

FACT SHEET

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

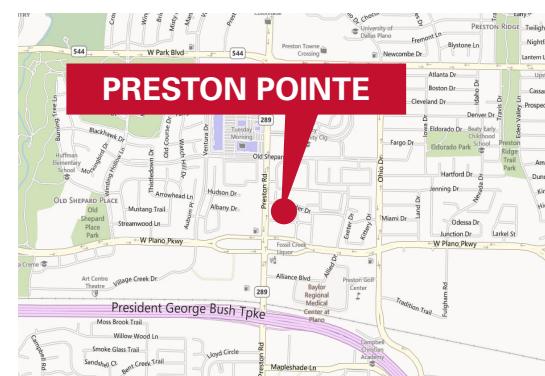
Back up generator for emergency lighting and freight elevator

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

Richmond Collinsworth

972.776.7041

rcollinsworth@bradford.com
Erik Blais

817.921.8179

ebblais@bradford.com