq. ft. of shell space ready for your finish out and allows for flexible customization, enabling you to create a workspace that aligns perfectly with your business needs and preferences.

Upon entering the building, you will be greeted by an inviting foyer area, adorned with stylish finishes and abundant natural light that fills the space, creating a warm and welcoming atmosphere for clients and employees alike.

Beyond the foyer an elevator takes you to the 3rd floor of the building. The space has a direct view of the...

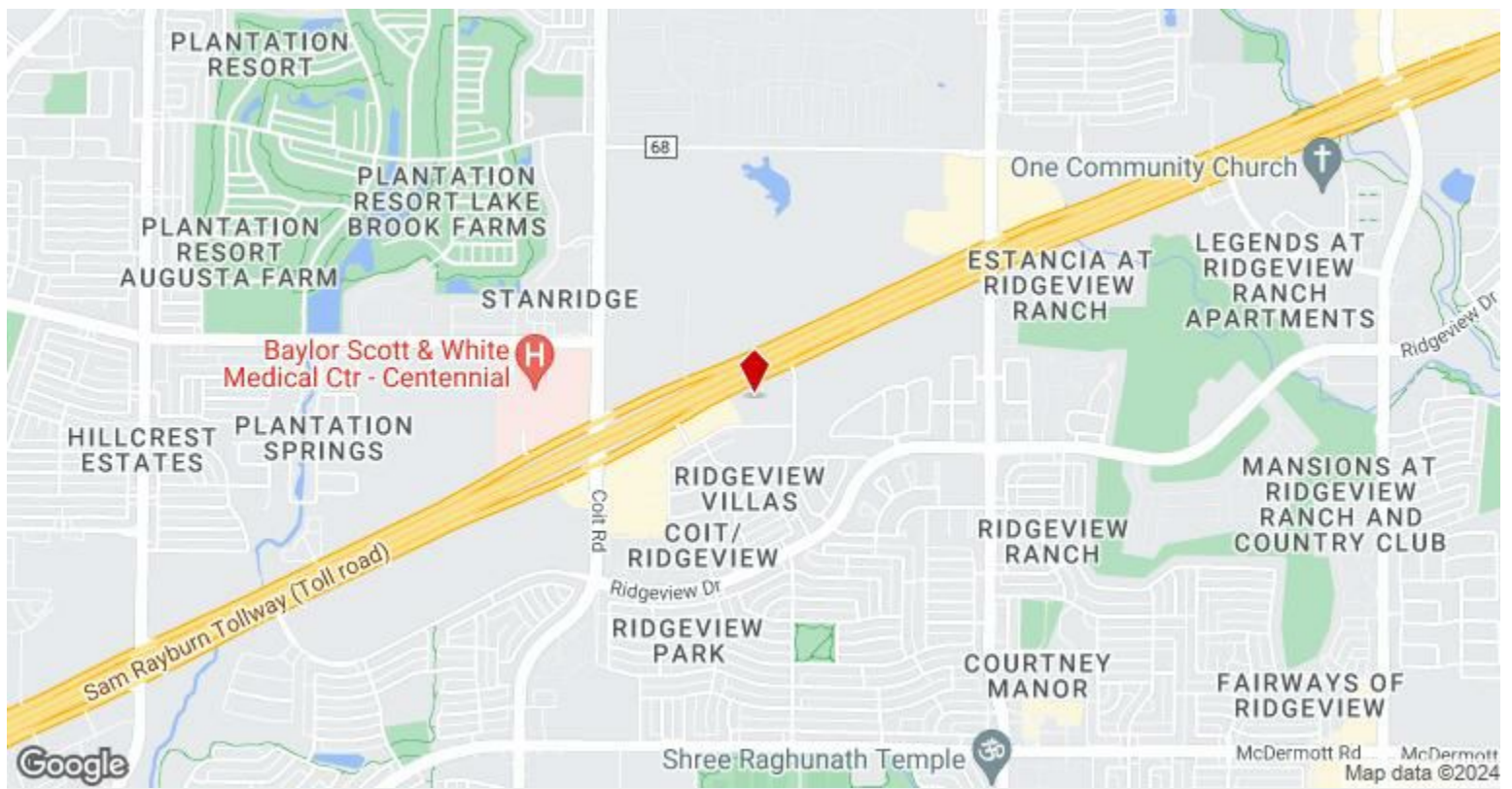


Rental Rate:	\$29.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	A
Rentable Building Area:	49,200 SF
Year Built:	2022
Walk Score ®:	36 (Car-Dependent)
Rental Rate Mo:	\$2.42 /SF/MO

3rd Floor Ste 320

Space Available	2,200 SF
Rental Rate	\$29.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	New
Space Use	Office/Medical
Lease Term	5 - 10 Years

It is shell condition, ready to be built out to the tenant specifications.



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Upon entering the building, you will be greeted by an inviting foyer area, adorned with stylish finishes and abundant natural light that fills the space, creating a warm and welcoming atmosphere for clients and employees alike.

Beyond the foyer an elevator takes you to the 3rd floor of the building. The space has a direct view of the hwy 121 looking north. This office space is equipped with large windows, offering scenic views of the surrounding area.

The location of 3465 National Drive is another notable aspect of this office space. Situated in Plano, one of Texas' most vibrant cities, this address offers excellent visibility and accessibility. The surrounding area is a hub for various industries, with neighboring businesses ranging from technology companies to financial institutions, providing ample opportunities for networking and collaboration.

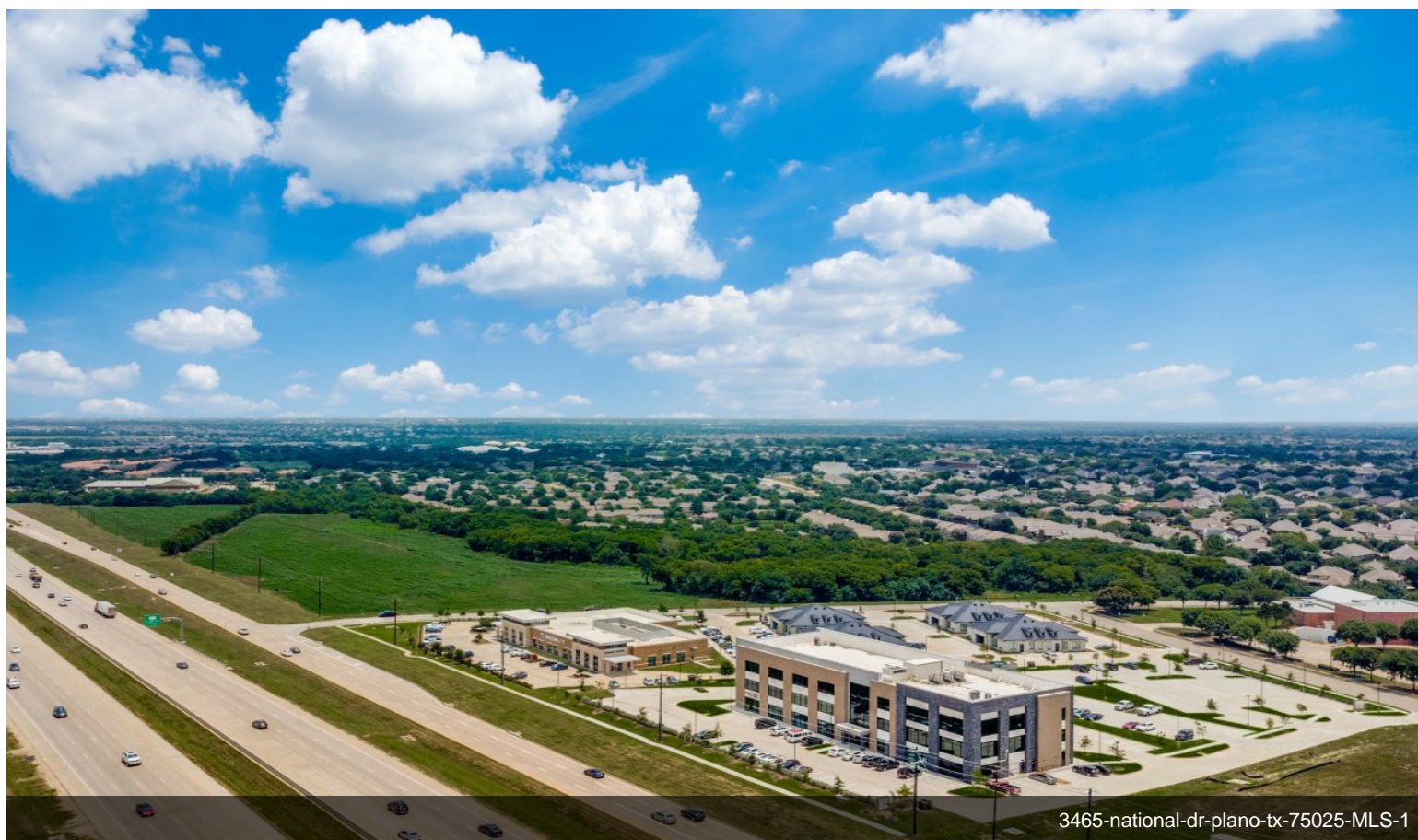
Additional amenities of this office space include ample parking for both employees and visitors, secure entry access, and a professionally maintained common area. The building also features convenient proximity to local restaurants, retail outlets, and recreational facilities, ensuring that you have access to everything you need within close reach.

In summary, 3465 National Drive, Unit 320 in Plano, Texas, presents a superb opportunity to establish or expand your business in a thriving and sought-after location. With its modern design, flexible layout, and convenient amenities, this office space provides an ideal setting for success. Don't miss the chance to make this exceptional property your business's new home. Schedule a viewing today and envision the endless

Property Photos



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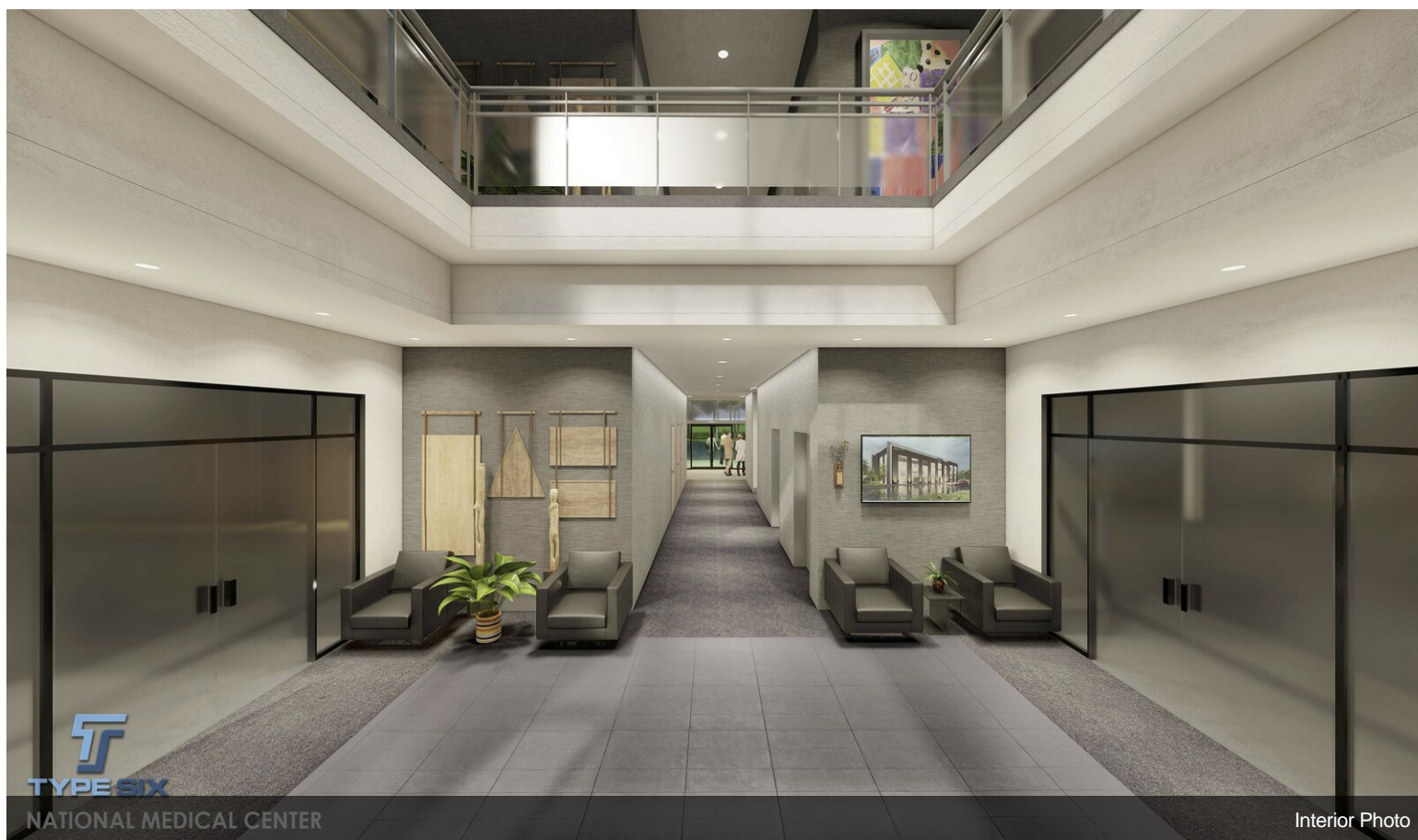


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Property Photos



3465-national-dr-plano-tx-75025-MLS-2



Property Photos



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NATIONAL MEDICAL CENTER

Interior Photo

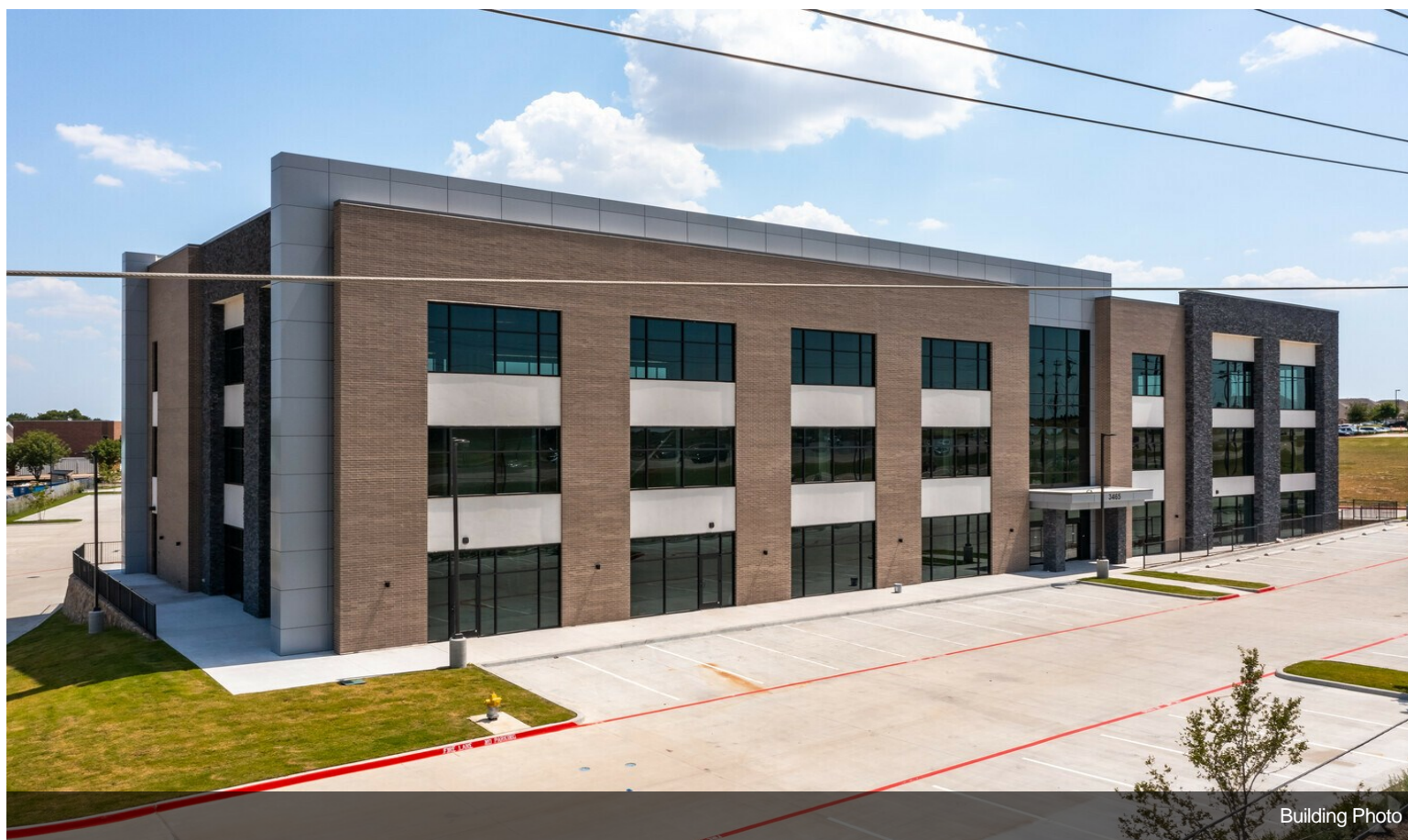


Plat Map

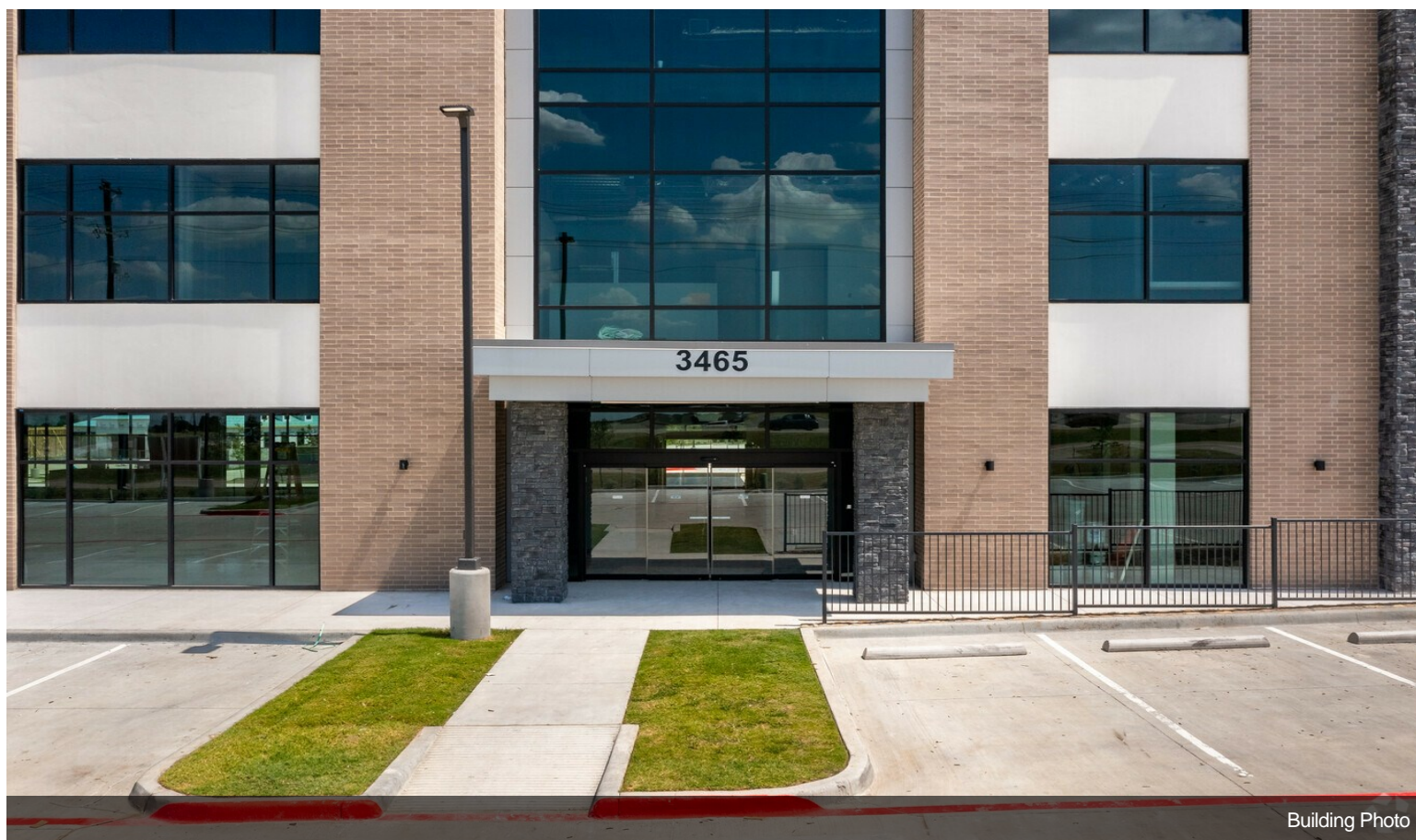
Property Photos



Property Photos



Building Photo



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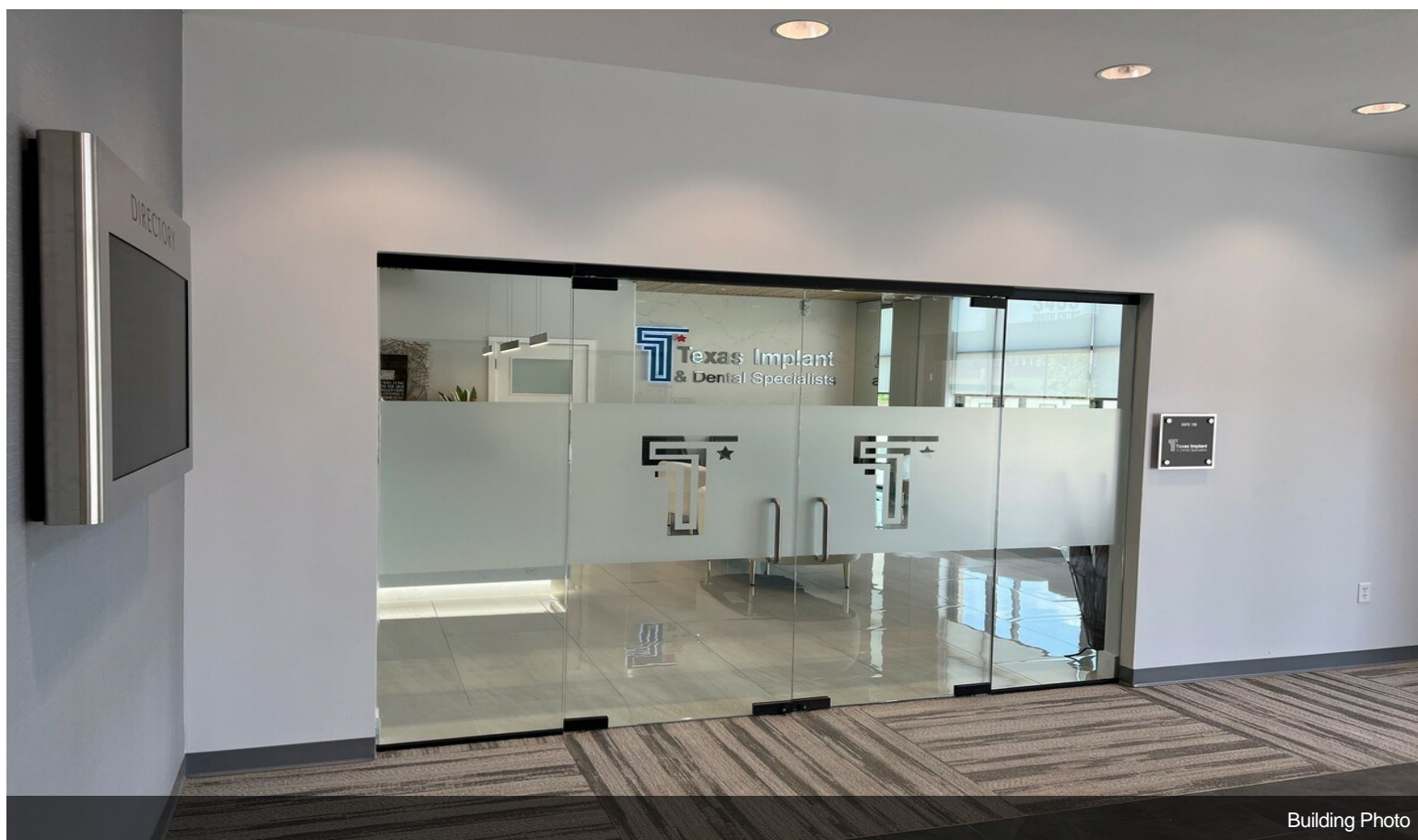


Aerial

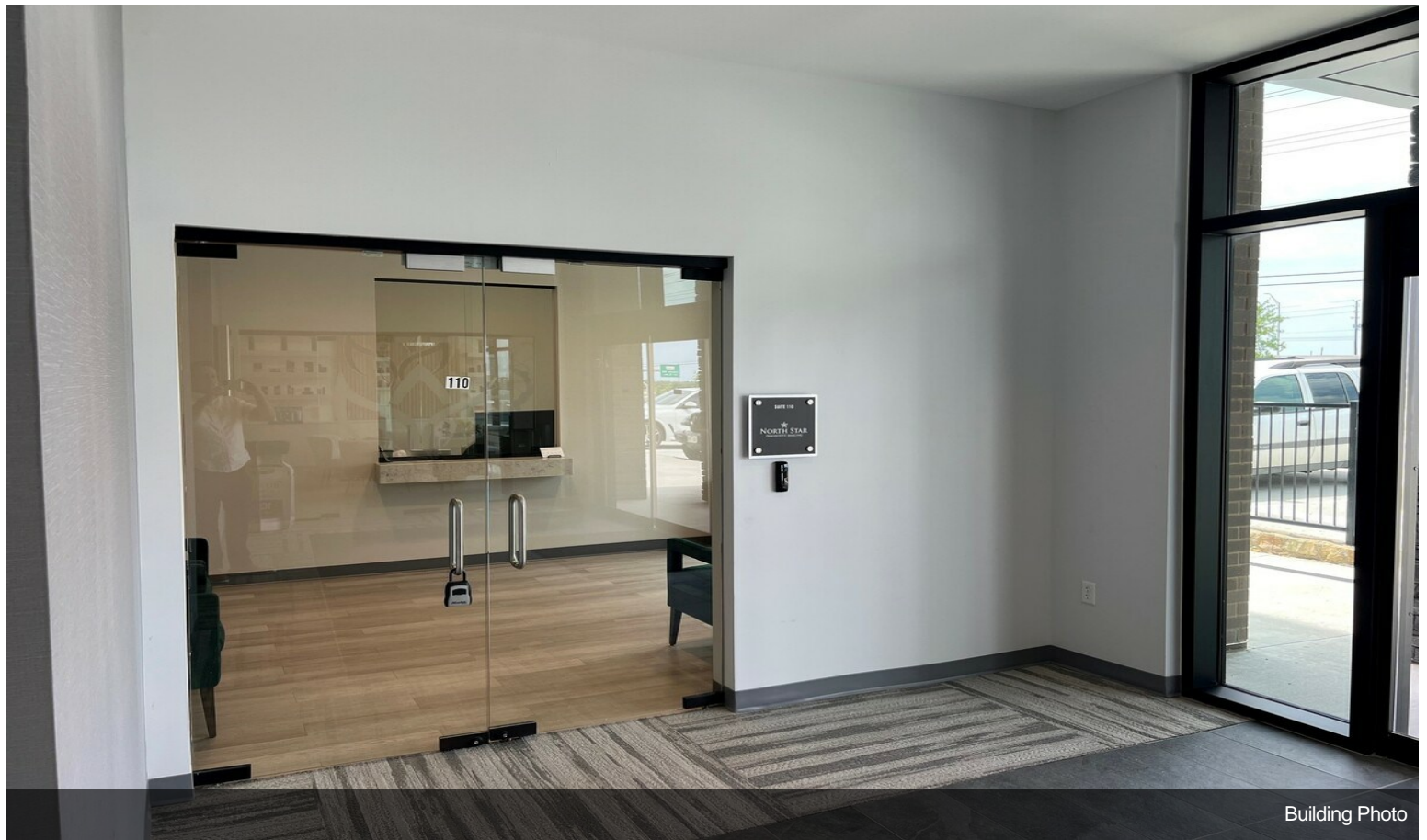


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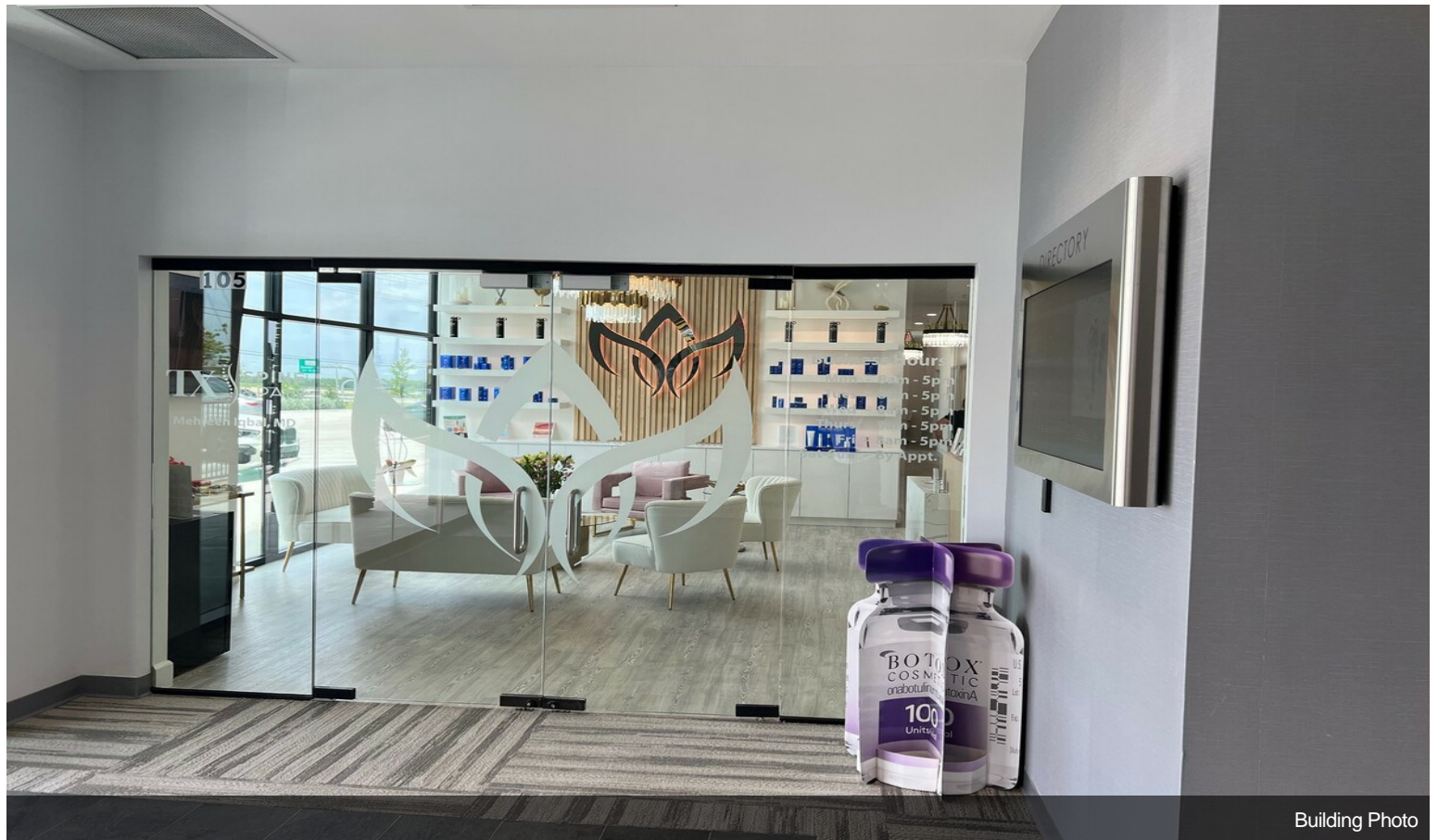
Property Photos



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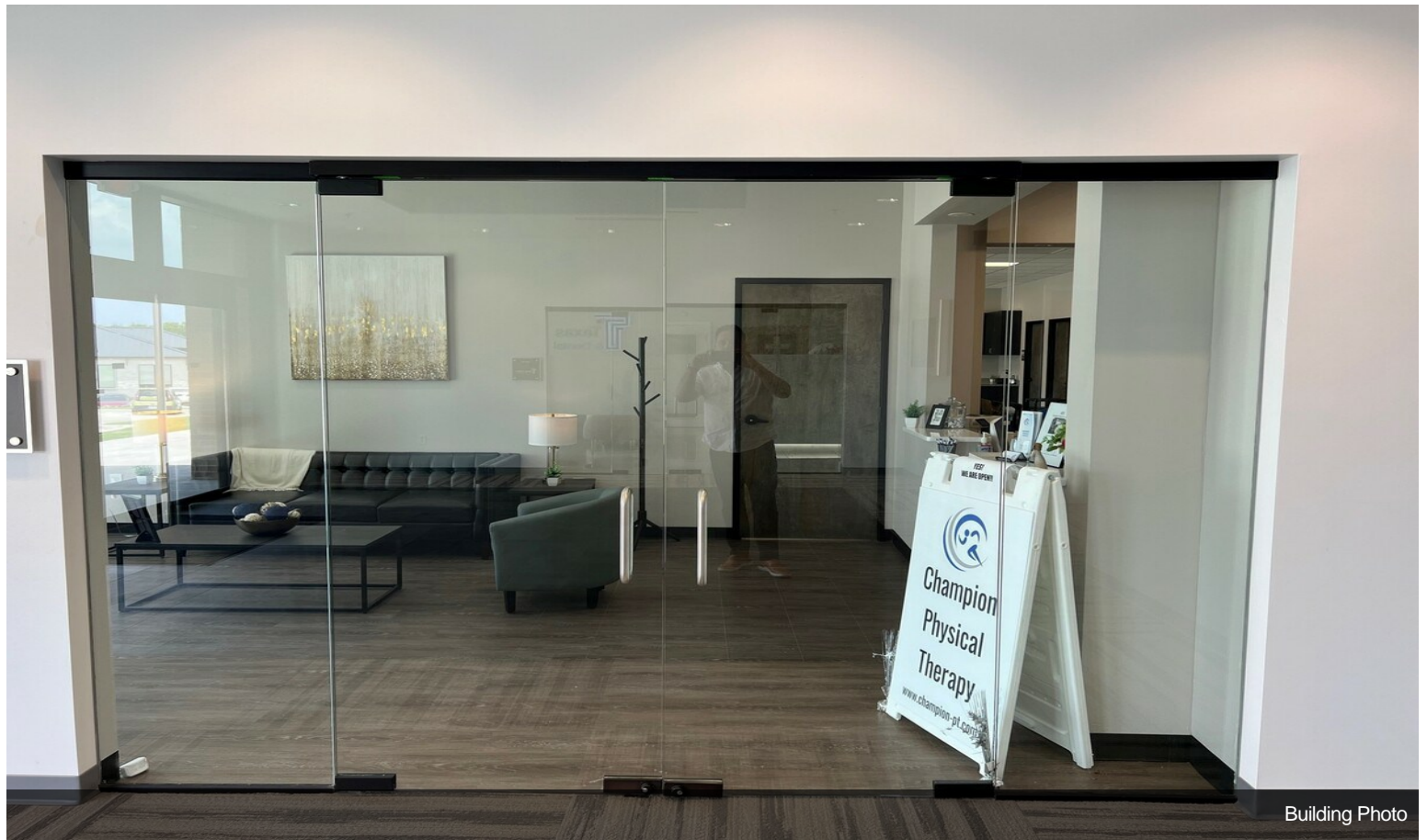


Building Photo



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