

OFFICE SPACE FOR SUBLEASE

\$29 NNN 2,318 SF

5800 Granite Pkwy Suite 310

Plano, Texas 75024



APPIAN
COMMERCIAL REALTY

Preston Taylor
📞 (972)562-9988 Opt. 3
🌐 www.AppianCommercial.com

Ray Eckenrode, CCIM, SIOR
📞 (972)562-9988 Opt. 2
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📍 Appian Commercial Realty
6657 Virginia Pkwy #100
McKinney, TX 75071

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FLOOR PLAN



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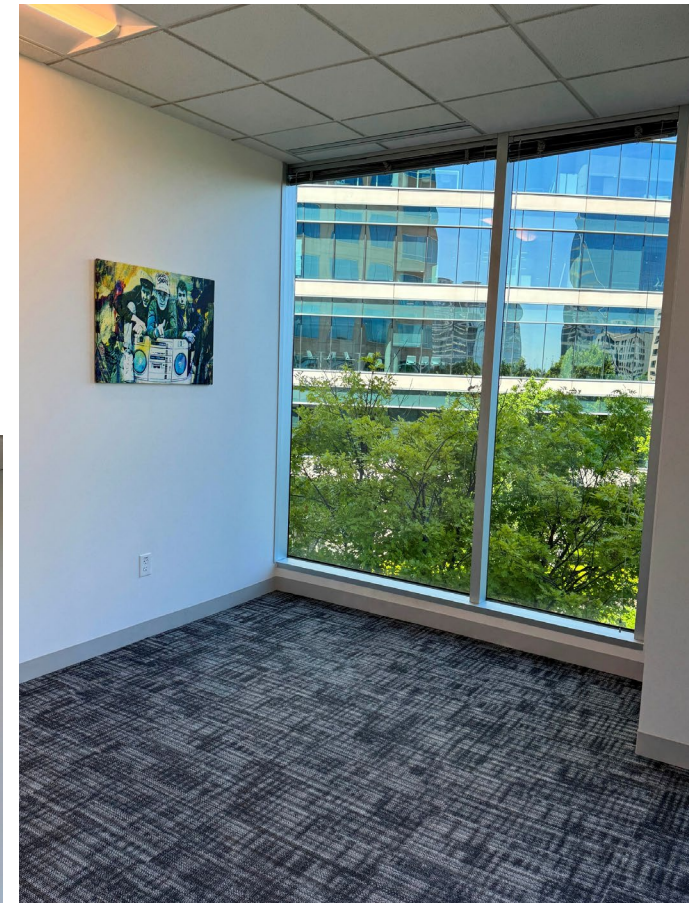
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PROPERTY DETAILS

- **Price:** \$29 NNN
- **Property Type:** Office
- **Available SF:** 2,318 SF
- **Suite:** 310
- **Address:** 5800 Granite Pkwy
- **City:** Plano

- **County:** Collin
- **Date Available:** Immediate
- **Cross Street:** Dallas Pkwy & Granite Pkwy
- **Building Size:** 255,174 SF
- **Parking:** Covered (\$100/month for reserved)
- **Number of Stories:** 10

PROPERTY INFORMATION

Discover your next business address at **5800 Granite Parkway**, a prestigious Class A office destination strategically located at the crossroads of **Dallas North Parkway and Highway 121**. This premium location in Granite Park I places your team in the center of North Texas' booming business landscape, with unmatched access to major thoroughfares, upscale dining, and world-class amenities. Enjoy sleek modern design, expansive city views, on-site dining, and a fully equipped fitness center—all just minutes from **Legacy West, The Shops at Legacy**, and top corporate neighbors. Whether you're a startup scaling fast or an established enterprise seeking prestige, 5800 Granite Parkway delivers the perfect blend of visibility, convenience, and style.



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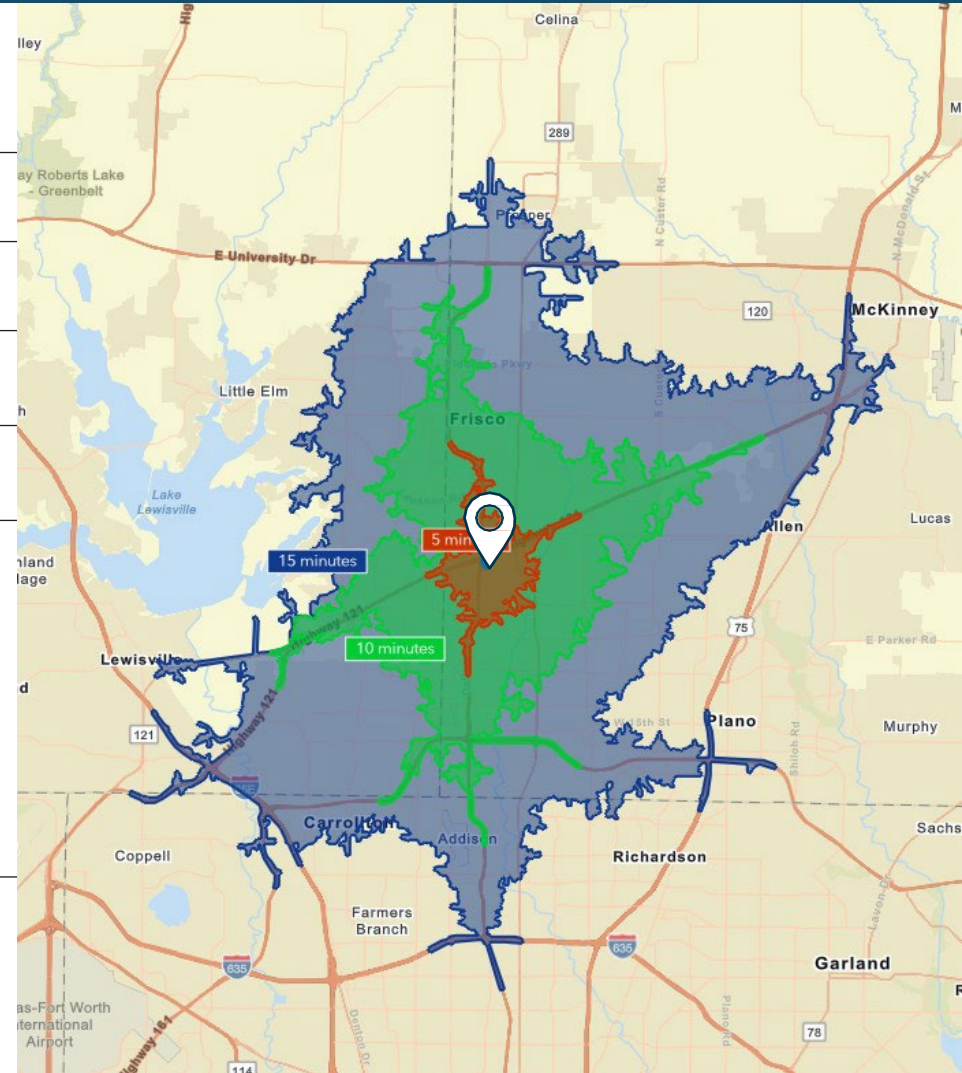
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DEMOGRAPHICS

2024 Demographic Summary	5 Minutes	10 Minutes	15 Minutes
Population	18,418	238,366	823,798
Households	10,778	99,156	325,190
Families	3,885	59,879	205,236
Average Household Size	1.69	2.40	2.51
Owner Occupied Housing Units	890	43,316	168,128
Renter Occupied Housing Units	9,888	55,840	157,062
Median Age	33.3	37.1	37.0
Median Household Income	\$89,566	\$111,534	\$112,279
Average Household Income	\$124,008	\$158,375	\$155,474



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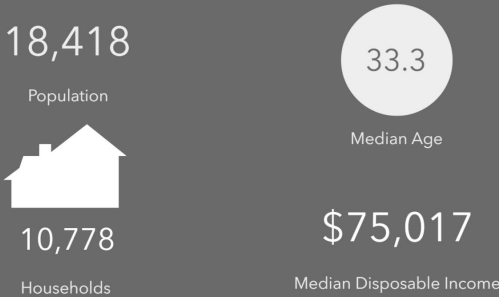
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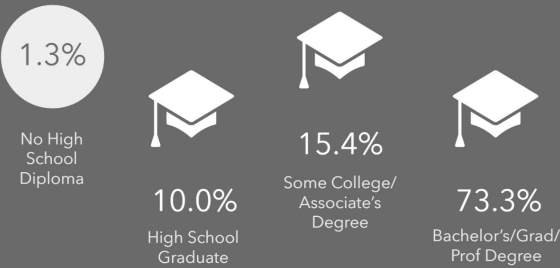
DEMOGRAPHIC SUMMARY

5800 Granite Pkwy, Plano, Texas, 75024
Drive time of 5 minutes

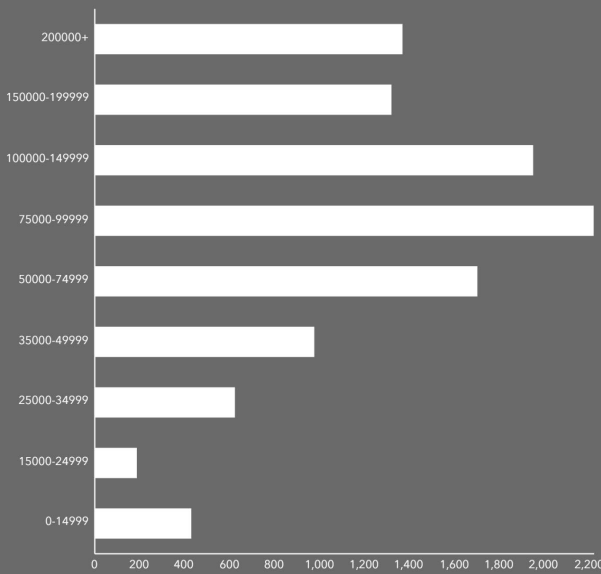
KEY FACTS



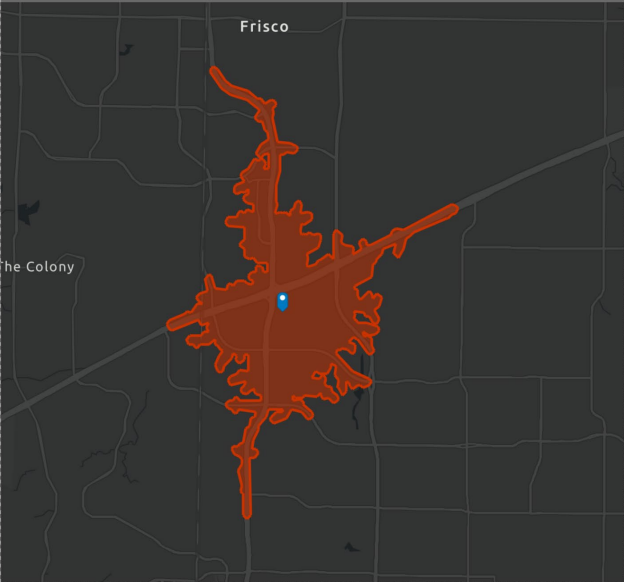
EDUCATION



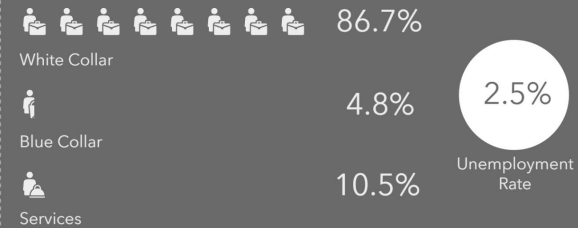
INCOME



HOUSEHOLD INCOME



EMPLOYMENT

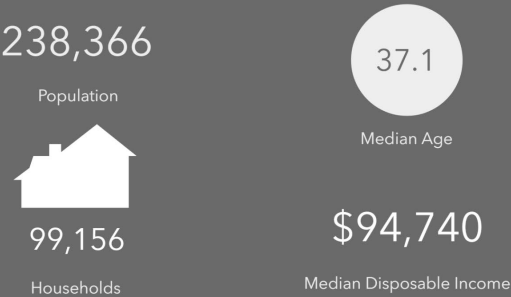


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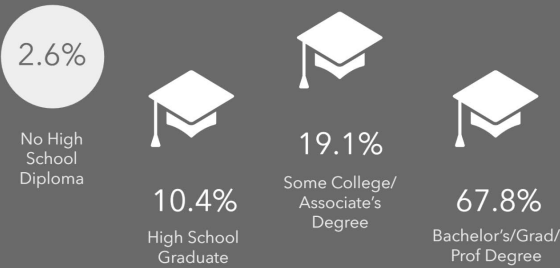
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Drive time of 10 minutes

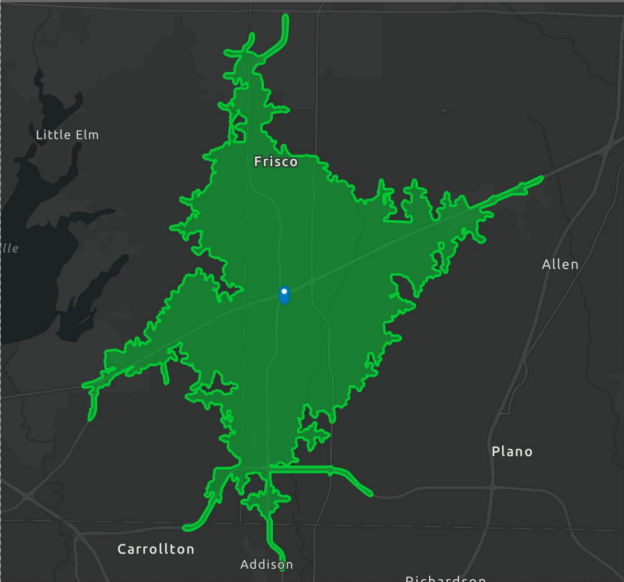
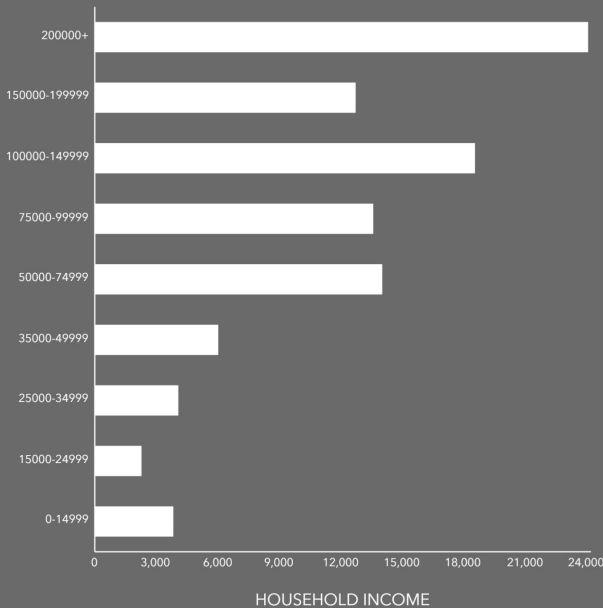
KEY FACTS



EDUCATION



INCOME



EMPLOYMENT

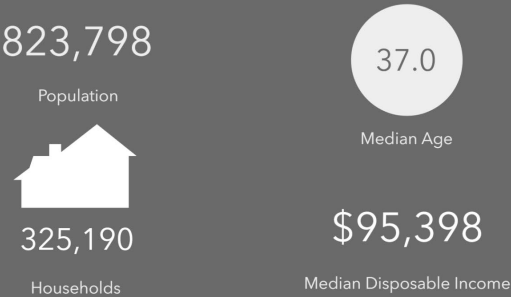


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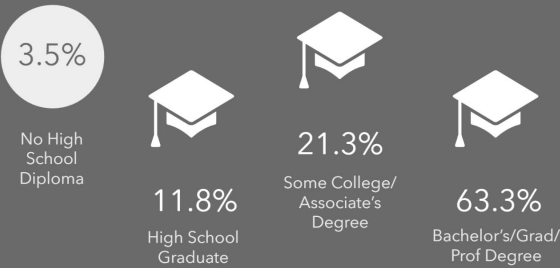
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Drive time of 15 minutes

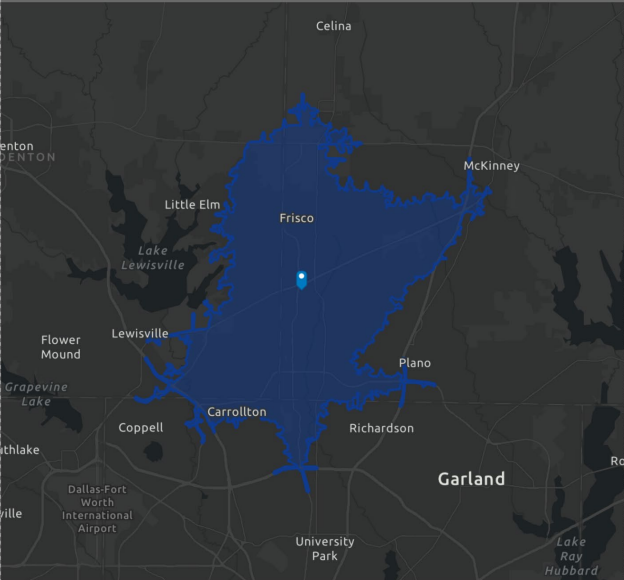
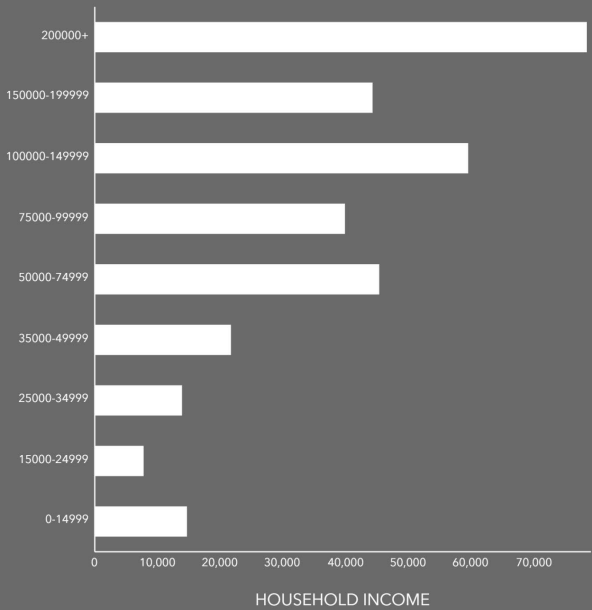
KEY FACTS



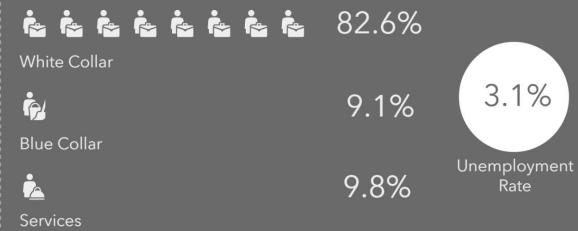
EDUCATION



INCOME



EMPLOYMENT



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Appian Commercial Realty LLC</u>	<u>579746</u>	<u>apiancommercial@gmail.com</u>	<u>(972)562-9988</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Ray Eckenrode</u>	<u>506389</u>	<u>ray@appiancommercial.com</u>	<u>(972)562-9988</u>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Preston Taylor</u>	<u>734185</u>	<u>preston@appiancommercial.com</u>	<u>(972)832-7099</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

OWNER: _____

Date: _____

EXCLUSIVE LISTING AGREEMENT

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Appian Commercial Realty, 6687 Virginia Pkwy #100 McKinney TX 75071
Ray Eckenrode

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

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