

SPACE AVAILABLE - SUBLEASE



PROFESSIONAL/OFFICE/MEDICAL OFFICE - 2nd Generation

5509 Pleasant Valley Drive, Plano, TX 75023

HENRY S. MILLER

5151 Belt Line, Suite 900
Dallas, Texas 75254

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PROFESSIONAL OFFICE SUBLEASE **PROPERTY INFORMATION**

FEATURES

- Recent Property Investments and Maintenance Include:
 - Buildings Painted – 2017
 - Landscaping Updated – 2017
 - Roof Replaced – 2016
- Ample Surface Parking Available with a 4.29/1,000 SF Parking Ratio
- Professional Mix of Medical, Dental, and General Office Tenants

This premier medical and professional office center is located in an affluent Dallas suburb with a strong sense of family and commerce-oriented vision: Plano, Texas. Just minutes from both Downtown Dallas and DFW International Airport, this property is ideally located and has excellent access to surrounding thoroughfares such as US-75, Hwy 190, I-635 (LBJ), and Dallas North Tollway, as well as cities Addison, Carrollton, Frisco, and McKinney. This property features an abundant supply of growing businesses within a one-mile radius as well as a stable, local residential base.

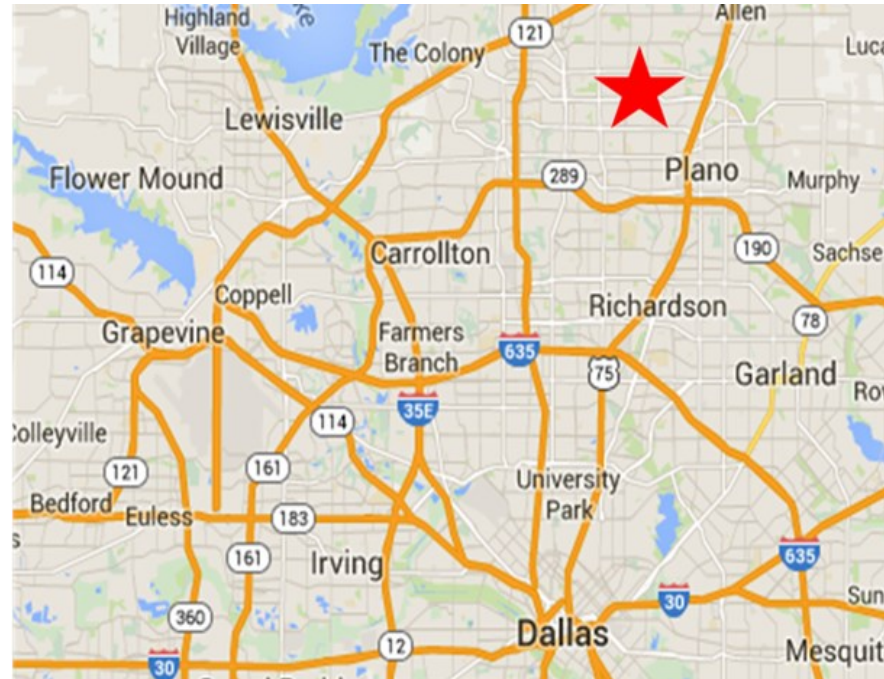
FOR SUBLEASE

SUITE 90

±2,160 SF
2nd Gen Professional Office
Term Through 06/30/2023
Like New, Finished Out in 2018
Available Immediately

SUBLEASE RATE

\$12.50/SF/YR + NNN (Est. \$4.00/SF/YR)



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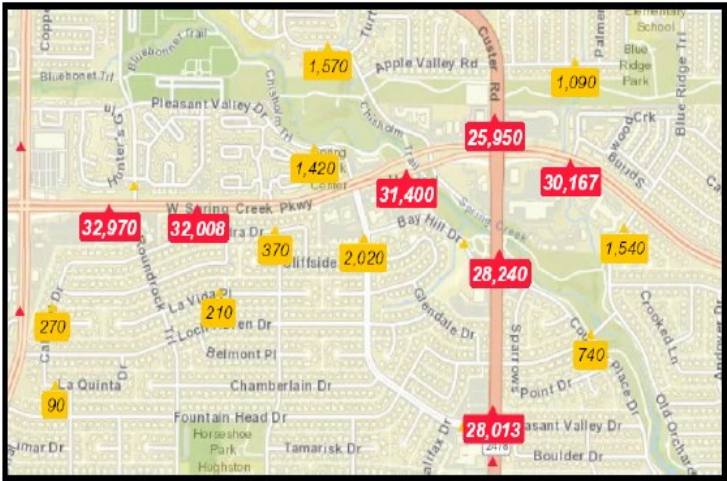


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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Estimated Population	15,738	145,333	316,523
Estimated Households	6,348	53,452	120,307
Average HH Income	\$107,194	\$119,935	\$119,192
Total Businesses	497	4,560	11,787
Total Employees	3,371	41,204	157,402

LOCATION

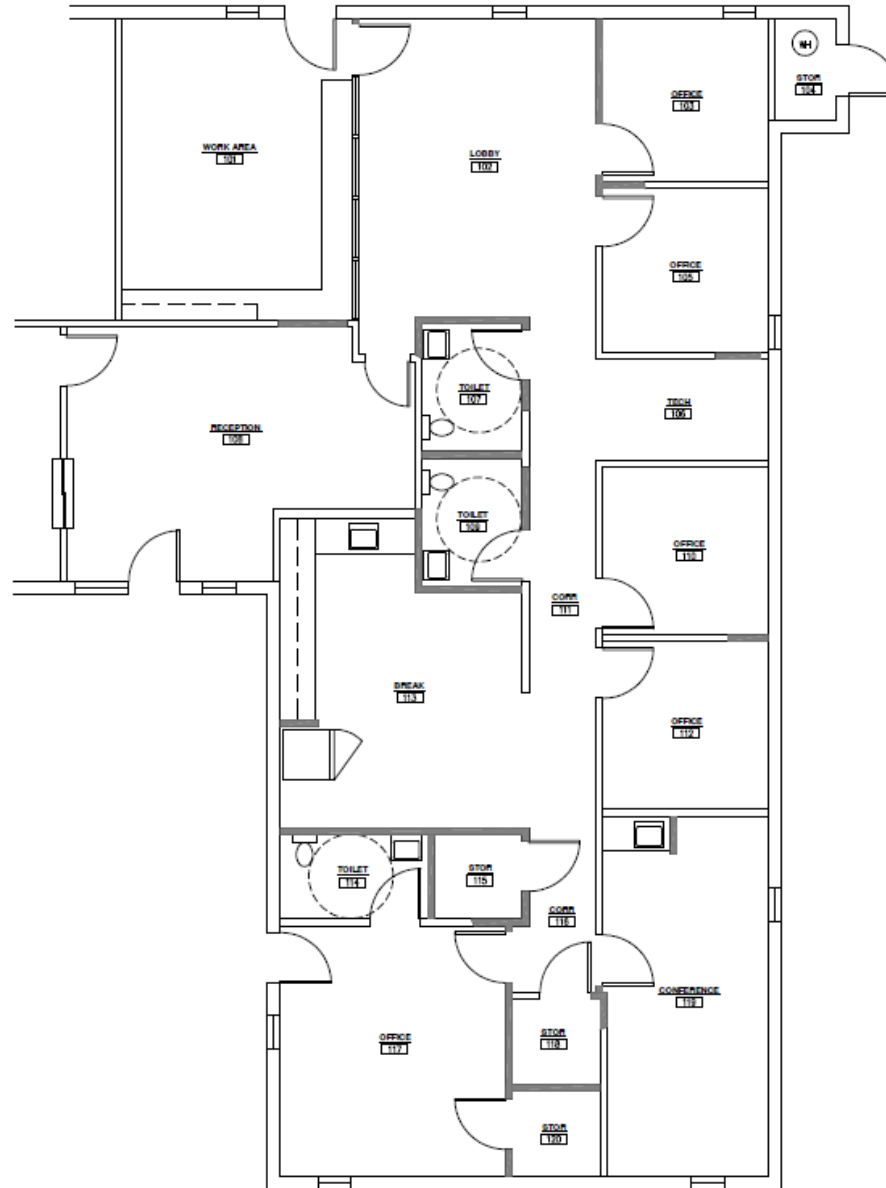
5509 Pleasant Valley Drive has an excellent Central North Dallas location in Plano, Texas, just seconds from US-75 with great access to surrounding thoroughfares President George Bush Turnpike (SH 190), I-635 (LBJ), and Dallas North Tollway. The property is also within close proximity to Addison, Carrollton, Frisco, and McKinney as well as Downtown Dallas and DFW International Airport.

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