

# Acadian Office Park at Ridgeview

## Professional Space Available For Lease

### 1,361 RSF



#### Location:

Acadian Office Park at  
Ridgeview  
9925 Gillespie Drive  
Suite 4400  
Plano, Texas 75025



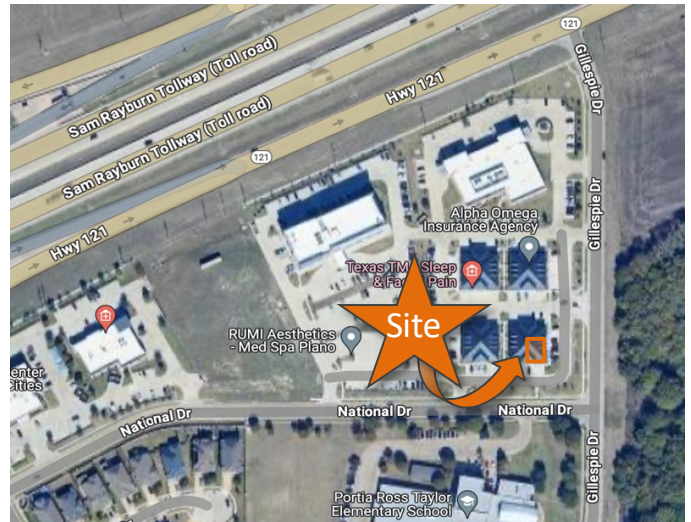
#### Space Available:

Fully Finished Out  
Professional Office Available  
1,361 RSF  
\$31.50 + NNN for Lease

- Fully Finished Out, Corner Office with lots of glass available now
- Perfectly placed off of HWY 121 between Coit Rd & Independence Pkwy
- New construction in a prime location in the heart of the Plano/Frisco/ McKinney corridor
- Four upscale Professional / Medical Buildings with stunning stone exterior finishes
- Within minutes to the Dallas North Tollway, the Sam Rayburn, and Preston Road
- Building & Monument Signage available

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FOR MORE INFORMATION CONTACT  
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- Perfectly placed near the border of Plano, Frisco, & McKinney on SWQ of Hwy 121 & Gillespie Drive
- Nearby multiple Elementary Schools, Middle Schools, High Schools and the Baylor Scott & White Medical Center - Centennial
- Close proximity to numerous Restaurant & Retail Amenities and the Plantation Golf Course

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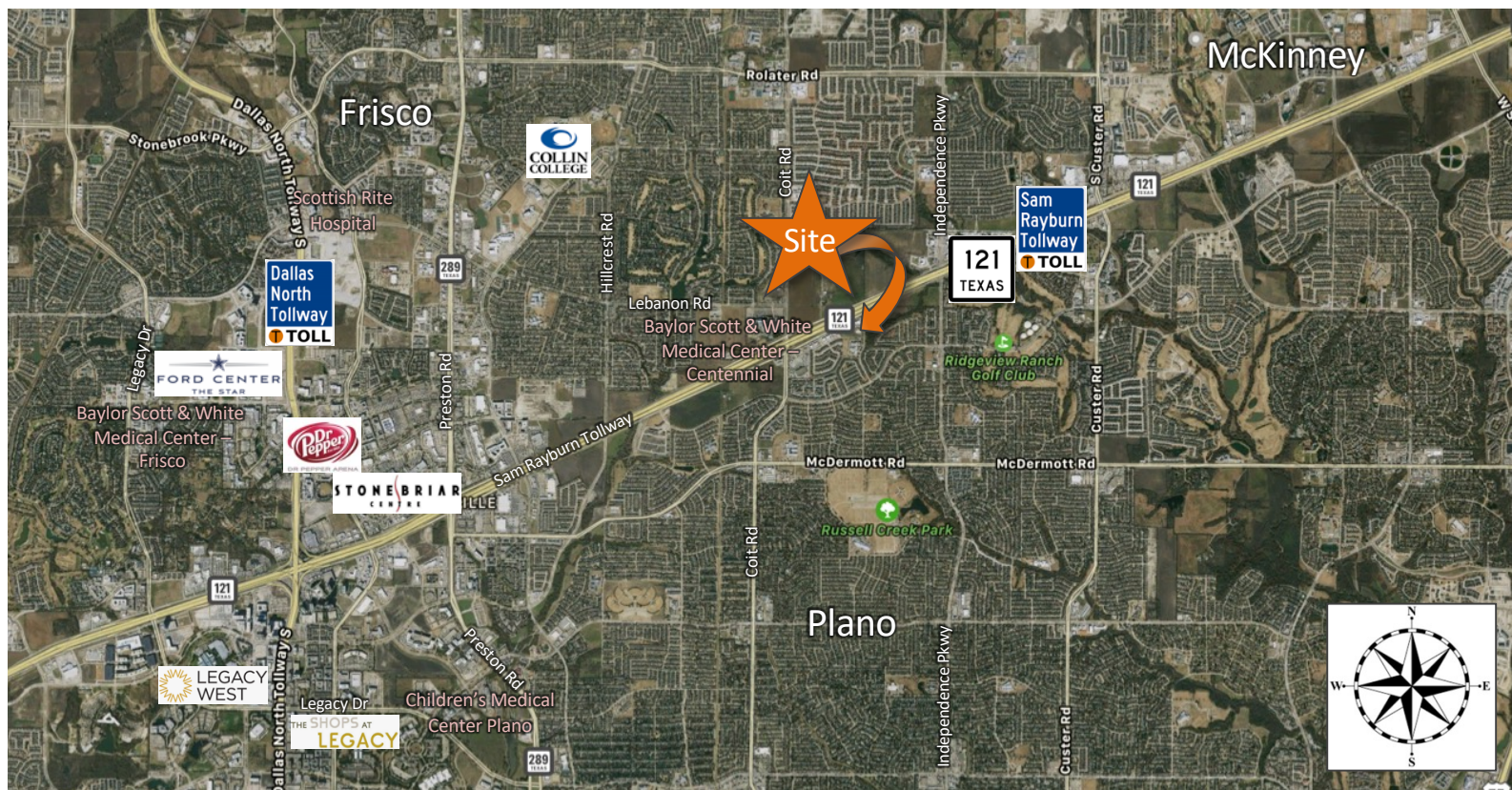
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## Aerial View



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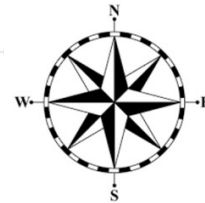
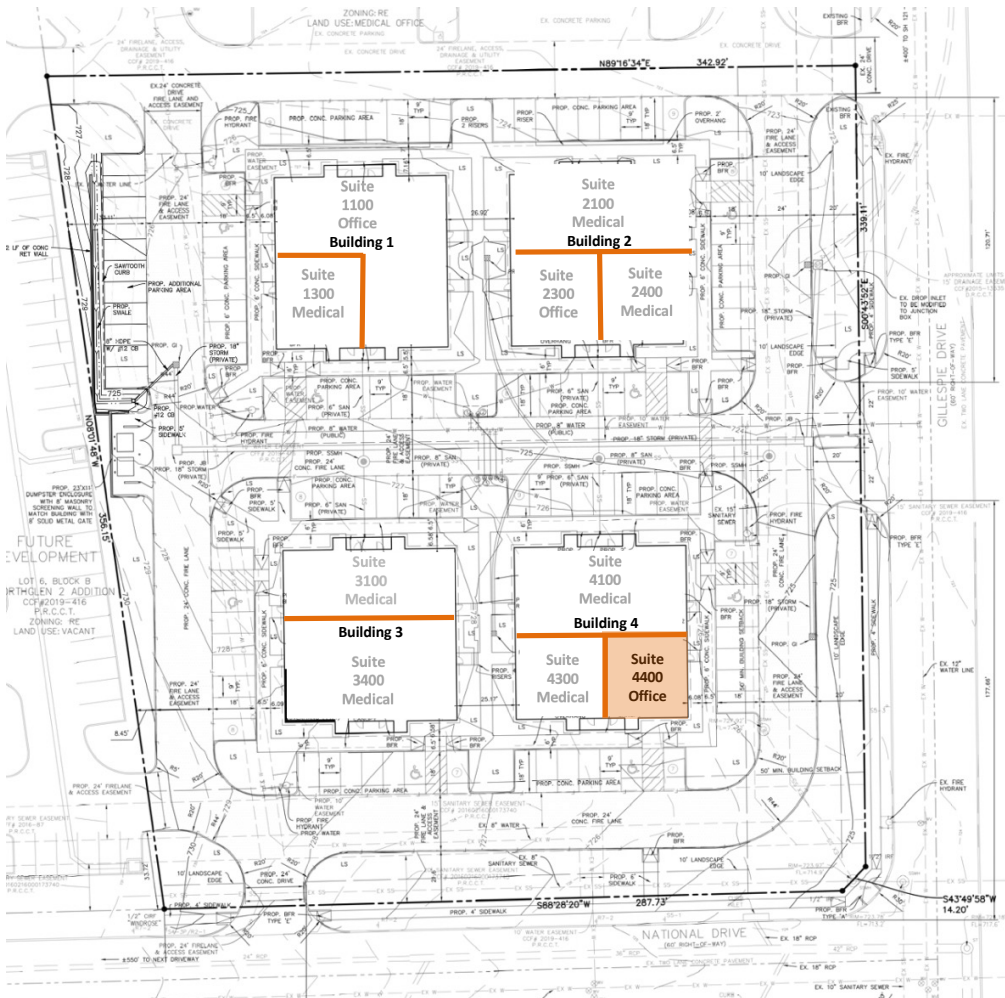
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# Site Plan



Available for Lease

General Site Data	
Zoning (from zoning map)	RE - Regional Employment and located within the State Highway 121 Overlay District
Land Use (from Zoning Ordinance)	Professional/General Administrative Office and Medical Office
Lot Area (square feet & acres)	2,582 ac (112,474 sqft)
Building Footprint Area (square feet)	21,664 sqft
Total Building Area (square feet)	21,664 sqft
Building Height (# stories)	1 Story
Building Height (feet - inches, distance to tallest building element)	28 ft - 11 in
Lot Coverage (percent - x.xx)	1.0%
Floor Area Ratio (ratio x.xx:1)	0.19:1
Existing Open Storage (square feet)	N/A
Proposed Open Storage (square feet)	N/A
Parking	
Parking Ratio (from Zoning Ordinance)	1.250
Required Parking (# spaces)	87
Provided Parking (# spaces)	107
Accessible Parking Required (# spaces)	5
Accessible Parking Provided (# spaces)	8
Parking in Excess of 110% of required parking (# spaces)	11
Landscape Area (including turf areas)	
Landscape Edge Area Provided (square feet)	5,437 sqft
Required interior landscape area (parking lot landscaping) (square feet)	799 sqft
Additional interior landscape area provided (square feet)	14,365 sqft
Other Landscape Area within the lot including Storm Water Conservation Areas (square feet)	11,522 sqft
<b>Total Landscape Area (square feet)</b>	<b>30,726 sqft</b>
Permeable Area (not including landscaping of turf areas)	
Permeable Pavement (square feet)	0 sqft
Other Permeable Area within the lot not including landscaping or turf areas	0 sqft
<b>Total Permeable Area (square feet)</b>	<b>0 sqft</b>
Impervious Area	
Building Footprint Area (square feet)	21,664 sqft
Area of Sidewalks, Pavement & other Impervious Flatwork (square feet)	60,084 sqft
Other Impervious Area	0
<b>Total Impervious Area</b>	<b>81,748 sqft</b>
Sum of Total Landscape Area + Total Permeable Area + Total Impervious Area (square feet) Note: Sum must equal Lot Area	112,474 sqft
Total Impervious Area (square feet) Note: Sum must equal Lot Area	79,994 sqft
Less BMP Impervious Area Credit	0
<b>Billable Impervious Area</b>	<b>0</b>

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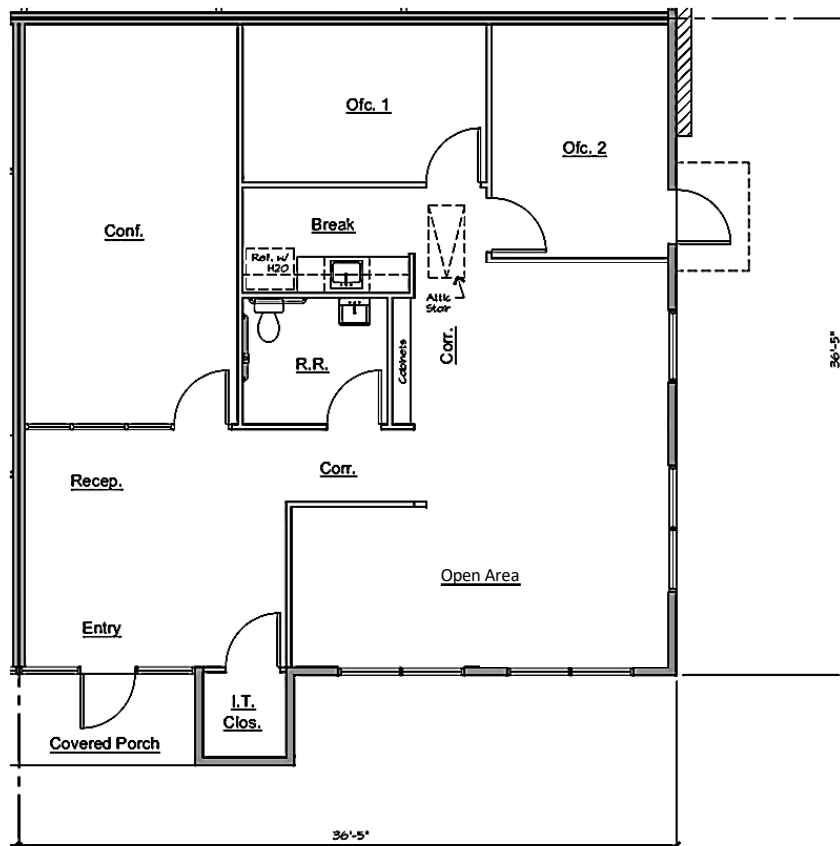
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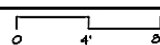
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# Floor Plan



Suite #400 Floor Plan - Single Office

Scale: 1/4" = 1'-0"



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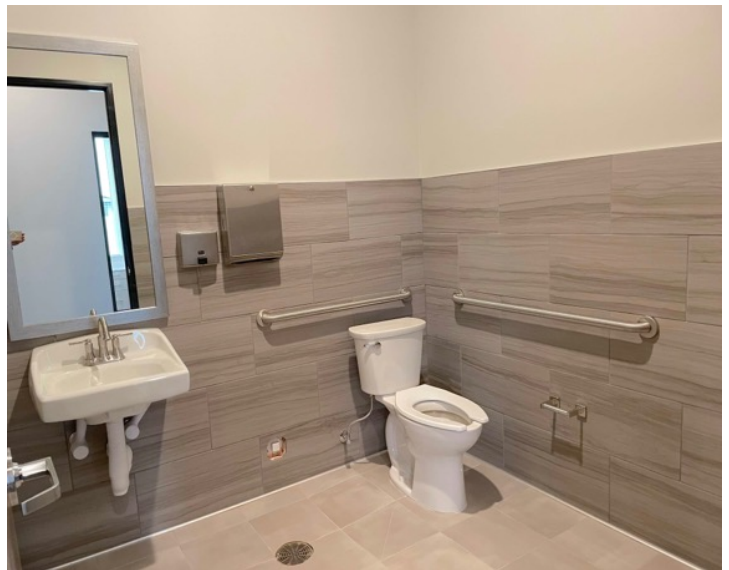
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## Sample Interior Finishes



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# Plano Demographics

<b>POPULATION</b>	<b>LABOR FORCE DFW</b> 4.5 M	<b>LAND AREA</b> 72 SQ. MILES	<b>MEDIAN HOUSEHOLD INCOME</b> \$103,916
	<b>PLANO</b> 290,108	<b>MEDIAN AGE</b> 39.1	<b>PER CAPITA INCOME</b> \$54,974
<b>COLLIN COUNTY</b> 1,158,696	<b>BACHELOR'S DEGREE + 59%</b>		
<b>DFW</b> 8,060,528	<b>BUSINESS</b>		
<b>TEXAS</b> 30,029,572	<b>FORBES GLOBAL 2000 COMPANIES 72</b> <b>INC. 5000 COMPANIES 24</b> <b>FORTUNE 1000 HQS 3</b>		

EMPLOYMENT BY INDUSTRY - PLANO SNAPSHOT	
Professional, Scientific, & Technical Services 16.4%	Finance & Insurance 12.3%
Health Care & Social Assistance 11.7%	
Retail Trade 9.2%	Accommodation & Food Service 7.4%
Administrative & Support 6.8%	Information 5.3%
Management of Companies and Enterprises 5.0%	
Educational Services 4.4%	Manufacturing 4.2%

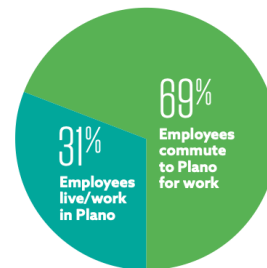
**POPULATION BY RACE**

- White 49.0%
- Asian 22.6%
- Hispanic 15.6%
- African American or Black 8.9%
- Other 3.9%

**FOREIGN BORN STATISTICS FOR PLANO**

1 OUT OF 4  
PLANO RESIDENTS WERE BORN OUTSIDE OF THE U.S.

**PLANO'S ASIAN POPULATION IS 3x THE NATIONAL AVERAGE**



A highly educated workforce with proximity to Dallas' large labor pool

Plano Adults with Bachelor's degree or higher **59.1%**  
DFW Labor Force **4.5 Million**  
Union affiliation in Texas **4.1%**  
Union representation in Texas **5.1%**

Source: American Community Survey, U.S. Department of Labor Statistics

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