



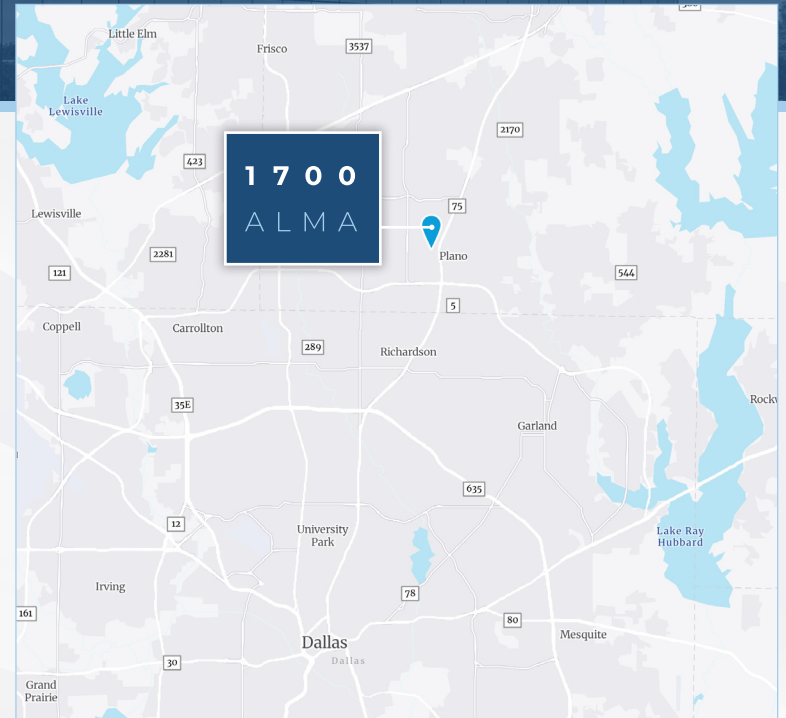
1700
ALMA

1700 ALMA DRIVE | PLANO, TX 75075



BUILDING FEATURES

- + Move-in Ready Suites Available!
- + Recent Renovations Include: Building Lobby, Common Corridors & Landscaping
- + Direct Access to President George Bush Turnpike & Central Expressway
- + Close Proximity to Numerous Amenities & Collin Creek Mall Re-Development



OFFICE RENTABLE BUILDING AREA	76,850 SF
STORIES	5
STANDARD FLOOR PLATE	15,370 SF
BUILDING CLASS	B
PARKING RATIO	3.00/1,000 RSF
YEAR RENOVATED	2022

NEARBY AMENITIES



1700
ALMA

- | | |
|--------------------------------|-------------------------|
| Love & War in Texas | IHOP |
| Olive Garden | Great Wall Super Buffet |
| El Fenix | Rodeo Goat |
| Fish Shack | Chick-Fil-A |
| McDonald's | Tricky Fish |
| The Boiling Crab | Texas Capital Bank |
| Raising Cane's Chicken Fingers | Chase Bank |
| Chipotle Mexican Grill | |

- | | |
|-------------------------------|--------------------|
| Hat Creek Burger Company | Cafe Max |
| Ali Baba Mediterranean Grill | Ashley Homestore |
| Cafe Brazil | The Home Depot |
| Fox & Hound | Discount Tire |
| Torchys Tacos | Office Depot |
| Starbucks | Marshalls |
| Panera Bread | FedEx Ship Center |
| Bawarchi Biryani | Whole Foods Market |
| Wendy's | CityLine Market |
| Masala Twist Richardson | CVS |
| First Watch | Collin Creek Mall |
| Andalous Mediterranean Buffet | |



laMadeleine



**TRADER
JOE'S**

**STUDIO
MOVIE GRILL**



MOVE-IN READY SPEC SUITES





1700 ALMA

1700 ALMA DRIVE | PLANO, TX 75075

FACT SHEET

ADDRESS

1700 Alma Drive
Plano, TX 75075

LANDLORD

Discovery Property Group

LEASING COMPANY

Colliers

PROPERTY MANAGEMENT

Discovery Property Group

YEAR BUILT

1983

YEAR RENOVATED

2022

PARKING RATIO

3.00/1,000 RSF

PARKING COSTS

Reserved covered parking is
\$35/space/month

STORIES

5

STANDARD FLOORPLATE

15,370 SF

RENTABLE BUILDING AREA

76,850 SF

BUILDING HOURS

Monday - Friday:
7:00am - 7:00pm
Saturday:
8:00am - 1:00pm

HVAC

Monday - Friday:
7:00am - 7:00pm
Saturday:
8:00am - 1:00pm

After-hours HVAC is available with
prior written notice for \$50/hour
with a two-hour minimum

FIBER

AT&T, Spectrum & Frontier

CONTACTS

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Associate

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