



FOR LEASE

Crest of Willow Bend – Office/Medical Space Available

2613 Dallas Pky / Plano, TX 75093

Property Overview

- Seeking office/medical users
- Direct frontage and access along Dallas North Tollway
- Current Tenants: Crest Property Management (Ste 200) & Wealth Star Advisors (Ste 210)
- Traffic Generators: Shops at Willow Bend, Polo Towne Crossing & Texas Health Presbyterian Hospital Plano
- Located in Plano’s most densely populated office & retail districts
- 200+ Dining/Shopping in 1 Mile
- Covered Rear Parking
- **SHELL DELIVERY** with TI Package Monument Signage Available
- Cross Access to Adjoining Office Complexes Throughout
- 135,000 Cars Per Day for Frontage/Signage
- Load Factor: 20%

Available Spaces

	Floor	Usable SF*	Rentable SF
SUITE 100-110	1	2,498 SF (N)	2,997 SF (N)
SUITE 120-130	1	2,463 SF (S)	2,956 SF (S)
SUITE 250-260	2	2,471 SF	2,965 SF

*Tenant rent based on Rentable SF +

Existing Tenant

	Floor	Usable SF*	Total SF
DLL LAW	2	2,832 SF	3,398 SF



Derek Anthony
 Senior Vice President
 214.277.2006
 derek.anthony@partnersrealestate.com



1717 McKinney Ave, Suite 1480 / Dallas, TX 75202
 214.550.2990 / partnersrealestate.com

BROKERAGE SERVICES

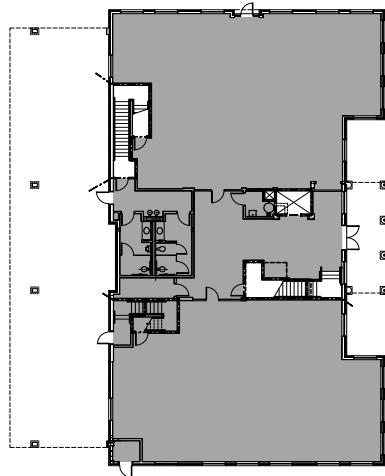
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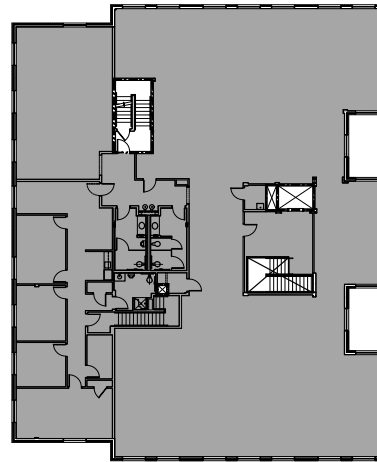
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RENTABLE/USEABLE AREA

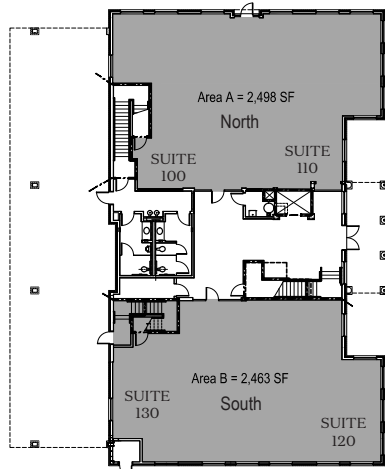


Rentable Area 1st Floor = 6,294 SF

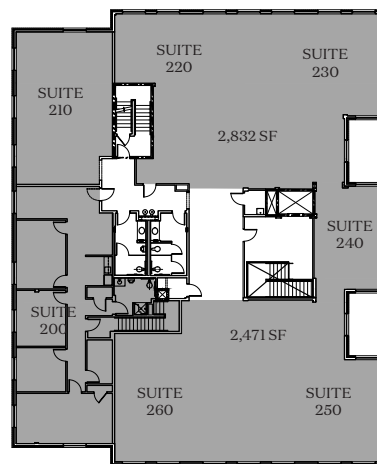


Rentable Area 2nd Floor = 9,096 SF

Building Rentable Area (Total) = 15,390 SF



Floor Usable Area 1st Floor
Area A = 2,498 s.f.
Area B = 2,463 s.f.
Total = 4,961 s.f.



Floor Usable Area 2nd Floor
Area = 8,213 s.f.
Floor Usable Area Both Floors = 12,851 SF



* Rentable / Usable Ratio is the Building Rentable Area / Floor Usable Area

Building Rentable Area (Total) = 15,390 SF
Floor Usable Area Both Floors = 12,851 SF

Rentable/Usable Ratio = 1.20

(A useable office space of 2,000 SF x 1.20 = 2,400 SF Rentable)

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DEMOGRAPHICS

	1 Mile		3 Miles		5 Miles	
Population						
2019 Population	8,331	---	135,242	---	328,512	---
2024 Projected Population	8,696	---	137,206	---	343,732	---
2024 Projected Population (High Estimate)	11,651	---	166,886	---	414,058	---
2024 Projected Population (Low Estimate)	8,330	---	126,685	---	316,921	---
Home Value (2019)						
Median Home Value	\$452,103	---	\$426,104	---	\$418,614	---
Average Home Value	\$407,375	---	\$402,810	---	\$395,811	---
Employment by Industry (2019)						
Agriculture, Mining and Construction	324	6.5%	4,013	5.3%	9,116	5.0%
Manufacturing	284	5.7%	5,176	6.8%	13,992	7.7%
Transportation	274	5.5%	3,321	4.4%	7,583	4.2%
Information	163	3.3%	2,591	3.4%	5,972	3.3%
Wholesale-Retail	692	13.9%	12,374	16.3%	28,297	15.5%
Finance, Insurance, and Real Estate	741	14.9%	10,694	14.1%	24,950	13.7%
Professional Services	641	12.9%	8,547	11.3%	23,084	12.7%
Management Services	12	0.2%	399	0.5%	828	0.5%
Administration and Waste Services	152	3.1%	3,365	4.4%	7,571	4.2%
Educational Services	979	19.7%	13,927	18.4%	33,958	18.6%
Entertainment Services	482	9.7%	6,603	8.7%	15,559	8.5%
Other Professional Services	179	3.6%	3,578	4.7%	7,986	4.4%
Public Administration	41	0.8%	1,269	1.7%	3,398	1.9%
Employment by Occupation (2019)						
White Collar						
Managerial and Executive	1,282	25.8%	18,086	23.8%	44,576	24.5%
Professional Specialty	1,245	25.1%	17,781	23.4%	47,124	25.9%
Healthcare and Support	62	1.3%	1,577	2.1%	3,621	2.0%
Sales	654	13.2%	10,345	13.6%	24,032	13.2%
Office and Administration	536	10.8%	9,388	12.4%	21,648	11.9%
Blue Collar						
Protective Services	9	0.2%	833	1.1%	2,533	1.4%
Food Preparation and Serving	261	5.3%	3,423	4.5%	7,525	4.1%
Building Maintenance and Cleaning	112	2.3%	1,573	2.1%	3,101	1.7%
Personal Care Services	116	2.3%	2,462	3.2%	5,165	2.8%
Farming, Fishing & Forestry	1	0.0%	49	0.1%	116	0.1%
Construction	287	5.8%	4,064	5.4%	8,881	4.9%
Production & Transportation	398	8.0%	6,279	8.3%	13,972	7.7%
School Enrollment (2019)						
Nursery School/Pre-school	136	1.6%	2,480	1.8%	5,704	1.7%
Kindergarten/Elementary School	781	9.4%	13,853	10.2%	34,473	10.5%
High School	476	5.7%	6,974	5.2%	17,548	5.3%
College/Graduate/Professional School	481	5.8%	9,557	7.1%	21,879	6.7%

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SURROUNDING AREA



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Senior Vice President
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partners
PARTNERSREALESTATE.COM

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

PCR Brokerage Dallas-Fort Worth, LLC dba Partners	9013094	melissa.kennedy@partnersrealestate.com	214-550-2990
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-629-0500
Designated Broker of Firm	License No.	Email	Phone
Derek Anthony	677154	derek.anthony@partnersrealestate.com	214-277-2006
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date