

Acadian Office Park at Ridgeview

Medical Space Available For Lease

1,361 RSF

CORNER MEDICAL
SUITE AVAILABLE



Location:

Acadian Office Park at
Ridgeview
9925 Gillespie Drive
Suite 2400
Plano, Texas 75025



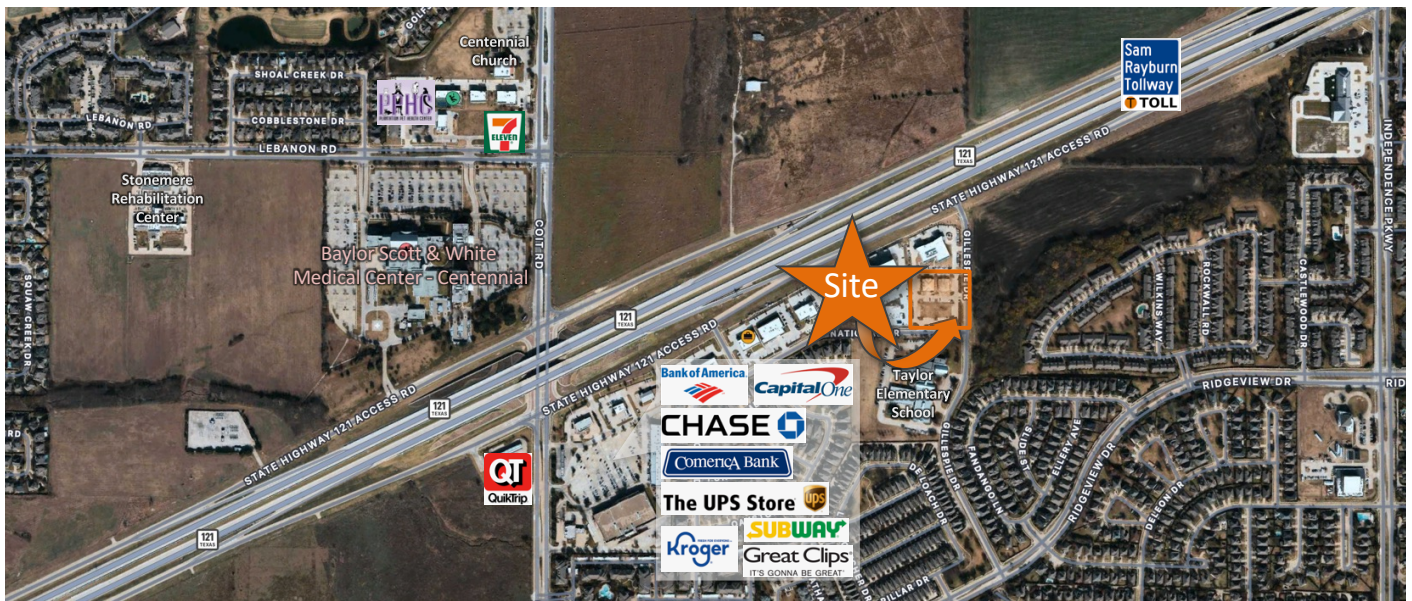
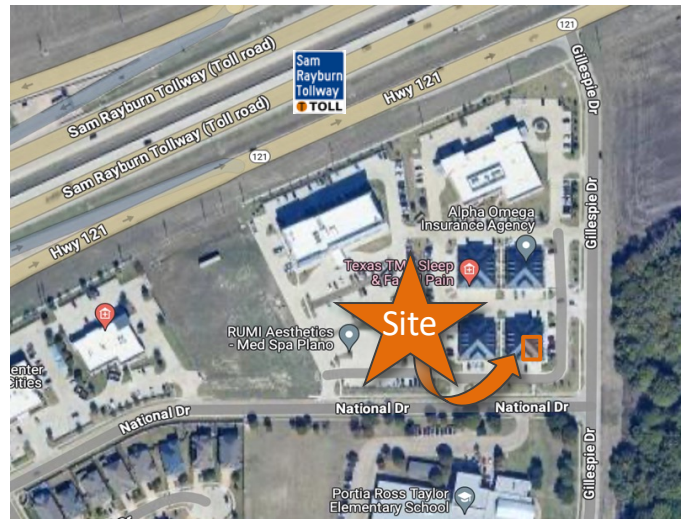
Space Available:

Fully Finished Out
Medical Office Available
1,361 RSF
\$33 - \$34 + 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

The information contained herein was obtained from sources deemed reliable; however Legacy Commercial LLC. makes no guarantees, warranties or representations as to the completeness or accuracy thereof, the presentation of this real estate information is subject to errors: omissions; change of price; subject to prior sale or lease; or withdrawal without notice.

FOR MORE INFORMATION CONTACT
O: 972.292.1220 / www.LCRTEXAS.com
Joe Martinez C: 214.535.1876 / Tito Martinez 972.533.3621
Martinez@LCRTexas.com / Tito@LCRTexas.com



- 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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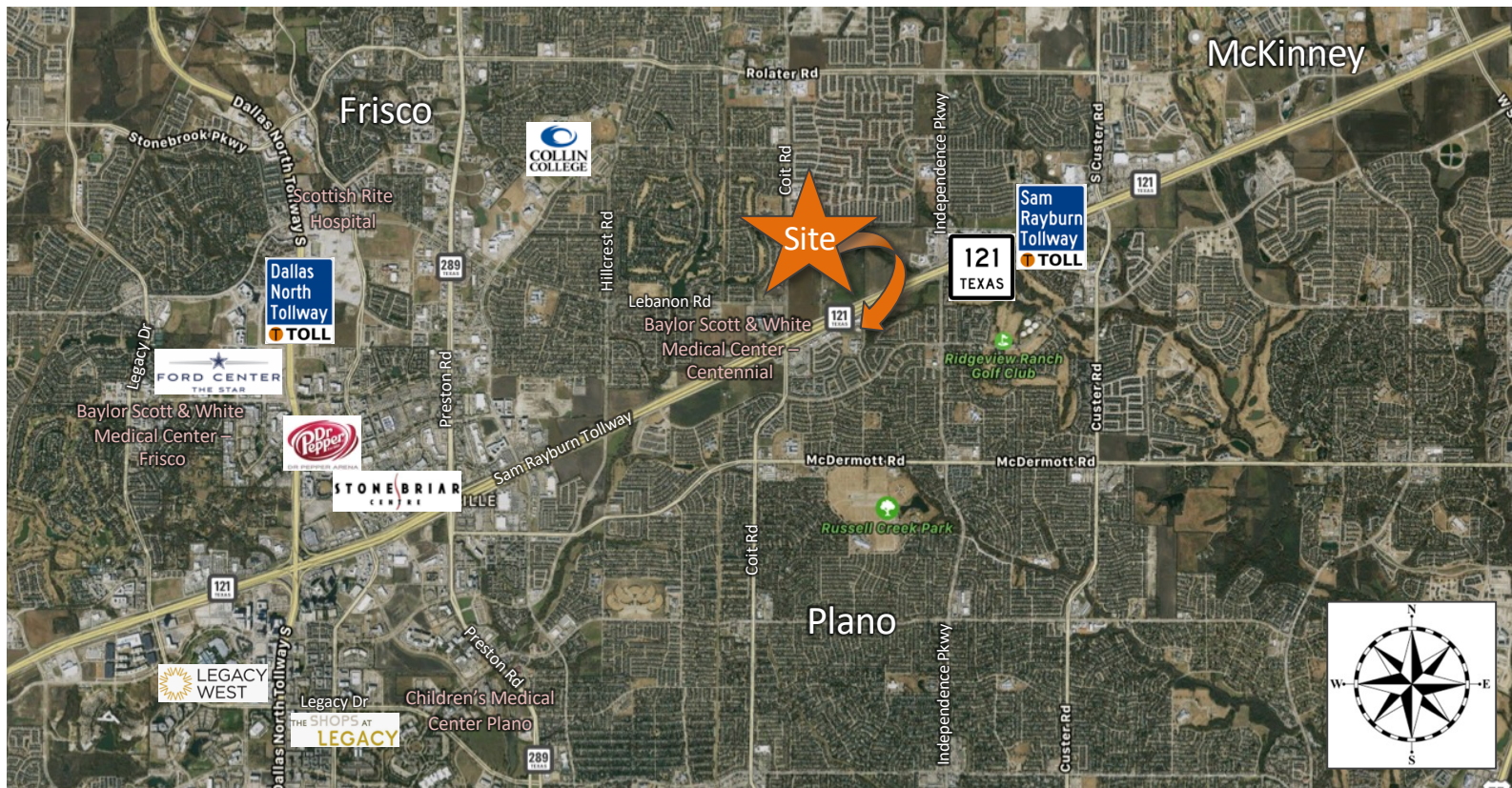
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Aerial View



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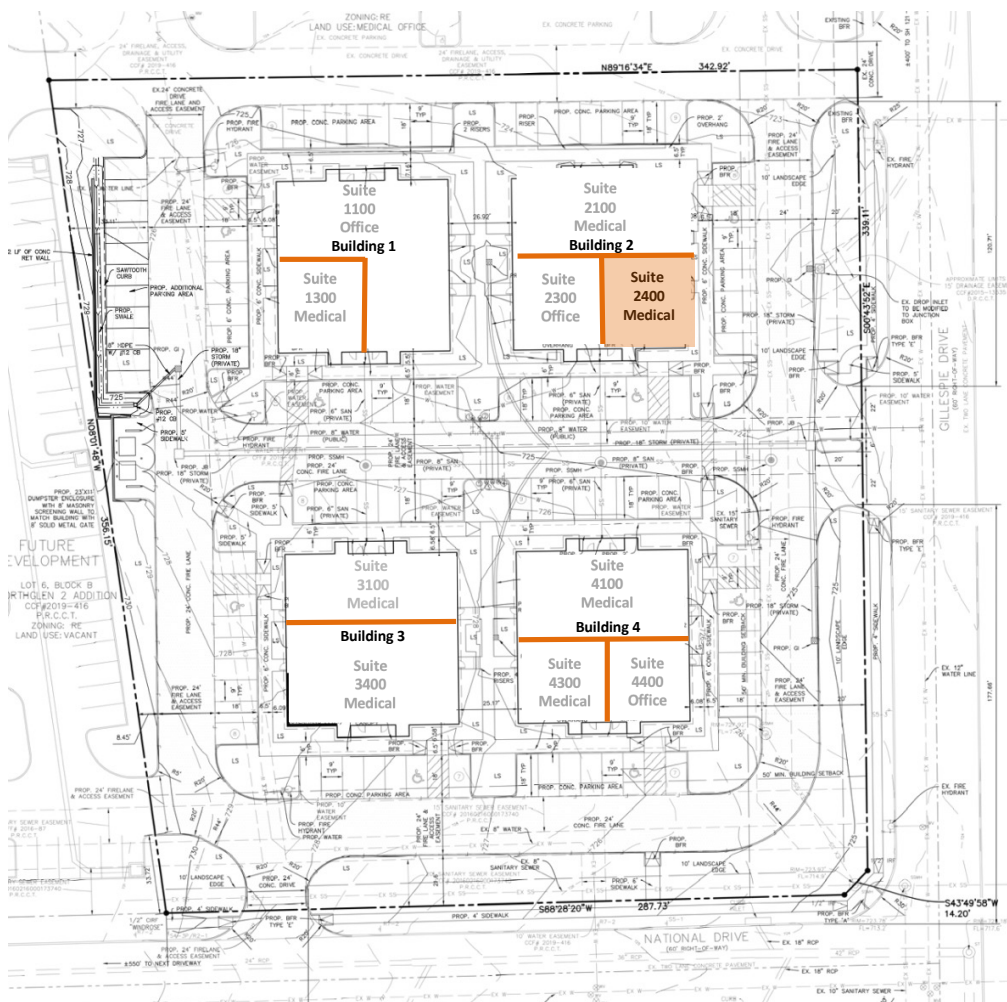
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Site Plan



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
Total Landscape Area (square feet)	32,459 sqft
845 sqft	
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
Total Permeable Area (square feet)	0 sqft
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
Total Impervious Area	81,748 sqft
81,748 sqft	
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	79,984 sqft
81,748 sqft	
Less BMP Impervious Area Credit	0
Billable Impervious Area	0

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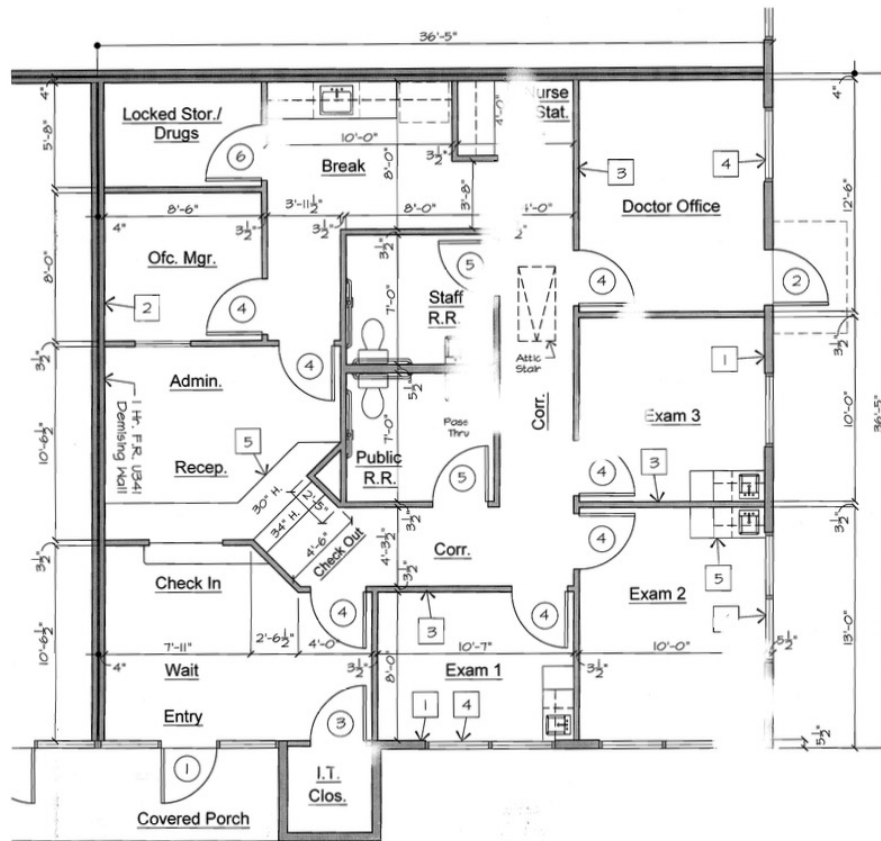
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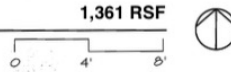
Floor Plan



Floor Plan - Single Medical Office 1,361 RSF

Building 2, Suite 400

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



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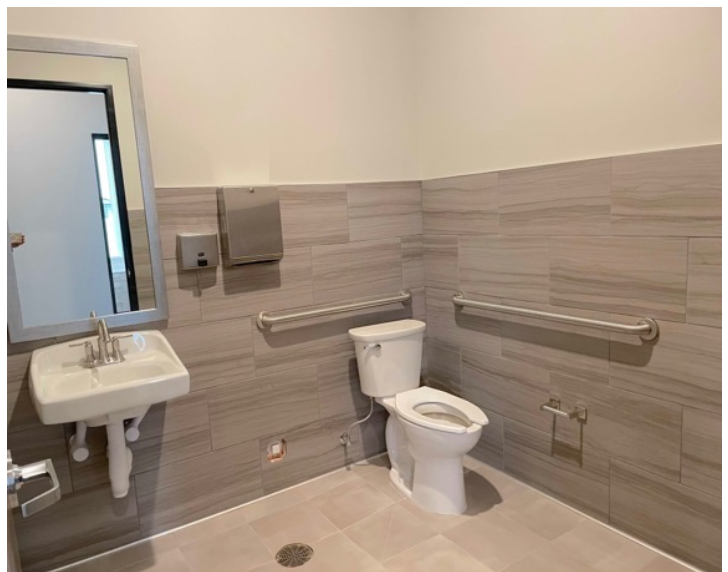
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Sample Interior Finishes



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Plano Demographics

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

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%

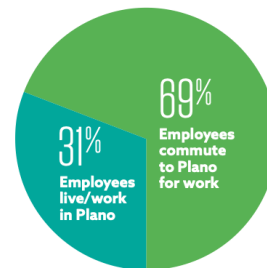
POPULATION BY RACE

- 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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Information About Brokerage Services

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

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.

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.

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.

Legacy Commercial Realty, LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	0588681 License No.	martinez@LCRTexas.com Email	(972)292-1220 Phone
Joe Martinez Designated Broker of Firm	455942 License No.	martinez@LCRTexas.com Email	(214)535-1876 Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tito Martinez Sales Agent/Associate's Name	788375 License No.	Tito@LCRTexas.com Email	(972)533-3621 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date