

LONDON SQUARE

63,000 SF GENERAL / MEDICAL OFFICE COMPLEX | 2301 - 2419 COIT RD, PLANO, TEXAS 75075

Quoted Rental Rate: \$15.50 + NNN (\$8.54/RSF) + Electric (\$1.69/RSF)

FLOORS 1

PARKING 2.5: 1,000 RSF

BUILDING AREA 63,000 RSF

BUILDING HOURS Regulated by tenant

2024 ESTIMATED EXPENSES Operating Expenses: \$6.40 / RSF
Property Taxes: \$2.14 / RSF

LIFE / FIRE SAFETY Monitored fire control system

DATA PROVIDER Frontier Communications

LANDLORD Werbo, LLC

ELECTRIC PROVIDER Hudson Energy

BUILDING AMENITIES Private entrances - 24/7 access
Access to top-notch restaurants & retail
Building & Monument Signage opportunities
available Tranquil & quaint atmosphere
Well-maintained exterior

