

# FACT SHEET

## Preston Pointe

1400 Preston Road  
Plano, Texas 75093

**ADDRESS:** 1400 Preston Road  
Plano, Texas 75093

**TOTAL BUILDING SQUARE FEET:** Approximately 74,738 (RSF)

### AVAILABLE SUITES:

SUITE	RENTABLE SF
SUITE 335	981 RSF

**COMMON AREA FACTOR:** 18.0 %

**# FLOORS:** Four (4) Stories

**RENTAL RATES:** \$26.50+E  
Electric is \$2.60

**TELECOMMUNICATION PROVIDERS:** Spectrum Business, Frontier Communications and AT&T Fiber by TW Telecom

**PARKING:** 4/1,000 sf  
4/1000 parking with ample visitor parking around the perimeter of the building. Covered parking is at a ratio of 2/1,000 sf. There is no charge for covered parking

**SECURITY:** Card access

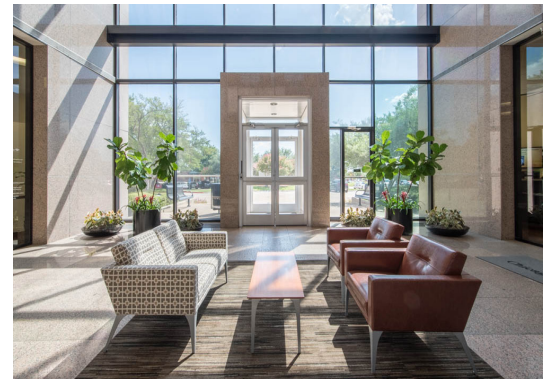
**HOURS OF OPERATION:** 6:30 a.m. to 7:00 p.m., Monday - Friday

**HVAC HOURS OF OPERATION:** 6:00 a.m. to 6:00 p.m., Monday - Friday  
7:00 a.m. to 2:00 p.m., Saturday  
Back up generator for emergency lighting and freight elevator

**MAIL DELIVERY:** 2:00 p.m., Weekdays

### AMENITIES:

- Monument signage availability
- Excellent opportunity in Plano for service driven tenants on Preston Road
- Located just north of Plano Parkway with great accessibility to George Bush Turnpike
- Close proximity to numerous restaurants and retail. Contiguous to a Marriott Courtyard
- Newly renovated lobby, corridors, restrooms and elevator cabs
- Features 13' ceilings with floor to ceiling windows on the first floor
- Covered parking available at no charge
- Stable and responsive local ownership
- Shared conference room
- Onsite notary
- Shared tenant lounge and break room



## For Leasing Information

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