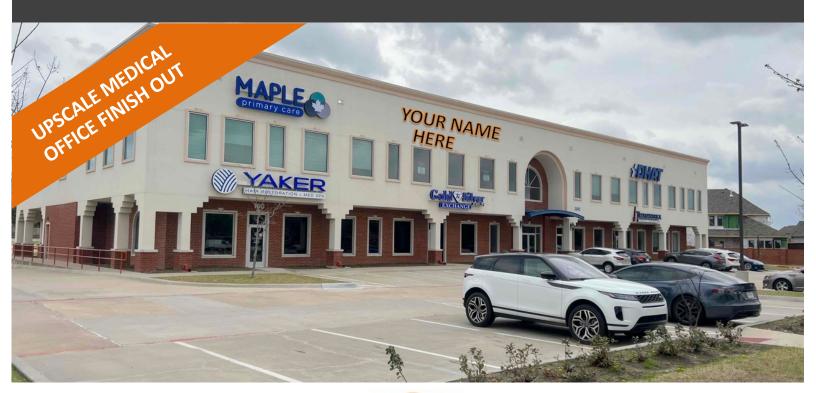
Parker Preston Professional Office Building Medical Office For Lease 2,236 RSF



Location:

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

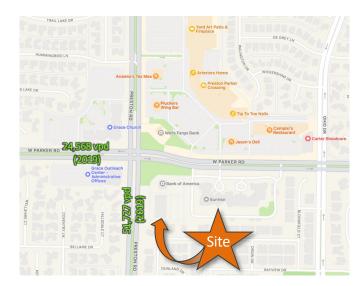


Space Available:

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







- 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

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



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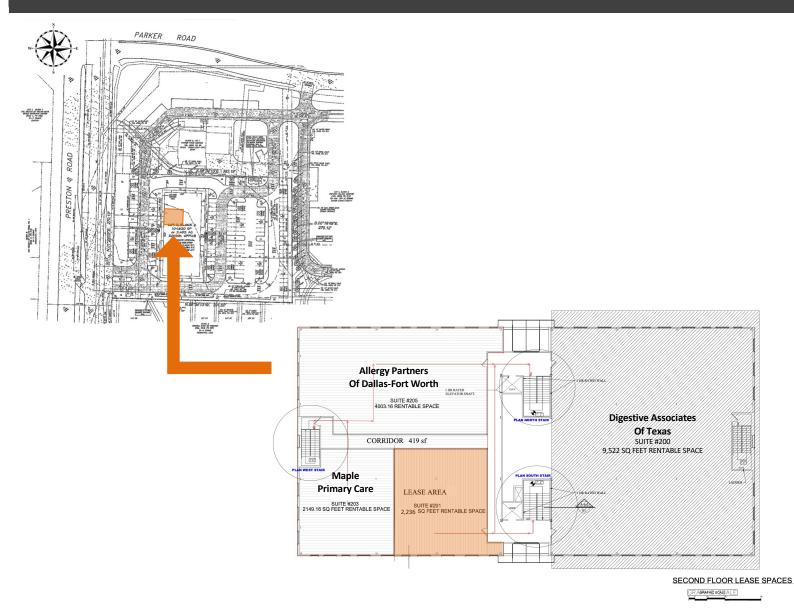
Parker Preston Professional Building 3242 Preston Road Suite 201 Plano, Texas 75093



Space Available:

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

Site & 2nd Floor Building Plan



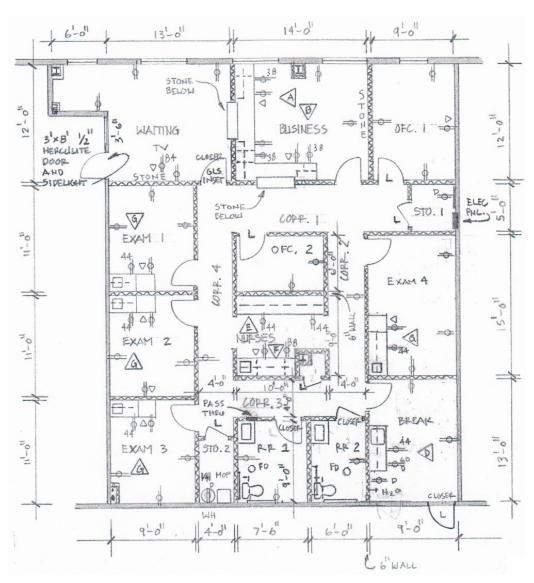
Parker Preston Professional Building 3242 Preston Road Suite 201 Plano, Texas 75093



Space Available:

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

Floor Plan



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

Medical Office For Available for Lease









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

Quality of Life

Plano Demographics





2022 City of Plano

Demographics

	2000	2010	2022	GROWTH 2010-2020	
Plano	222,030	259,841	288,870	9.5%	
Collin County	491,675	782,341	1,006,038	28.5%	
Dallas-Ft. Worth	5,161,544	6,520,941	7,451,858	15.6%	

pulation by Ra	ice			
51.3%	21.7%	15%	8.6%	3.5%
31.3%	21.17.0	13%	0.0%	3.376
White	Aslan	Hispanic	African American or Black	Other



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