

Office ★ SALE OR LEASE

LanCarte.com

10200 PLANO RD, SUITE 300, DALLAS, TX, 75238



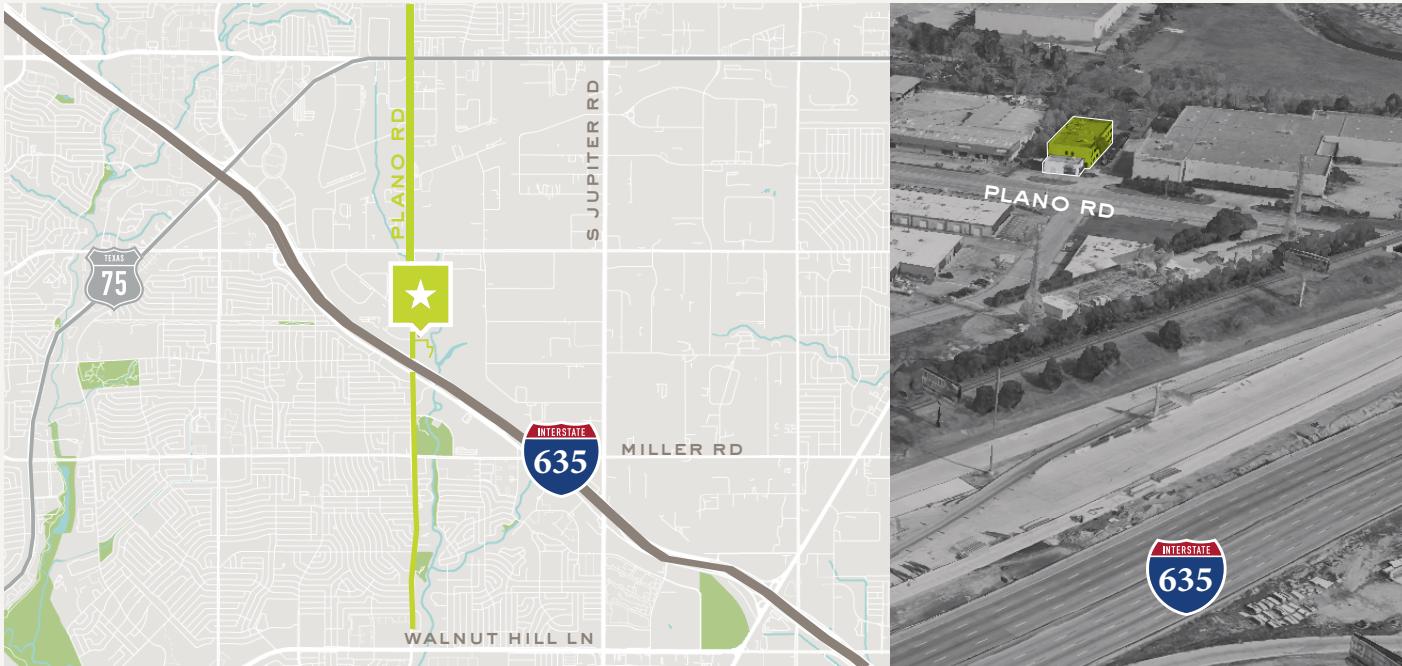
 **LANCARTE**
COMMERCIAL
BROKERAGE ★ PROPERTY MANAGEMENT

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PROPERTY FEATURES

- Built in 2005
- 18,403 SF
- Reception
- 20 Offices
- 2 Breakrooms
- 5 Conference Rooms
- 4 Bathrooms
- Building and Monument Signage Available
- Ample Storage
- Immediate Occupancy
- 15 Covered Parking Spaces
- 55 Surface Parking Spaces

LOCATION OVERVIEW

The property is located in the Northeast Dallas/Garland submarket. It is situated near the major intersection of Plano Road and I-635. The traffic counts are over 27,000 per day.

AVAILABLE SPACE

SUITE 300

18,403 SF

LEASING STRUCTURE

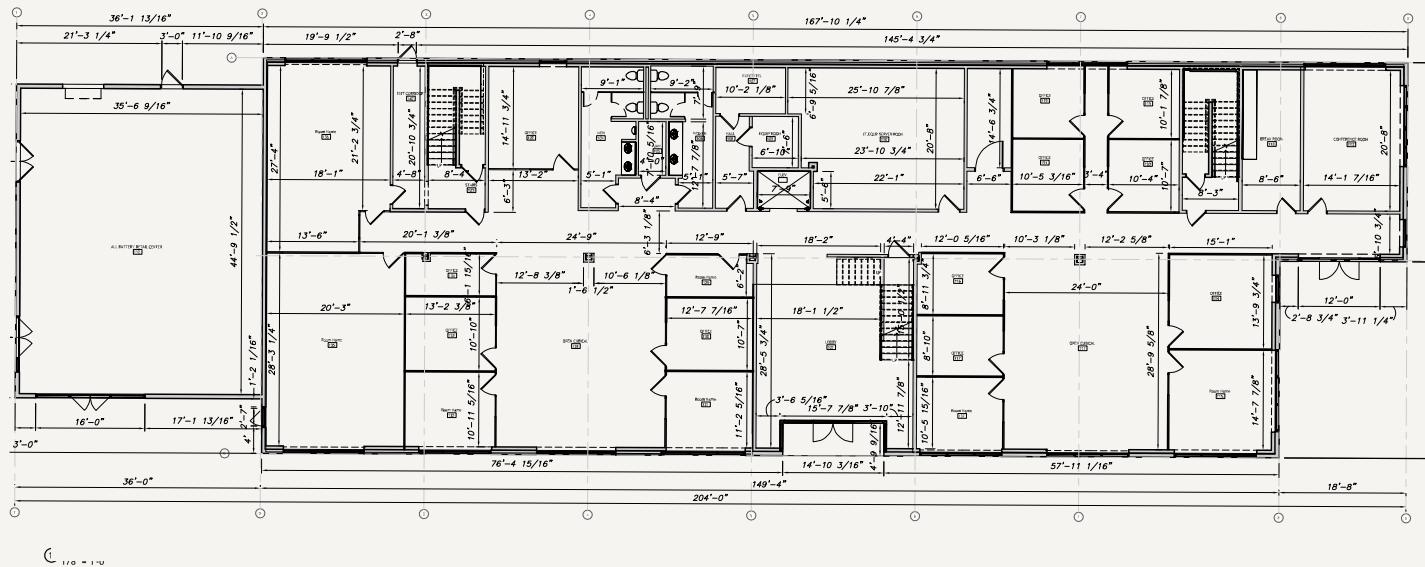
CONTACT BROKER

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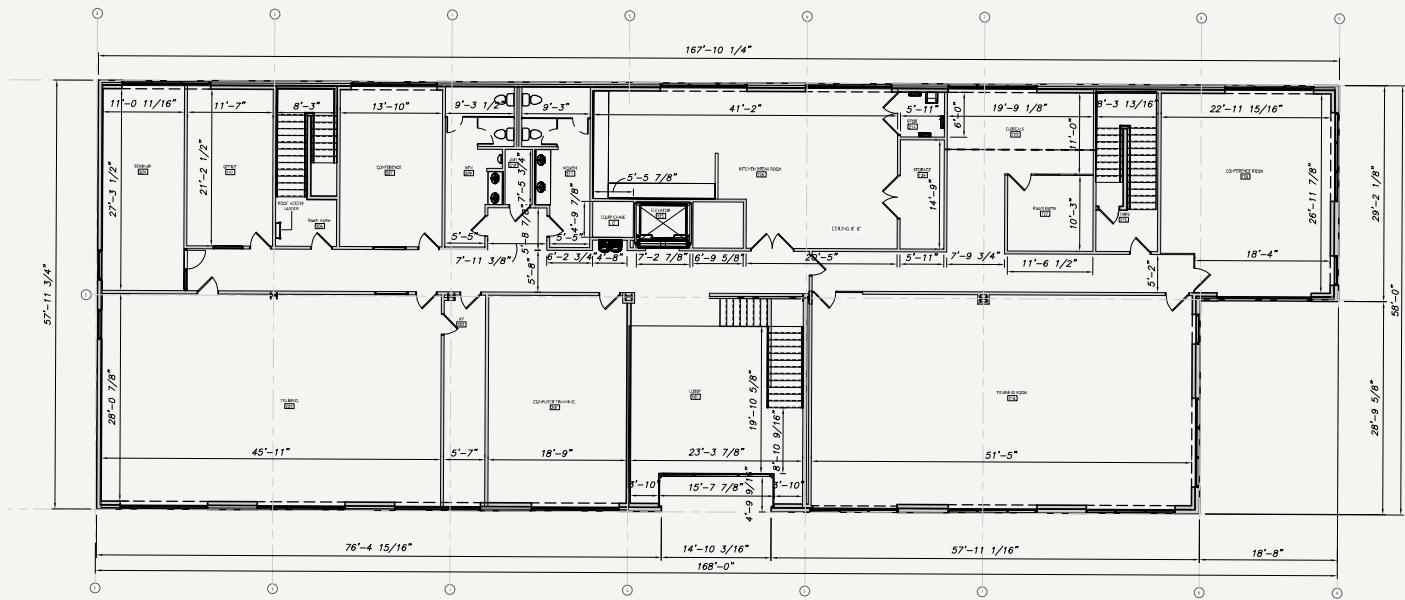
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FIRST FLOOR



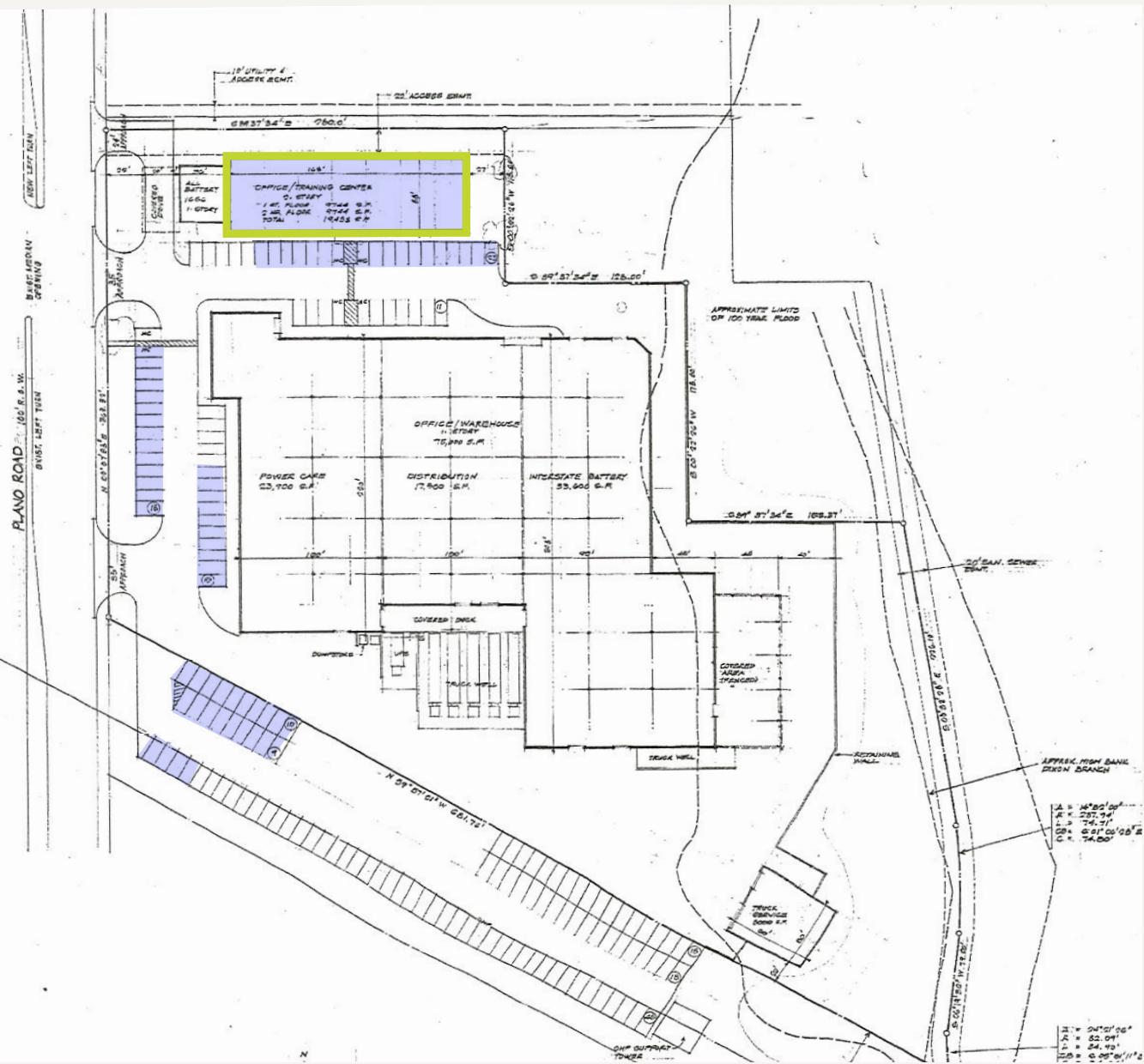
SECOND FLOOR



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PARKING PLAN



| SUITE | DBA | USE | AREA (SQ FT) | PARKING SPACE RATIO | REQUIRED SPOTS | PARKING SPOTS ASSIGNED |
|-------|-----------|--------|--------------|---------------------|----------------|------------------------|
| Admin | Five2 LLC | Office | 18,403 | 333 | 55 | 59 |

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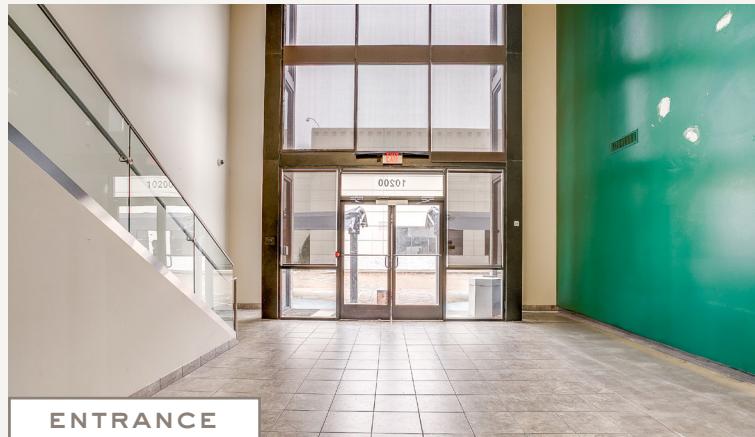
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INTERIOR PHOTOS



PRIVATE OFFICE



ENTRANCE



OFFICE SPACE



BREAKROOM



CONFERENCE ROOM

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EXTERIOR PHOTOS





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BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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