

PLANO PROFESSIONAL OFFICE PARK

3000 COMMUNICATIONS PARKWAY, BLDG 1
PLANO, TX 75093



OFFERING SUMMARY

Sale Price:	Call for Pricing
Lease Rate:	\$38.00 SF/yr (NNN)
Building Size:	4,609 SF
Available SF:	2,212 SF
Lot Size:	1.99 Acres
Year Built:	2008
Zoning:	Commercial - Office/Medical
Market:	Plano

PROPERTY OVERVIEW

Professional/Medical office condos located in Plano Professional Office Park located in West Plano off Dallas North Tollway. Suite 200 is a 2212 SF medical office with three exam rooms, two offices, kitchen and reception area and available for lease immediately.

Suites 100 and 200 - option for sale. Please inquire for more details.

PROPERTY HIGHLIGHTS

- Generous parking can accommodate 4.8 parking spaces per 1,000 sf
- Spanish style concrete tile roofs
- Individual arched entry ways
- Signage is available above the entrances
- Monument sign on Communications Parkway
- Very quick access to North Dallas Tollway and SH 121
- Located adjacent to THR Presbyterian Plano Hospital on Communications Parkway, just south of Parker Road

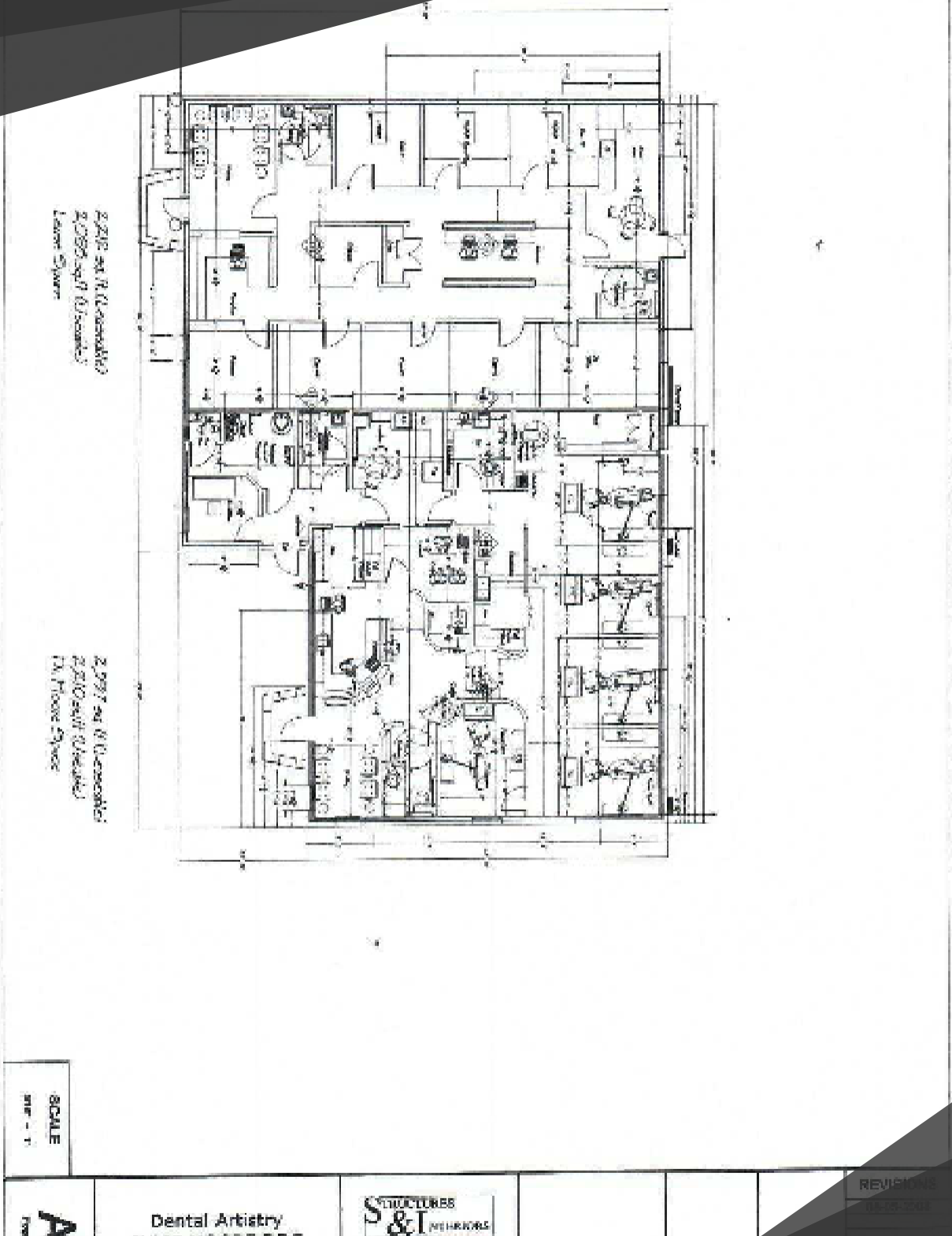
For more information or to schedule a tour, please contact:

Najdi Rafaty O: 214.267.9860
najdi@linc.realty M: 310.735.7980

LINC.
COMMERCIAL REALTY

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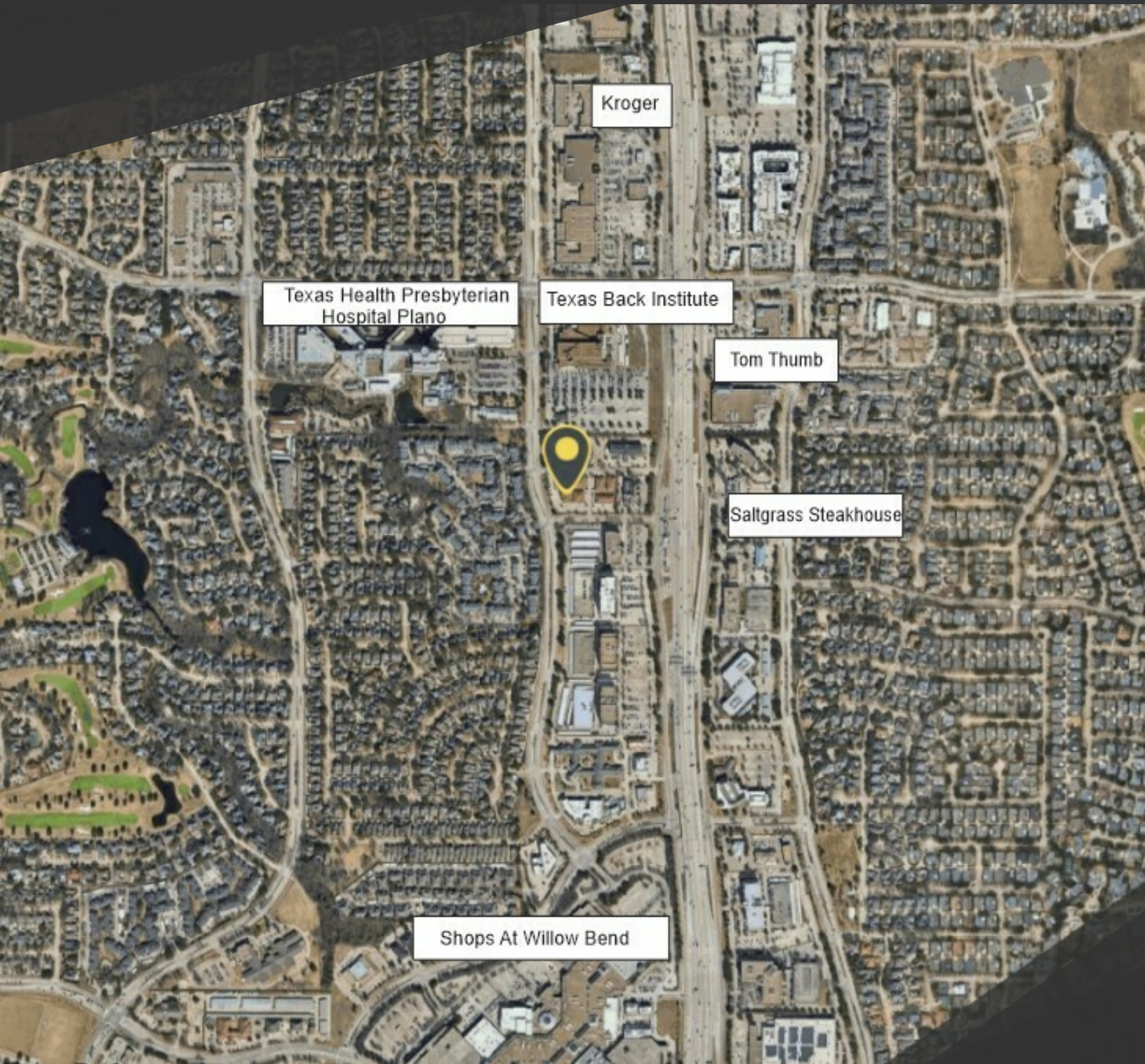
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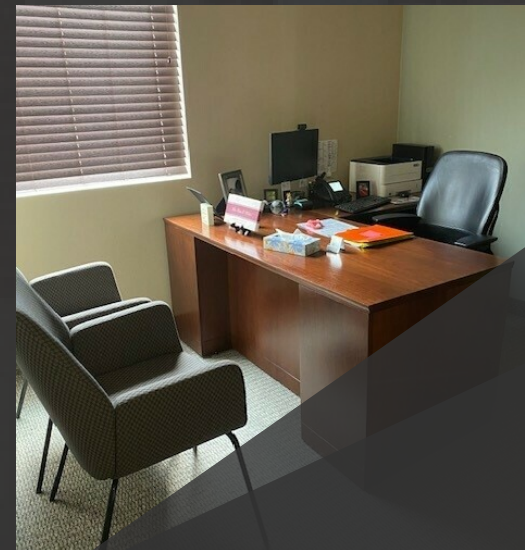
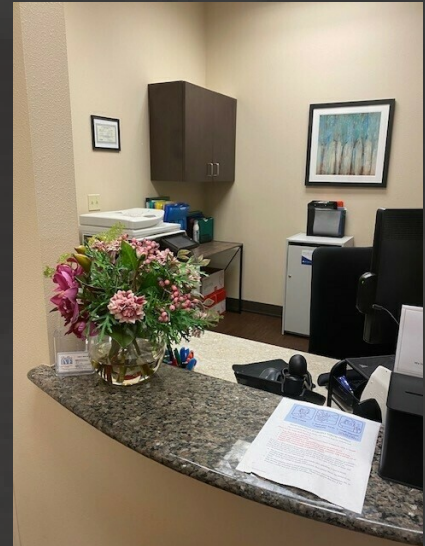
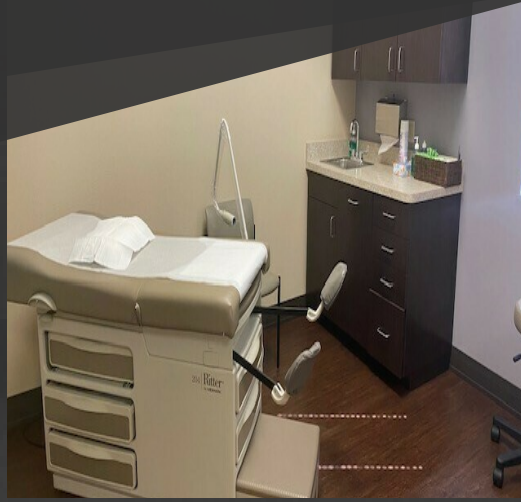
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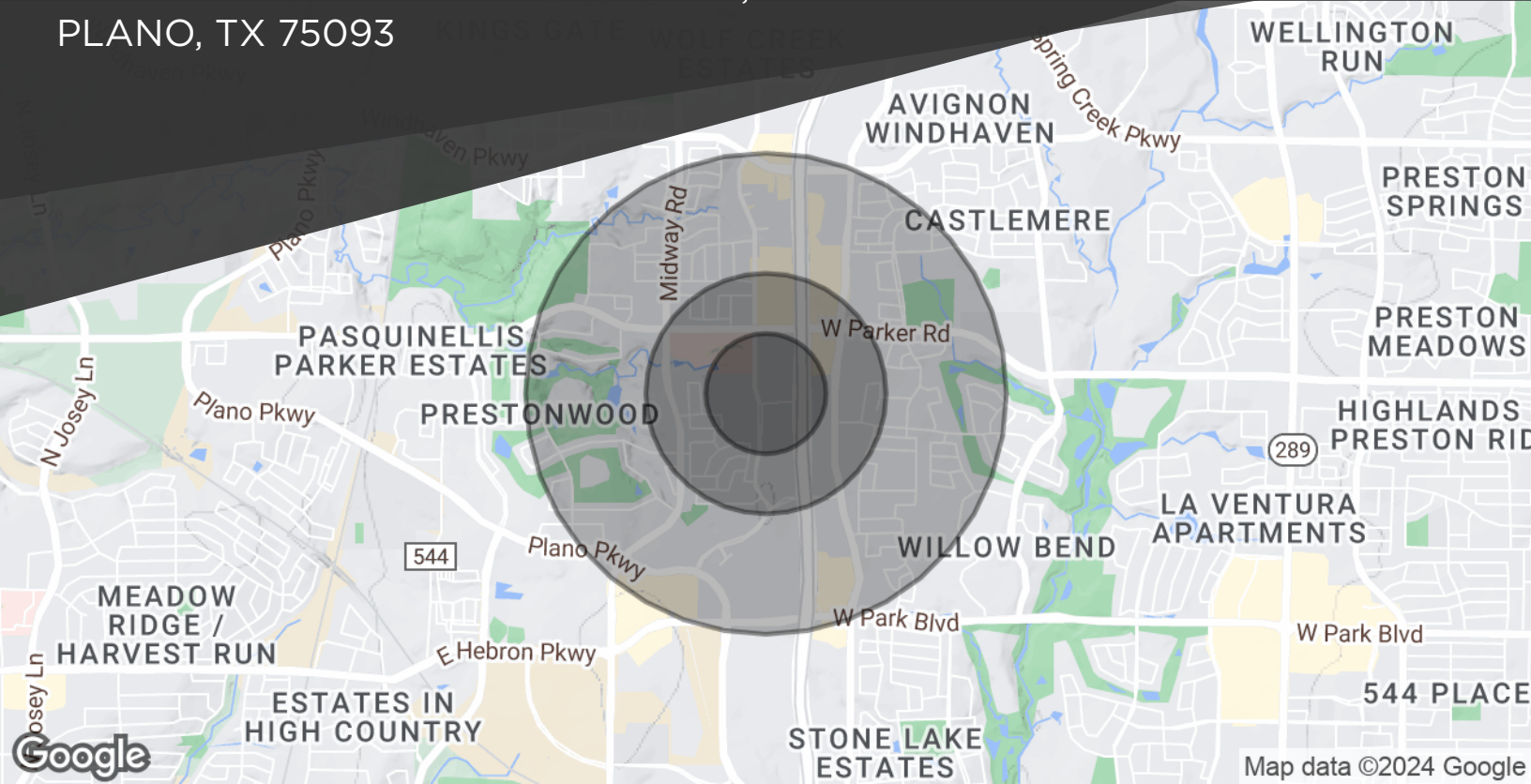
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	672	3,475	11,288
Average Age	43.3	45.7	46.6
Average Age (Male)	38.8	43.8	46.6
Average Age (Female)	47.3	46.9	46.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	317	1,599	4,928
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$174,832	\$208,558	\$231,179
Average House Value	\$734,092	\$835,511	\$797,274

* Demographic data derived from 2020 ACS - US Census

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