

Parker Preston Professional Office Building

Medical Office For Lease

2,236 RSF



Location:

Parker Preston Professional Building
3242 Preston Road
Suite 201
Plano, Texas 75093



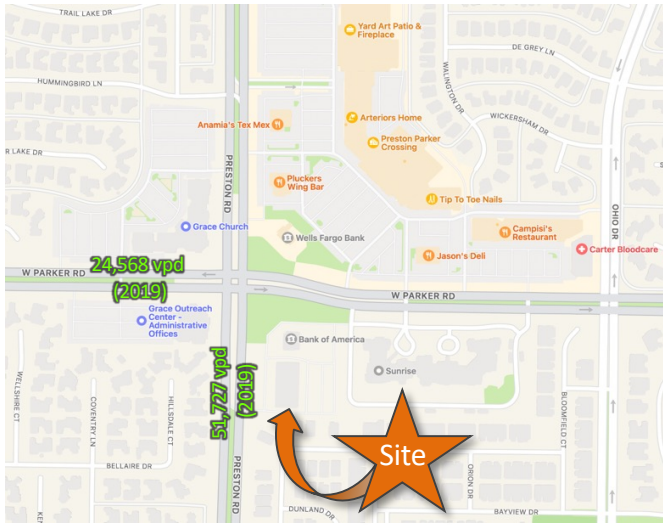
Space Available:

Fully Finished Out
Medical Office Available
2,236 RSF – 2nd Floor
\$34 - \$35 + NNN for Lease

- Class "A" Fully Finished Out Medical Suite facing Preston Road
- Perfectly placed right on Preston Road
- Building & Monument Signage available
- Within four miles of three major hospitals
- Minutes to the Dallas North Tollway, the Sam Rayburn Tollway, & the George Bush Turnpike
- Close proximity to the Addison Airport

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



- Service to highly populated cities of North Dallas, West Plano, & Richardson
- Located in Preston/Parker Road Corridor, just south of Parker on Preston
- Close proximity to multiple restaurant & retail amenities and recreational venues such as The Shops at Willow Bend and the Glen Eagles Country Club

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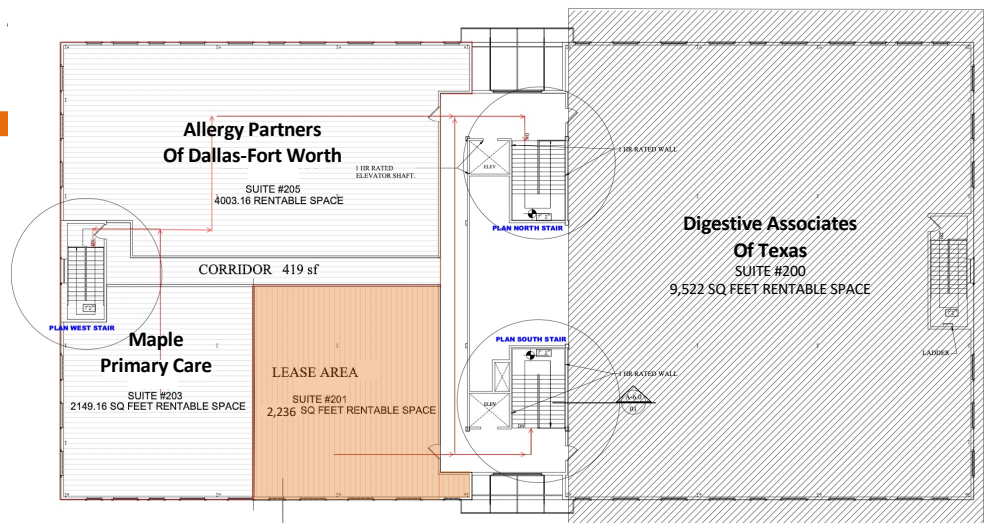
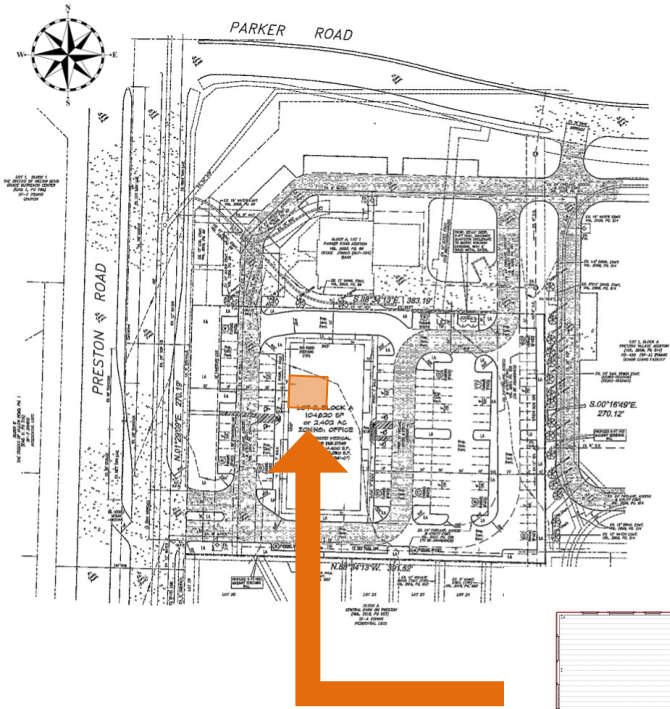
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Site & 2nd Floor Building Plan



SECOND FLOOR LEASE SPACES



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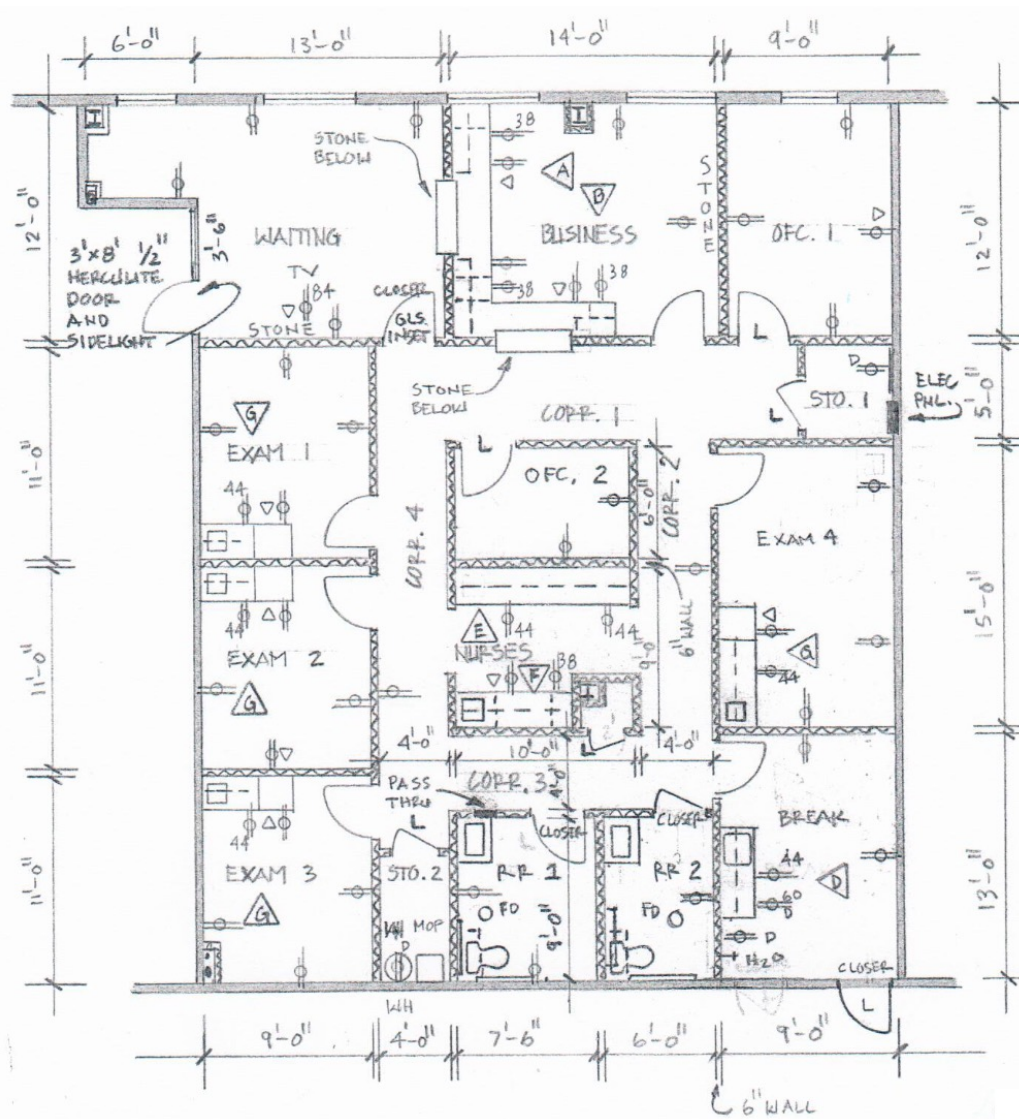
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Floor Plan



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Medical Office For Available for Lease



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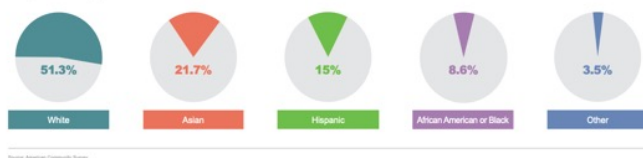
Plano Demographics



2022 City of Plano
Demographics



Population by Race



2022 City of Plano
Quality of Life

COST OF LIVING

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

QUALITY OF LIFE

A national reputation as one of the best places for professional families to live and work. Excellent public and private schools, low crime and diversity of housing options provide a great environment to raise a family. Proximity to Dallas offers all the advantages of a big city.

COMPOSITE



RECENT ACCOLADES

- #1** Best Place in Texas to Live --*Livability*
- #1** Best Park System in Texas --*Trust for Public Land's ParkScore*
- #2** Best City in Texas for Jobs without Sacrificing Quality of Life --*Indeed*
- #4** Best City for Remote Workers --*CommuteGuru*
- #4** Best City to Raise a Family --*Indeed*
- #9** Hardest Working City in America --*Indeed*

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