

FOR LEASE OFFICE BUILDING



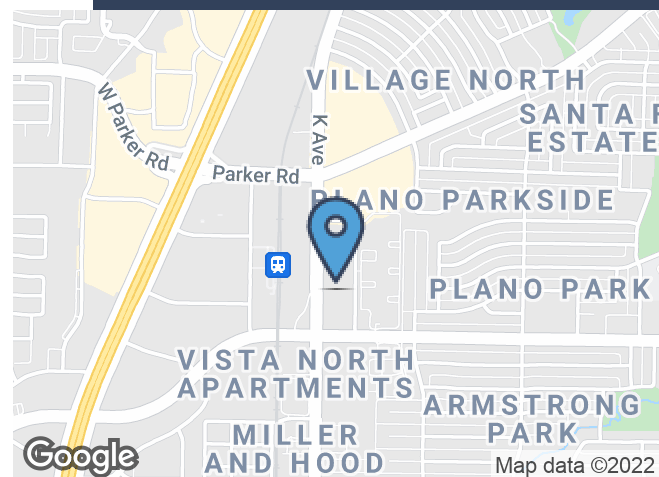
2600 K AVENUE, PLANO, TX 75074



PROPERTY HIGHLIGHTS

- ±200 SF - 10,000 SF
- Professional Office Space
- Gross Leases
- Move-In Ready
- Flexible floor plans and terms
- Generous Parking
- Located at K Avenue & Parker Road

LEASE RATE \$18.00 SF/YR | GROSS



CONTACT INFORMATION

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Champions DFW Commercial Realty

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

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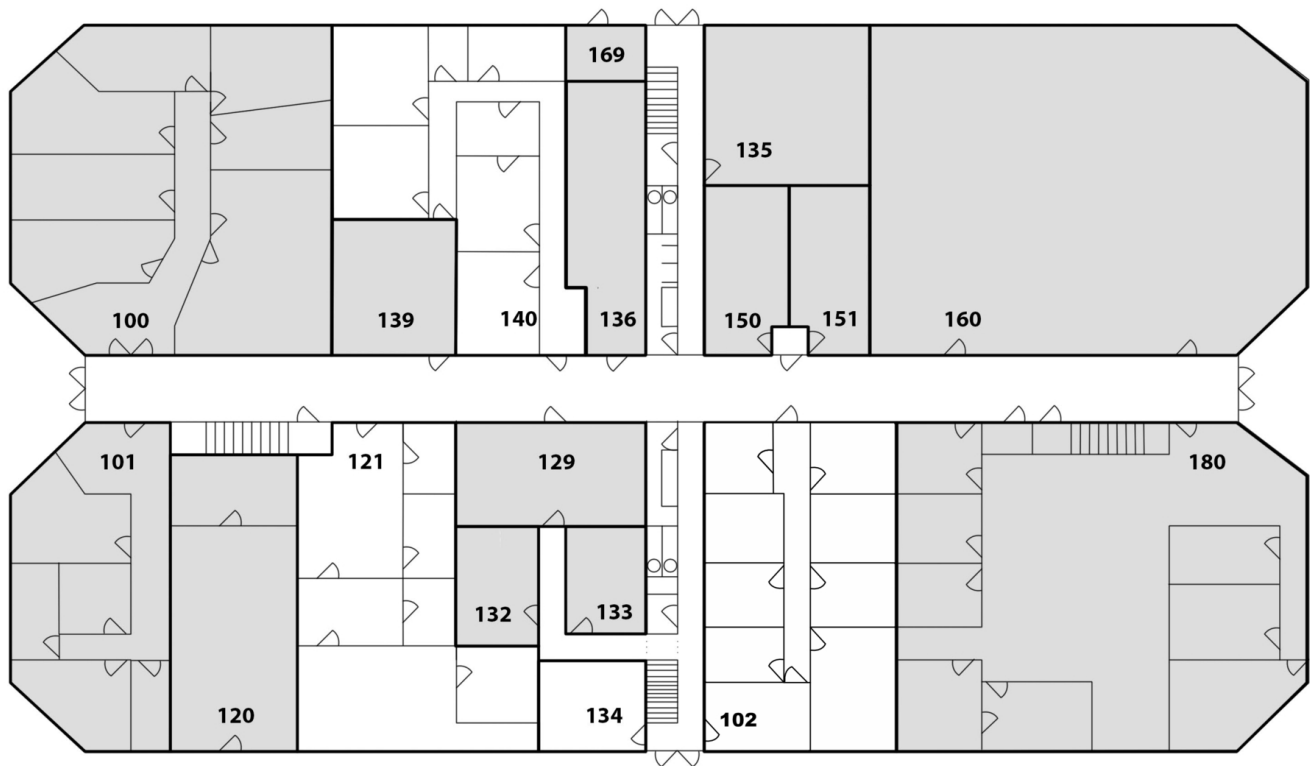
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2600 K AVENUE, PLANO, TX 75074

FLOOR PLANS - 1ST FLOOR



FIRST FLOOR - 2600 K AVENUE
TOTAL USABLE SQ. FT. - 13,952.5
TOTAL GROSS SQ. FT. - 21,400
(FLOOR PLAN IS NOT TO SCALE)

- ☐ Available
- ☒ Unavailable

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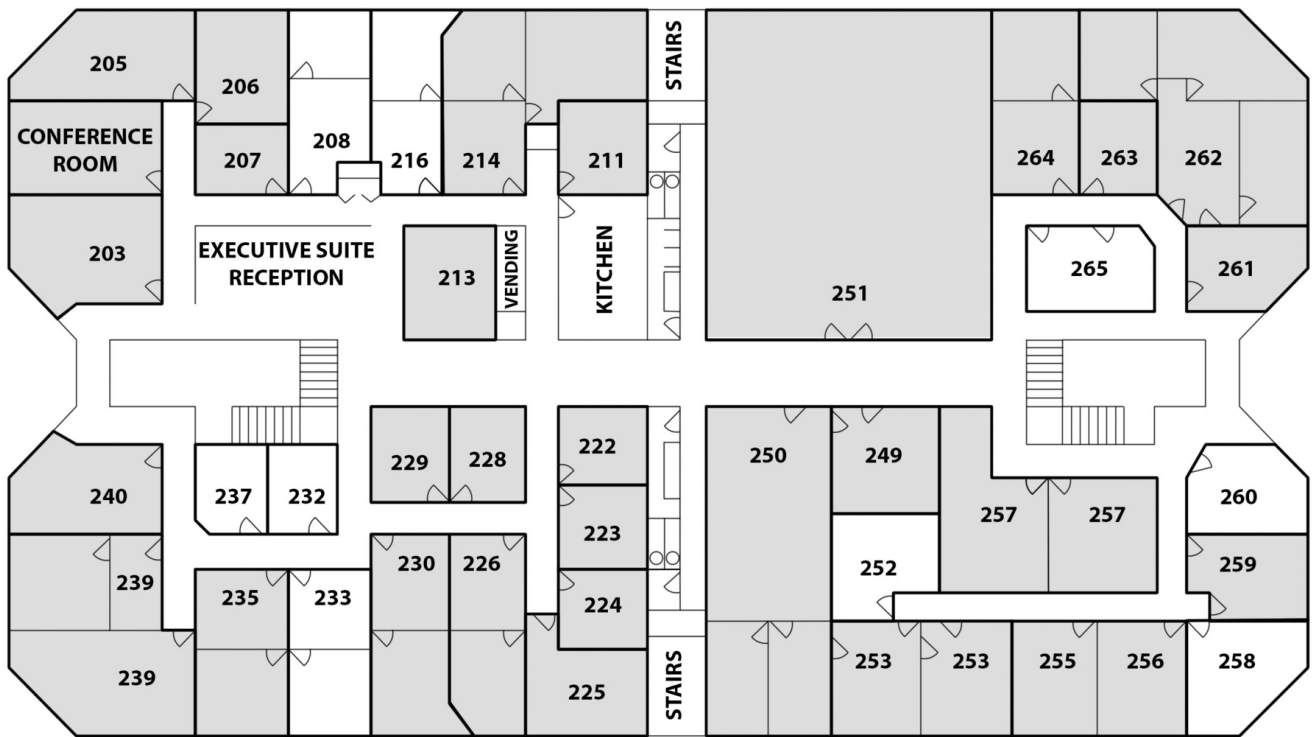
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OFFICE BUILDING



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FLOOR PLANS - 2ND FLOOR



SECOND FLOOR - 2600 K AVENUE

TOTAL USABLE SQ. FT. - 13,952.5

TOTAL GROSS SQ. FT. - 21,400

(FLOOR PLAN IS NOT TO SCALE)

- ☐ Available
- ☒ Unavailable

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LEASE SPACES

LEASE INFORMATION

Lease Type:	Gross	Lease Term:	36 to 60 months
Total Space:	200-10,000 SF	Lease Rate:	\$18.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	
102	Available	1,471 SF	Gross	\$18.00 SF/yr	-
121	Available	1,262 SF	Gross	\$18.00 SF/yr	-
208	Available	420 SF	Gross	\$18.00 SF/yr	-
216	Available	421 SF	Gross	\$18.00 SF/yr	-
228	Available	172 SF	Gross	\$18.00 SF/yr	-
232	Available	182 SF	Gross	\$18.00 SF/yr	-
233	Available	400 SF	Gross	\$18.00 SF/yr	-
237	Available	175 SF	Gross	\$18.00 SF/yr	-
251	Available	1,920 SF	Gross	\$18.00 SF/yr	-
253	Available	419 SF	Gross	\$18.00 SF/yr	-
258	Available	292 SF	Gross	\$18.00 SF/yr	-
260	Available	292 SF	Gross	\$18.00 SF/yr	-

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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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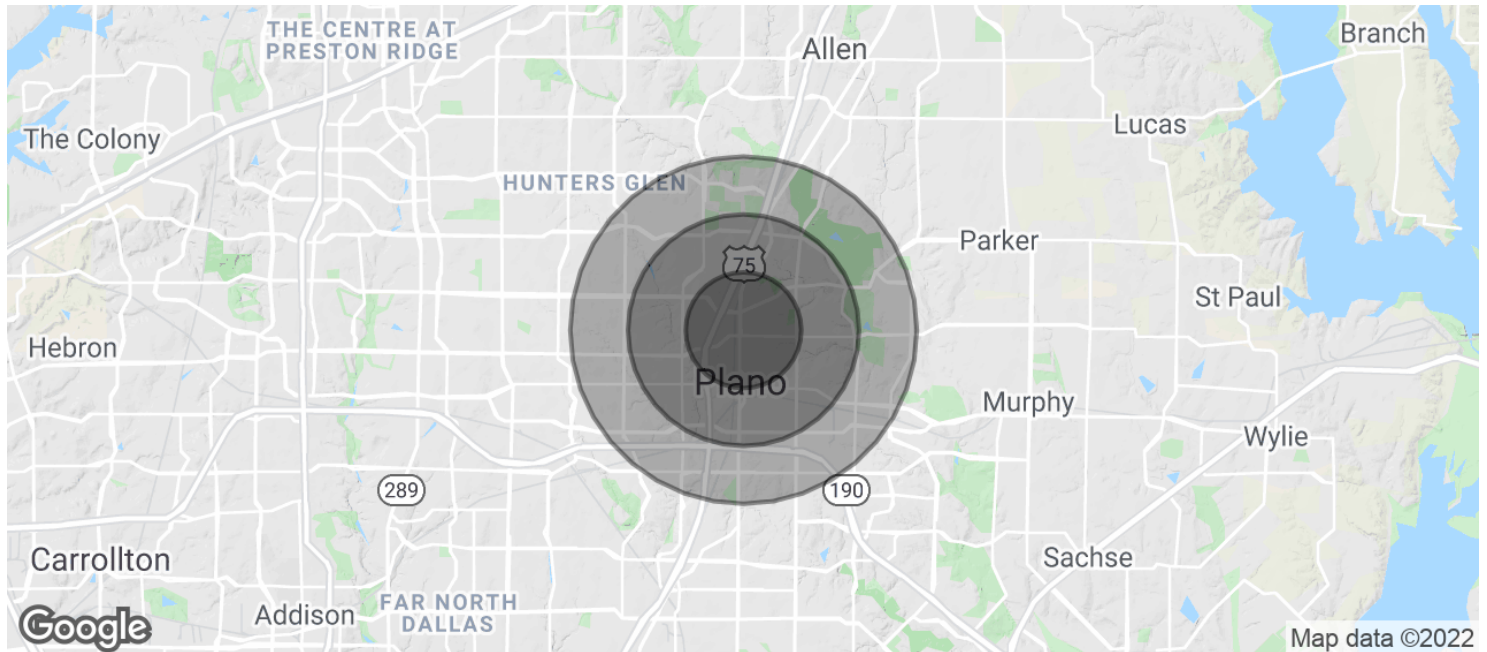
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DEMOGRAPHICS MAP & REPORT



POPULATION

1 MILE

2 MILES

3 MILES

Total Population	12,909	45,296	95,871
Average Age	31.6	32.6	33.9
Average Age (Male)	30.6	31.4	32.8
Average Age (Female)	34.3	34.4	35.6

HOUSEHOLDS & INCOME

1 MILE

2 MILES

3 MILES

Total Households	4,436	15,994	34,706
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$58,532	\$69,753	\$78,610
Average House Value	\$138,514	\$165,222	\$177,081

** Demographic data derived from 2010 US Census*

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BROKER CONTACTS



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