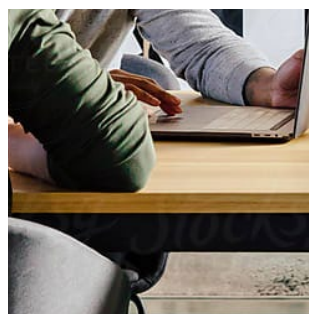
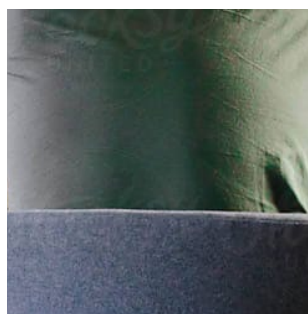
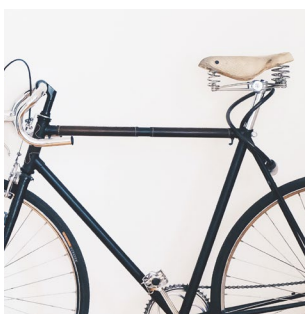
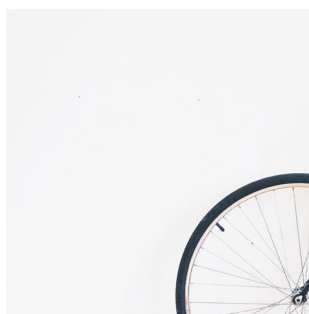
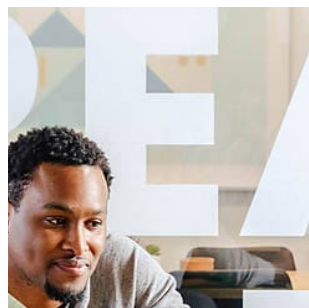
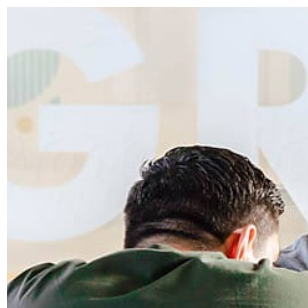




Bel Air

WILLOW BEND PARK

2800 N DALLAS PARKWAY . PLANO, TX 75093



Reimagined for Today's Workforce





BEL AIR WILLOW BEND PARK

With direct access to and great visibility from the North Dallas Tollway, Bel Air Willow Bend Park offers a contemporary, boutique office space with modern amenities in a centralized Plano location. Efficiently designed and renovated in 2020 to support recommended COVID-19 distancing, the reimagined office building offers a variety of high-end, move-in ready leasing options ranging from 2,000 – 10,000 SF.

POST COVID-19

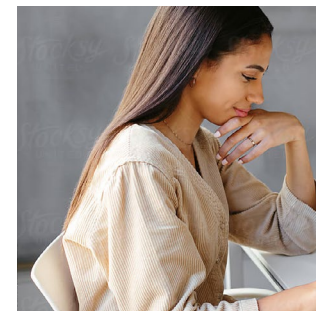
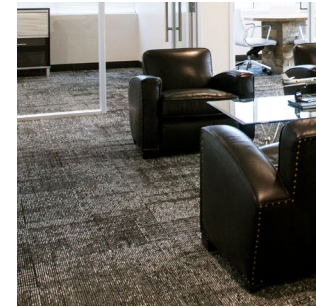
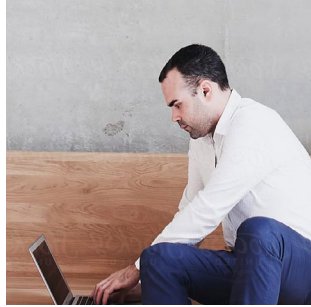
Office Positives

EFFICIENTLY SIZED PRIVATE OFFICES
TO SUPPORT RECOMMENDED COVID-19
DISTANCING

SPACES CREATED TO ACCOMMODATE A
VIRTUAL WORK ENVIRONMENT

OWNER-MANAGED WITH FULL STAFF
DEDICATED TO CLEAN BUILDING PRACTICES

FULL BUILDING RENOVATIONS COMPLETED
IN 2020



87,595

RSF OF RENTABLE BUILDING AREA

3

STORIES OF
OFFICE SPACE

4/1000

RSF PARKING RATIO

29,198

SF STANDARD FLOORPLATE

\$1.25

ELECTRICAL EXPENSE

2001 BUILT

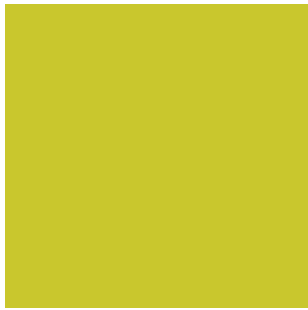
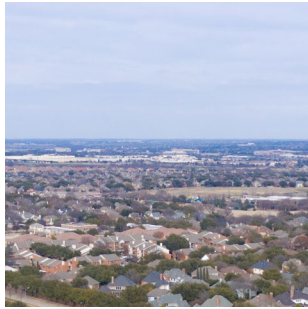
RENOVATED

2020

Thoughtfully Redesigned for the Future



Features & Amenities



Direct access to the North Dallas Tollway with great building visibility



Minutes from Sam Rayburn Tollway and President George Bush Turnpike



Close proximity to West Plano Village, The Shops at Willow Bend and surrounding restaurants



Adjacent to Willow Bend Country, Gleneagles Country Club and neighborhoods



Full-service complimentary on-site barista



Parking ratio of 4/1,000 SF with covered parking available



Executive ride service



On-site management and ownership



AT&T fiber

A CONNECTED ADDRESS

With a central North Dallas address, Bel Air Willow Bend Park is conveniently located to nearby transportation hubs, restaurants and shops, as well as the business districts of Addison, Dallas, Carrollton, Irving, Richardson, Farmers Branch, Frisco, McKinney, Allen, Southlake and Grapevine.

DRIVE TIMES

29 minutes to DFW International Airport

30 minutes to Dallas Love Field Airport

3 minutes to The Shops at Willow Bend

9 minutes to The Shops at Legacy

11 minutes to Stonebriar Centre

3 minutes to Sam Rayburn Tollway

4 minutes to President George Bush Turnpike

10 minutes to Frisco

26 minutes to Las Colinas

33 minutes to Downtown Dallas

DINING

- | | |
|------------------------------|-------------------------|
| ① Sixty Vines | ⑩ Einstein Bros. Bagels |
| ② Whiskey Cake Kitchen & Bar | ⑪ Newk's Eatery |
| ③ Chuy's | ⑫ Starbucks |
| ④ Nekter Juice Bar | ⑬ Salt Grass Steakhouse |
| ⑤ Piada Italian Street Food | ⑭ Maggiano's |
| ⑥ Mi Dia from Scratch | ⑮ Modern Market Eatery |
| ⑦ Princi Italia | ⑯ Snappy Salads |
| ⑧ Kona Grill | ⑰ Torchy's Tacos |
| ⑨ Eatzi's Market & Bakery | ⑱ Jersey Mike's Subs |





THE SHOPS AT WILLOW BEND



LEGACY WEST



THE STAR



GLENEAGLES COUNTRY CLUB



WEST PLANO VILLAGE

NEIGHBORHOOD

Positioned centrally between Sam Rayburn Tollway and President George Bush Turnpike, an array of dining, retail, entertainment and outdoor destinations are easily accessed from Bel Air Willow Bend Park.



THE SHOPS AT LEGACY WEST



STONEBRIAR CENTRE



ARBOR HILLS NATURE PRESERVE

CONTACT

LEASING —

HOLT LUNSFORD COMMERCIAL

JAMES ENGELS

972.280.8307

jengels@holtlunsford.com

DAN POND

972.380.3641

dpond@holtlunsford.com

BUILDING HOURS

Monday to Friday: 7:00am – 7:00pm

Saturday: 8:00am – 12:00pm

BUILDING ADDRESS

BEL AIR WILLOW BEND PARK

2800 N Dallas Parkway

Plano, Texas 75093

HOLTLUNSFORD.COM

[@HoltLunsfordCRE](https://www.instagram.com/HoltLunsfordCRE)



Bel Air
WILLOW BEND PARK

