

3443 EAST RENNER ROAD, STE 110  
PLANO, TX 75074



#### OFFERING SUMMARY

|                  |                        |
|------------------|------------------------|
| Lease Rate:      | \$25.00 SF/yr<br>(NNN) |
| Building Size:   | 6,785 SF               |
| Available SF:    | 2,970 SF               |
| Number of Units: | 1                      |
| Year Built:      | 2018                   |
| Market:          | Plano/Richardson       |
| NNN:             | approx. \$8 psf/yr     |

#### PROPERTY OVERVIEW

Elevate your professional practice in this 2970 SF shell condition medical/professional office suite. A generous TI package is available to suit your specific needs. Enjoy the excellent location with easy access from neighboring cities and direct access from PGBT (SH 190). Situated across from the Methodist Richardson Medical Center, the property offers proximity and visibility. Benefit from the availability of monument and building signage to enhance your professional presence.

#### PROPERTY HIGHLIGHTS

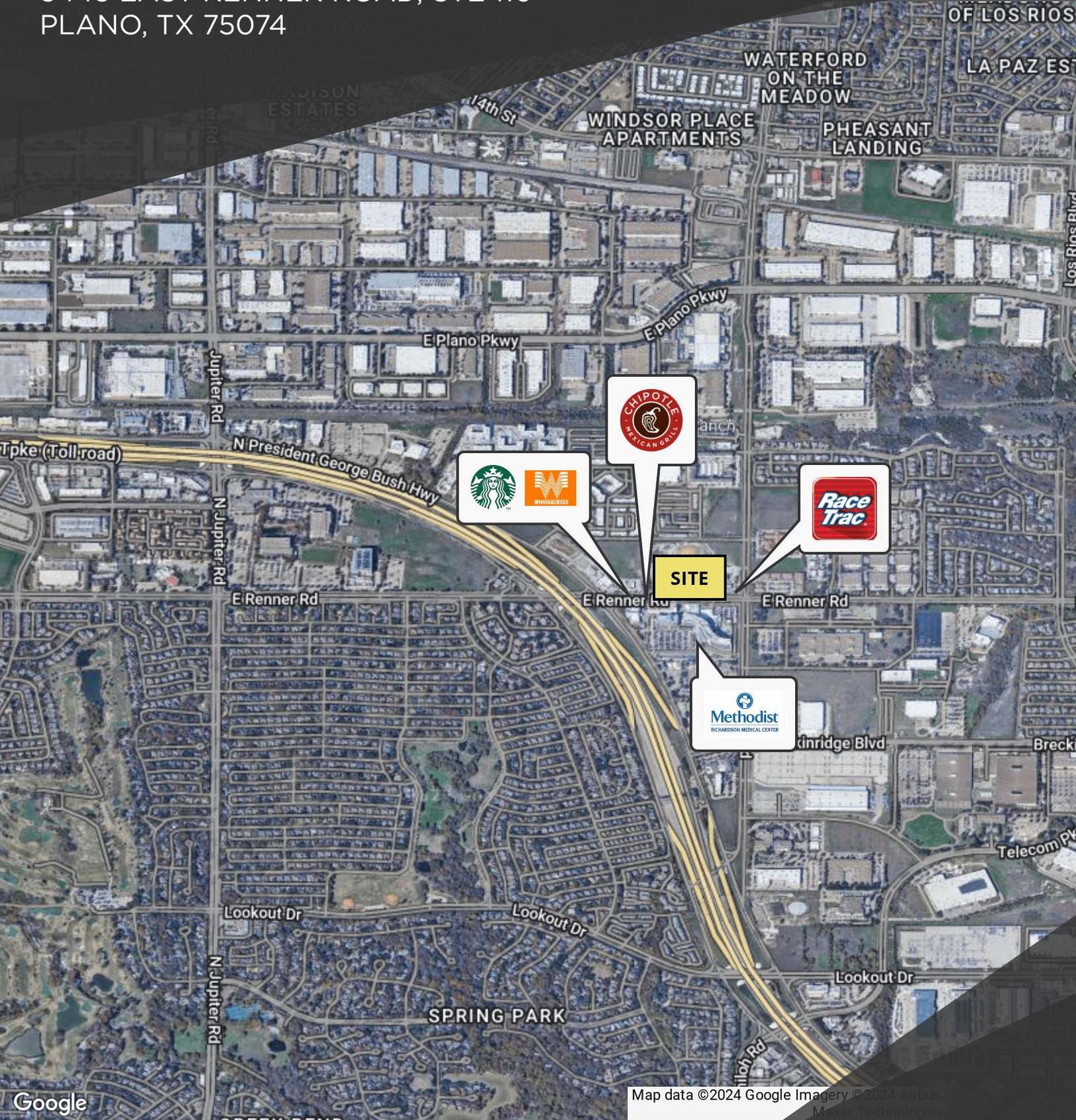
- Medical/Professional Office Suite
- 2970 SF in shell condition
- Generous TI package available
- Excellent location with easy access from neighboring cities
- Only 2 blocks from PGBT (SH 190)
- Directly across from Methodist Richardson Medical Center
- Monument and building signage available
- Prime visibility for medical and professional services

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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Google

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Maxar Technologies

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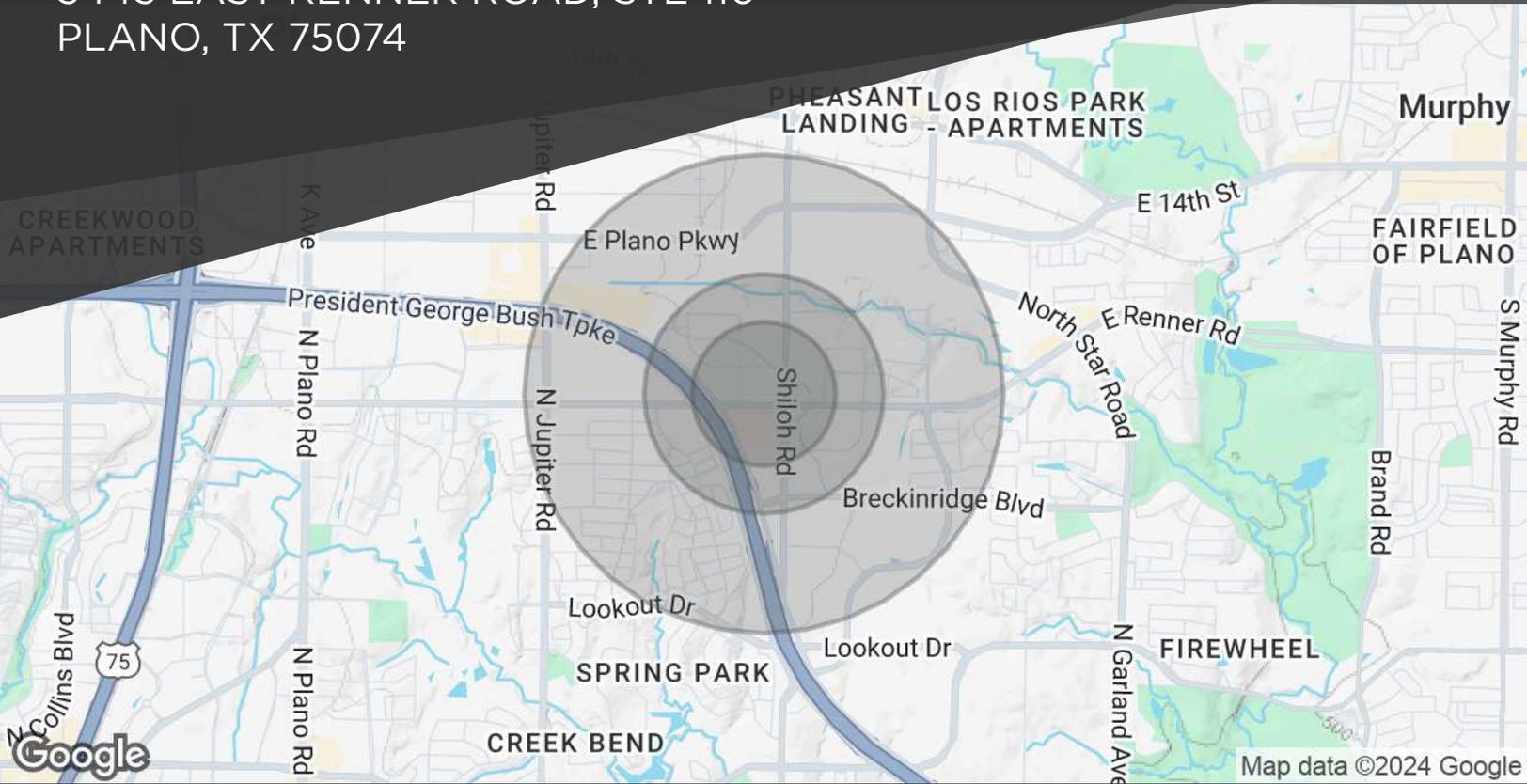


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**POPULATION**

|                      | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 912       | 2,983     | 7,997  |
| Average Age          | 38        | 39        | 43     |
| Average Age (Male)   | 37        | 37        | 42     |
| Average Age (Female) | 40        | 41        | 44     |

**HOUSEHOLDS & INCOME**

|                     | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 405       | 1,317     | 3,298     |
| # of Persons per HH | 2.3       | 2.3       | 2.4       |
| Average HH Income   | \$108,875 | \$111,969 | \$151,284 |
| Average House Value | \$286,466 | \$319,571 | \$425,916 |

*Demographics data derived from AlphaMap*

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