Plano Gateway Office Park

Medical Space For Lease 1,200 SF



Location:

Plano Gateway Office Park 525 Shiloh Rd Suite 3300 Plano, TX 75074



Space Available:

Fully Finished Out Medical Office Available 1,200 SF \$35 + NNN for Lease

- Newly Constructed, Fully Finished Out, corner medical office available for immediate occupancy
- Perfectly placed on Shiloh Road nearby Plano's Research & Technology District
- Close proximity to Methodist Richardson Medical Center
- Upscale Professional / Medical Office Environment with landscaping fully maintained
- Close proximity to the Interstate 75 corridor and the George Bush Turnpike
- Building & Monument signage available







- Service to growing communities of Richardson, Plano, Garland, Murphy, & Sachse
- High traffic counts on Shiloh Rd with 18,678 VPD (2019)
- Close proximity to Methodist Richardson Medical Center, Texas Oncology, Plano's Research & Technology District, and the Telecom Corridor of Richardson

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Space Available:

Fully Finished Out
Professional Office Available
1,200 SF
\$35 + NNN for Lease

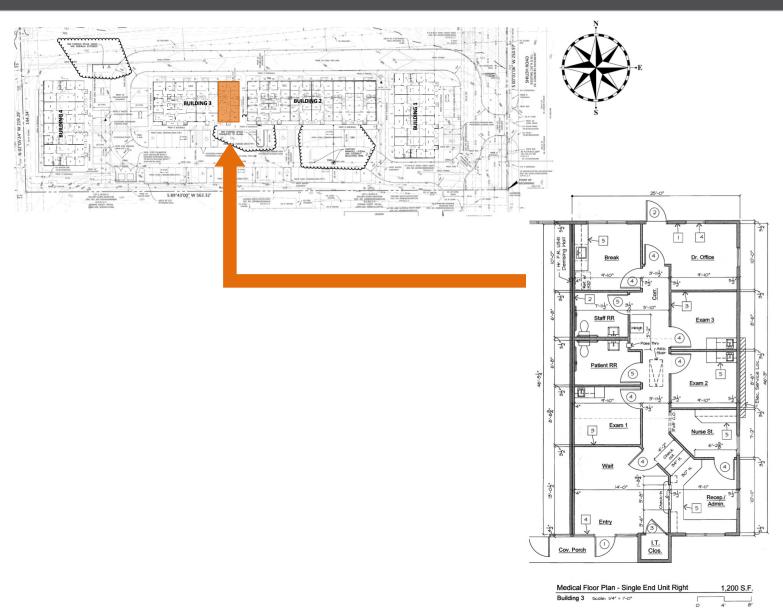
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1,200 SF
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Site / Floor Plan



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Medical Office for Lease









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Plano Demographics

A Global Business Center

Plano, Texas, located 19 miles north of downtown Dallas, is the fourth largest city in the Dallas-Fort Worth region with over 287,000 residents. Plano is home to over 13,000 businesses and 67 Forbes Global 2000 companies, which includes many globally-recognized brands.

STA	TISTICS
DF	W Population: 7.7 Million
DF	V Labor Force: 4.3 Million
Col	lin County Population: 1.1 Million
Pla	no Population: 287,037
For	tune 1000 Headquarters: 2
FIN	ANCIAL DATA
Me	dian Household Income: \$95,002
Per	Capita Income: \$49,792
Me	dian Home Value: \$387,200

^{*}Source: U.S. Department of Labor Statistics, U.S. Census Bureau

MEDIAN AGE **38**_{YRS} BACHELOR'S DEGREE+ **59**% 9.5% FORBES GLOBAL 2000 COMPANIES 67 LAND AREA 72 SQ

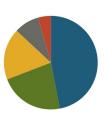
Population By Race

47% White 22.2% Asian 17.9%

Hispanic

8.7% African American or Black 4.2% Other

Source: American Community Survey



Population & Population Growth

	2000	2010	2022	Growth 2010-2020
Plano	222,030	259,841	287,037	9.5%
Collin County	491,675	782,341	1,109,462	28.5%
Dallas-Fort Worth	5,161,544	6,520,941	7,759,615	15.6%

Source: U.S. Census Bureau

Largest Private Employers*

JPMorgan Chase Capital One Finance Bank of America Toyota Motor North America AT&T

Employment By Industry

21.5%	18.5%	12%	11%	10%
Trade, Transportation and Utilities	Professional and Business Services	Education and Health Services	Government	Leisure and Hospitality
9%	7%	6%	3%	2%
Financial Activities	Manufacturing	Mining, Logging and Construction	Other Services	Information

Recent Accolades



Cost Of Living

Compared to other metropolitan areas in the U.S., living in Plano helps your money go further. With a relatively low cost of living, high median incomes, and a variety of h options, you can enjoy a lifestyle that would be all but impossible on the West or East Coast





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	0588681		(972)292-1220	
Licensed Broker /Broker Firm Name or	License No.	Email	Phone	
Primary Assumed Business Name				
Joe Martinez	455942	martinez@LCRTexas.com	(214)535-1876	
Designated Broker of Firm	License No.	Email	Phone	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone	
Tito Martinez	788375	Tito@LCRTexas.com	(972)533-3621	
Sales Agent/Associate's Name	License No.	Email	Phone	
	Buyer/Tenant/Seller/Landlord Initials	Date		

Regulated by the Texas Real Estate Commission TXR-2501

Information available at www.trec.texas.gov