

LOCATION

Address:	910 10th Street and 880 F Avenue, Plano, TX 75074
Google Map Link:	http://goo.gl/maps/C7dMI
Site:	22.91 Acres

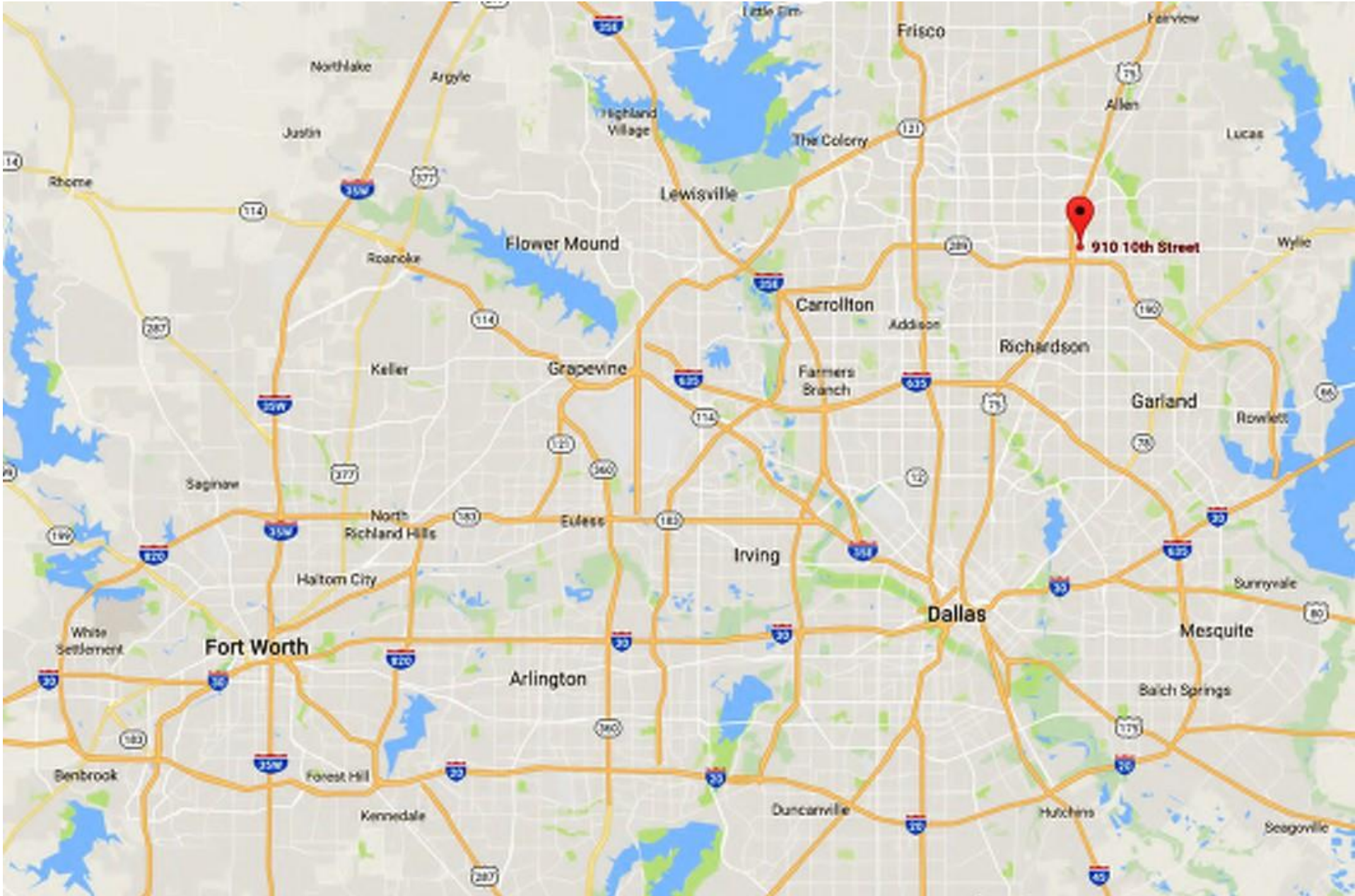
At Cubework Plano, flexibility is at the core of our Offerings. We provide customizable multi-tenant Multi-leasing options ranging from MTM-terms to Multi-year leases. This site sits on 22 acres with Options for warehouse space, private studio and Office space, indoor market place, food court, Cloud kitchen, and indoor sports activity.

- Warehouse space: 300 SF- 200,000 SF divisible
- Private Office: 100- 1000 SF divisible
- Cloud Kitchen: 100-1000 SF divisible
- Indoor studio and flea market rental units: 300-5000 SF divisible
- Stand alone, private warehouse space: 10,000-35,000 SF divisible. Starting at **\$0.55NNN**
- Electrical system replaced
- All HVAC units have been replaced
- Asset stripped to shell for conversion to multi-tenant distribution/warehouse space
- Office and showroom finish-out in suites are post 2009
- Indoor pickleball courts
- Indoor Airsoft Arena

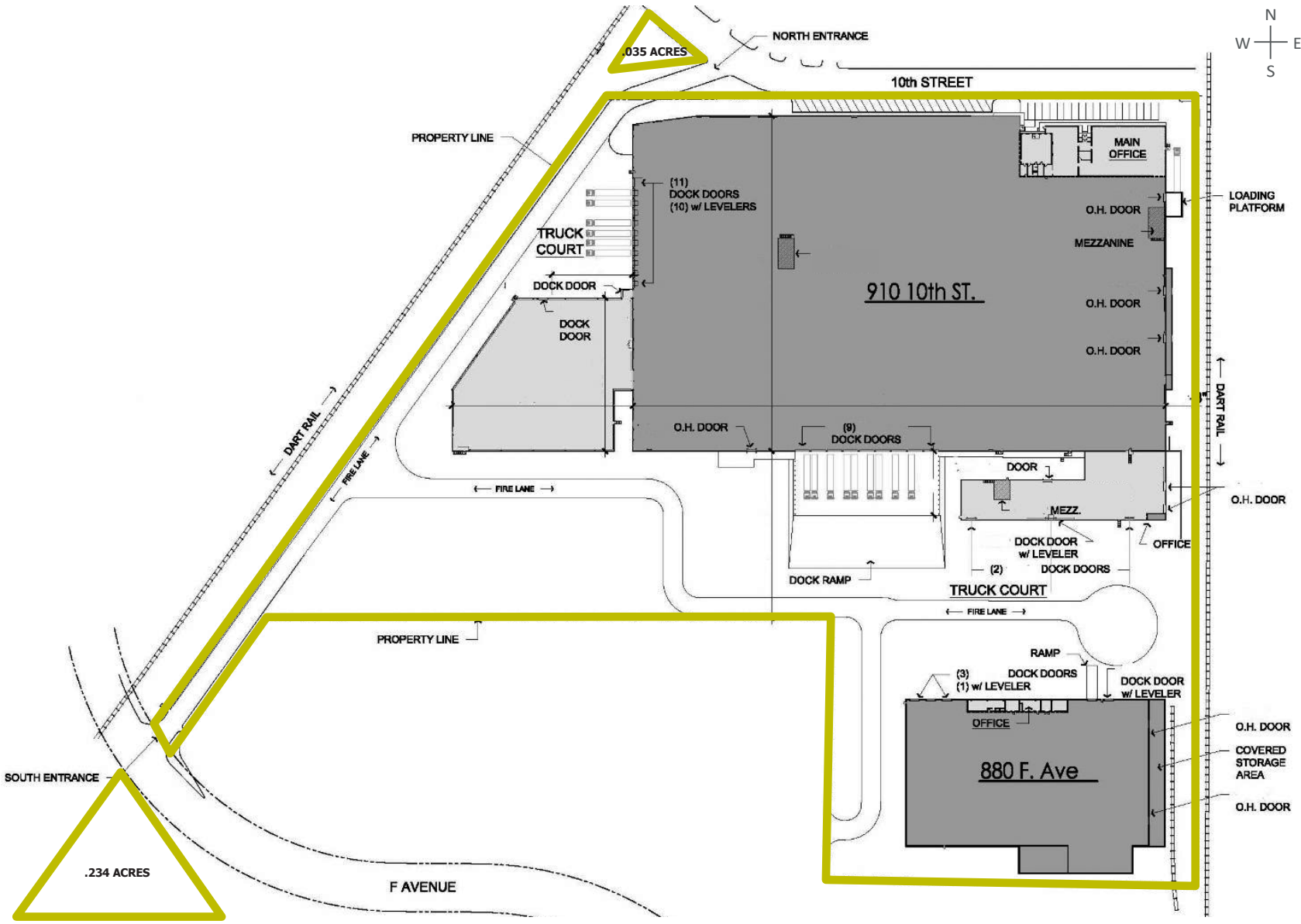
PHYSICAL

Occupancy:	Will be delivered turnkey based on tenant requirement
Built:	1952/2024 (Renovated)
Total Size (RSF):	328,704 SF 910 10th Street 63,683 SF 880 F Avenue 392,387 SF (Total)
Office & Studios:	Furnished/Turnkey
Exterior:	Masonry
Total Parking:	278 spaces (.71/1,000 RSF)
Truck Parking:	25
Clear Height:	20' (910 10th Street) 18' (880 F Avenue)
Dock Height Loading Doors:	23 (910 10th Street) 4 (880 F Avenue)
HVAC:	17 roof top units (approx. 127.5 tons)
Fire Protection:	Sprinklers (Class IV)
Power:	3500a/480v 3p

910 10th Street and 880 F Avenue, Plano TX



Site Plan







Indoor marketplace rentals customizable from 300- 5000 SF.



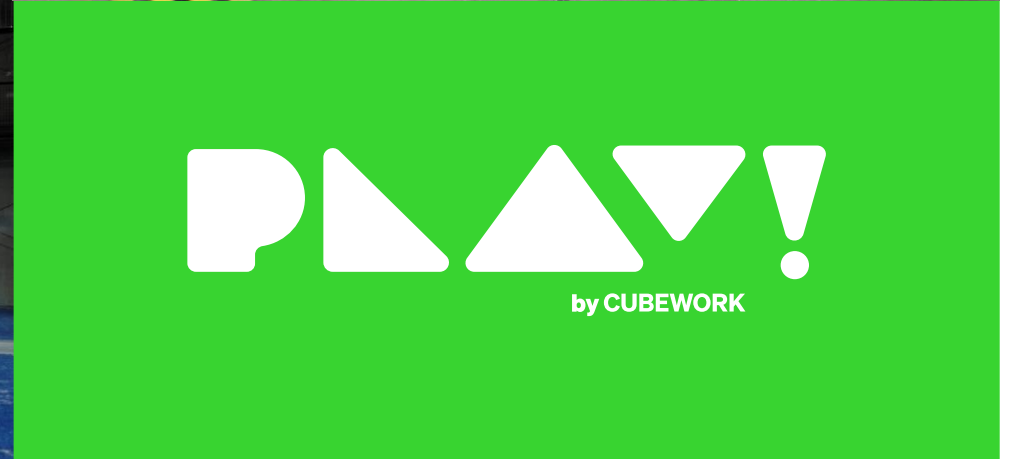
STUDIO

by CUBEWORK

Welcome to STUDIO by Cubework, this venue merges the online and offline worlds, blending e-commerce with influencer experiences to create a new kind of social interaction. It features a mix of online commerce and offline cultural tourism with numerous intellectual properties, products, and elements. The studio will host hundreds of live broadcasts, welcome new businesses, and house an inventory of retail spaces with over 10,000 products promoted inside of each studio space. Our clients will be able to stream high quality video content in real - time to engage their audience and extend their products. Specifically tailored for TikTok shop enthusiasts, our studios is ideal for creating viral product content and interacting live with their followers.

Indoor live stream, podcast, filming studios customizable from 300- 2000 SF.

PLAY!
by CUBEWORK



We offer indoor pickleball and airsoft arenas for after work play and events. This site is designed for e-sport and wellness leasing opportunities.



