

PARKWAY CENTRE

- I: 2901 Dallas Parkway, Plano, TX 75093
- II: 2805 Dallas Parkway, Plano, TX 75093
- III: 2745 Dallas Parkway, Plano, TX 75093



THREE CLASS A OFFICE BUILDINGS

EASY ACCESS FROM THE DALLAS NORTH TOLLWAY
AND GEORGE BUSH TURNPIKE

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STREAM



THREE CLASS A OFFICE BUILDINGS MINUTES AWAY FROM THE DALLAS NORTH TOLLWAY AND GEORGE BUSH TURNPIKE.

Parkway Centre I, II, and III are a trio of prominent office buildings located in Plano, Texas, offering prime commercial real estate in a highly desirable area. These buildings are strategically situated along the Dallas North Tollway, providing excellent accessibility for businesses and commuters alike. Plano, known for its thriving business environment and growing tech sector, is home to several corporate headquarters and regional offices, and Parkway Centre I, II, and III fit well within this dynamic landscape. Each building in the complex features modern amenities, ample parking, and well-designed office spaces that cater to a wide range of tenants, from large corporations to smaller firms.

The Parkway Centre buildings are also known for their well-maintained outdoor spaces and professional setting, creating a welcoming environment for both employees and visitors. The nearby retail and dining options enhance the convenience of working in this area, making it a sought-after location for companies looking to establish or expand their presence in Plano. Additionally, the buildings are part of the wider corporate infrastructure in the North Dallas corridor, contributing to the region's reputation as a major business hub in Texas. Whether for short-term leasing or long-term occupation, Parkway Centre I, II, and III remain a key choice for businesses seeking quality office space in one of the fastest-growing cities in the state.

BUILDING FEATURES



Minutes from The Shops at Willow Bend and Stonebriar Mall



On-site building management, security and engineering



Signage opportunities available



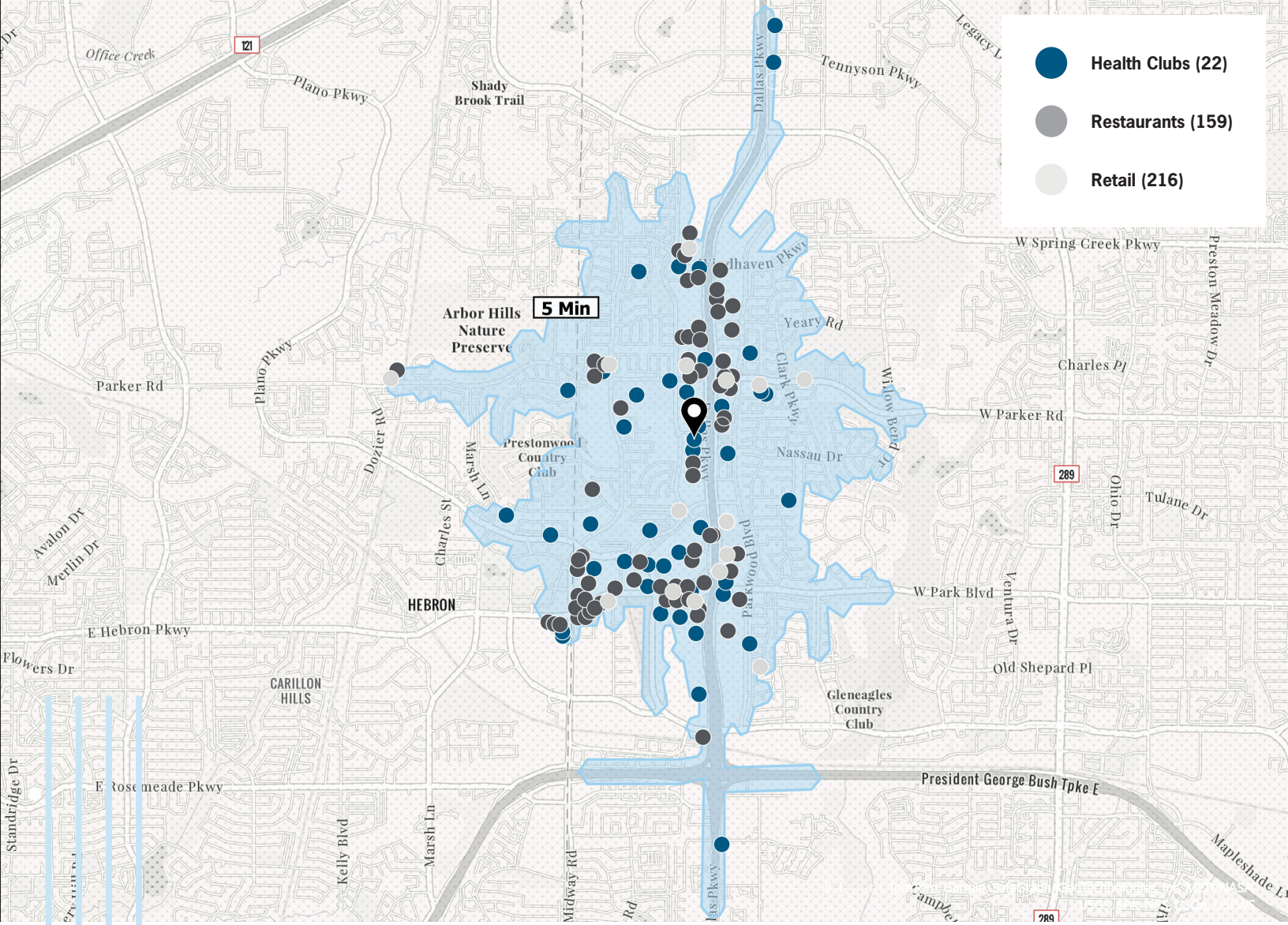
4+:1,000 Parking with available covered parking



Tenant lounge and grab-n-go located at Parkway Centre III



Building shared conference centers



HEALTH CLUBS

- Barre3
- CrossFit Templum
- Danielle Hamlin Fitness
- Equinox Plano
- F45 Training
- Face Haus Skin Spa
- Flywheel Sports
- Hiatus Spa
- KidStrong West Plano
- Livewire Fitness
- Murphy Fitness Inc
- Muscle Activation Fitness
- My Medical Spa
- Omega CrossFit-Performance
- Orangetheory
- Pro 6 Fitness
- Pure Barre
- Quality Fitness LLC
- Serenity Salon
- TITLE Boxing Club Plano
- Utopia Food + Fitness
- Willow Bend Fitness Club

RESTAURANTS

- Bread Zeppelin
- Bubble Bee
- Buffalo Wild Wings
- Chick-fil-A
- Chipotle Mexican Grill
- Chop House Burgers LLC
- Chuy's
- Cinnabon
- Coffee With Johnny
- Cowboy Chicken
- California Pizza Kitchen
- Cristina's Fine Mexican Restaurant
- Crumbl Cookies
- Dillas Quesadillas
- Domino's
- Doug & Broski's
- Dough Pizzeria Napoletana
- Eatzi's Market & Bakery
- Eb Latin Bistro
- Einstein Bros Bagels
- El Queso Fresh Mexican Grill
- Fat Straws
- Fatburger
- Fin Bar & Grill
- Five Guys
- Hissho Sushi
- i Fratelli Pizza
- Jack in the Box
- Jamba
- Jersey Mike's Subs
- Jimmy John's
- Joe's Pizza
- Knife Steakhouse
- Kokee Tea

- Kona Grill
- Le Peep
- Le Petit Bistro
- Liberty Burger
- Lover's Egg Roll
- Maggiano's Little Italy
- Chuy's
- Marco's Pizza
- Mariposa
- McAlister's Deli
- McDonald's
- Mi Dia From Scratch
- Modern Market
- MrBeast Burger
- Nekter Juice Bar
- Newk's Eatery
- On the Border Mexican Grill
- Pakpao Thai
- Papa Johns
- Pappas Delta Blues Smokehouse
- Parkway Tavern & Grill
- Piada Italian Street Food
- Pizza Hut
- Potbelly Sandwich Shop
- Qdoba Mexican Eats
- Raising Cane's Chicken Fingers
- Salad and Go
- Saltgrass Steak House
- Schlotzsky's
- Sixty Vines
- Smashburger
- Smoothie King
- Snappy Salads
- + 100 MORE

RETAIL

- AT&T
- The Home Depot
- Sherwin-Williams
- Walmart Supercenter
- Target
- Macy's
- Neiman Marcus
- Dillard's
- Speranza
- Costco
- Kroger
- QuikTrip
- Circle K
- 7-Eleven
- Tom Thumb
- The Vitamin Shoppe
- Anthropologie
- Apricot Lane Boutique
- H&M
- LOFT Stores
- Foot Locker
- Crate & Barrel
- Restoration Hardware
- Paint My Pottery
- Walgreens
- CVS Pharmacy
- Total Wine & More
- Academy Sports + Outdoors
- OfficeMax
- Hobby Lobby
- Michaels
- LensCrafters
- Bath & Body Works
- + 180 MORE

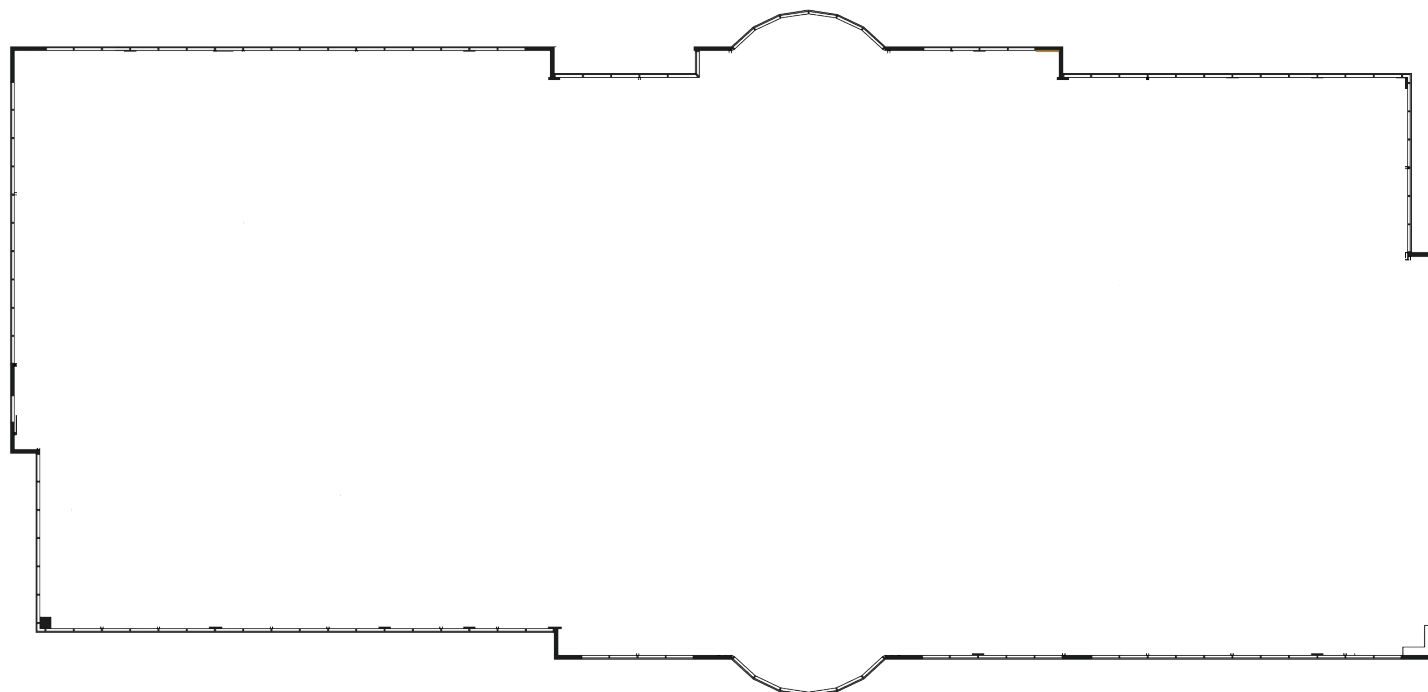


FACT SHEET



TYPICAL FLOORPLATE

24,000 SF



OWNER/ LANDLORD

Wolverine Interests

LEASING COMPANY

Stream Realty Partners, LP

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MANAGEMENT COMPANY

Wolverine Interests

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BUILDING AREA

- I 87,473 SF
- II 151,921 SF
- III 153,314 SF

YEAR BUILT

- I 1998/Renovated in 2013
- II 1999
- III 2001

ARCHITECT

Entos Design

FLOOR SIZES

- Floor-to-Floor Heights:
- I 1st Floor: 10 ft
2nd-3rd Floor: 9 ft
4th Floor: 10 ft
 - II & III 1st Floor: 10 ft 10 inches
2nd-6th Floor: 8 ft 6 inches

PARKING

4.3/1000 SF

ON-SITE SECURITY

M-F: 7am-11pm
Sat: 8am-2pm

ELECTRICAL

480 volts

HVAC

80 tons per floor

EMERGENCY POWER

Yes

ELEVATORS

- I 2 Passenger Elevators
- II & III 3 Passenger Elevators – 1 Elevator used as the Freight Elevator (with padding)

BUILDING HOURS

M-F: 6:30am-6:30pm;
Sat: 8:00am-1:00pm; Closed Sunday

BUILDING ACCESS

Access card needed after hours

AFTER HOURS HVAC

\$40 per hour

ELECTRICITY ESTIMATES

- I \$1.42 per SF
- II \$1.24 per SF
- III \$1.08 per SF

OPERATING EXPENSE ESTIMATES

- I \$9.54/SF (OPEX \$5.90 + Tax \$3.64)
- II \$8.79/SF (OPEX \$4.98 + Tax \$3.81)
- III \$9.65/SF (OPEX \$5.77 + Tax \$3.88)

TELECOM

AT&T, TW Telecom, Logix and Spectrum Business provide fiber.

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