

Mapleplex Office Center

Professional Office For Sale / Lease

11,825 RSF



Location:

Mapleplex Office Center
4200 Mapleshade Lane
Suite 200
Plano, TX 75093



Space Available:

Fully Finished Out & Furnished
Professional Office Available
11,825 RSF – 2nd Floor
\$22 + NNN for Lease
\$360 /SF for Sale

- Class "A" Fully Finished Out & Furnished Professional Office Suite
- Perfectly placed on Mapleshade on the Far North Dallas & Plano Border
- Multi-sided Building & Monument Signage available
- Direct exposure to the George Bush Turnpike
- Minutes to the Dallas North Tollway, the George Bush Turnpike, Preston Rd, & Central Expressway
- Close proximity to both DFW International & Love Field Airports

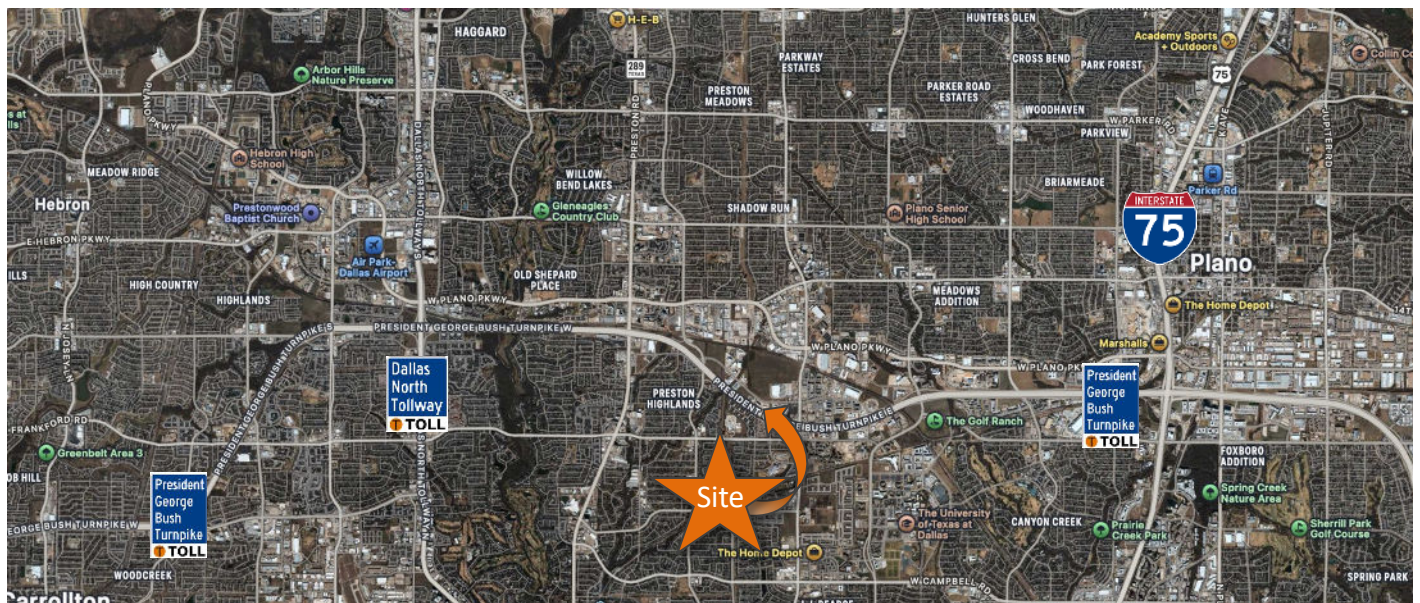
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FOR MORE INFORMATION CONTACT

O: 972.292.1220 / www.LCRTEXAS.com

Joe Martinez C: 214.535.1876 / Tito Martinez C: 972.533.3621 / Brian Gates C: 732.713.8530

Martinez@LCRTexas.com / Tito@LCRTexas.com / Brian@LCRTexas.com



- Service to highly populated cities of North Dallas, Plano, & Richardson
- Less than 30 minutes to both DFW International & Love Field Airports
- Close proximity to multiple restaurant & retail amenities, Medical City Plano Hospital, Baylor Scott & White Medical Center, and the University of Texas at Dallas campus

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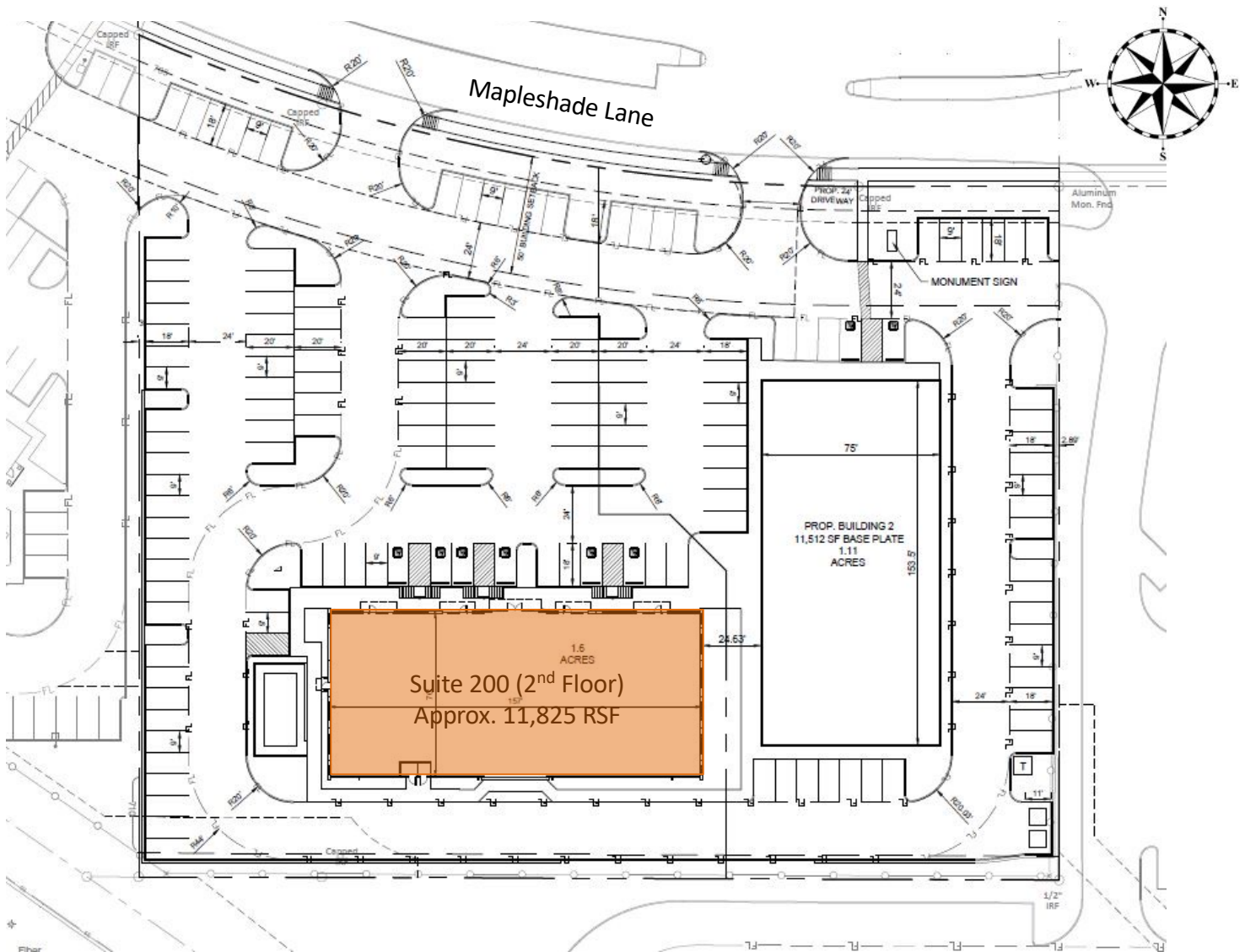
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Site Plan



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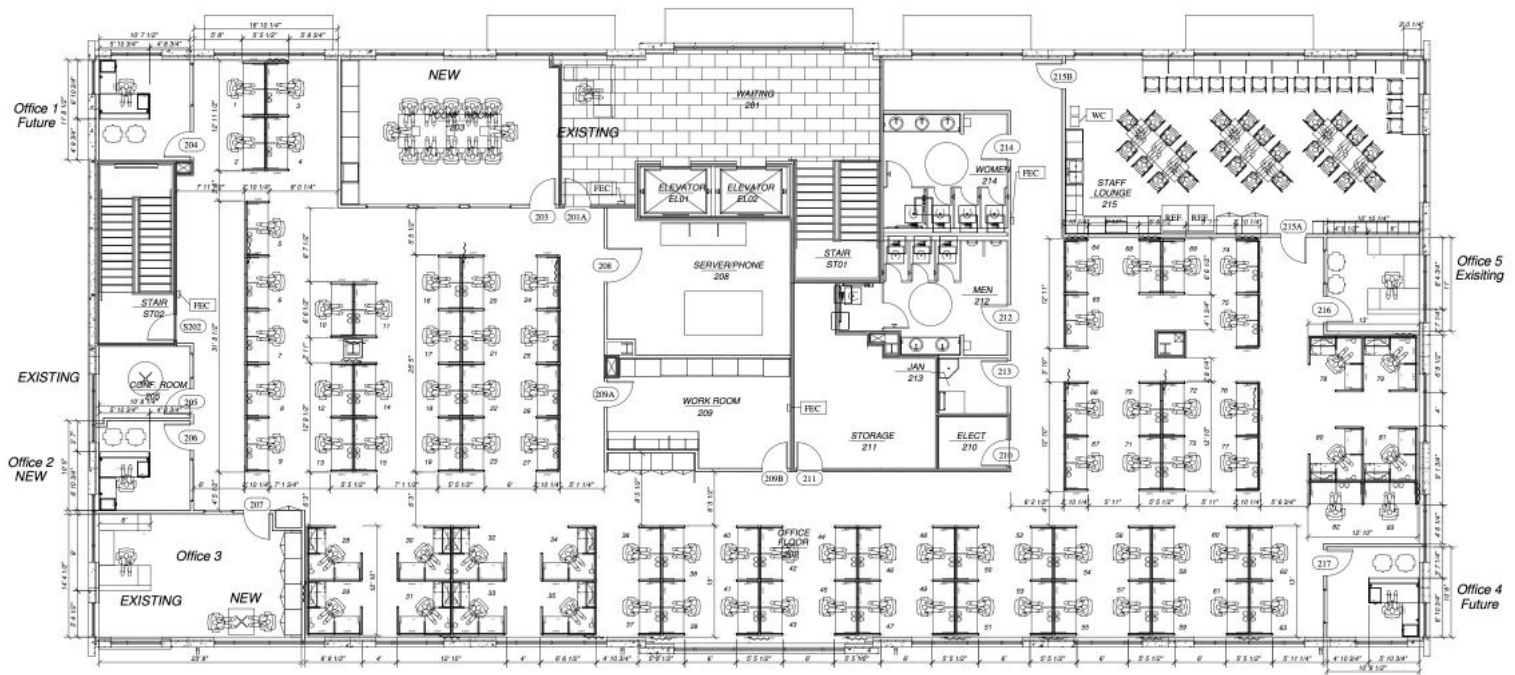
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Floor Plan



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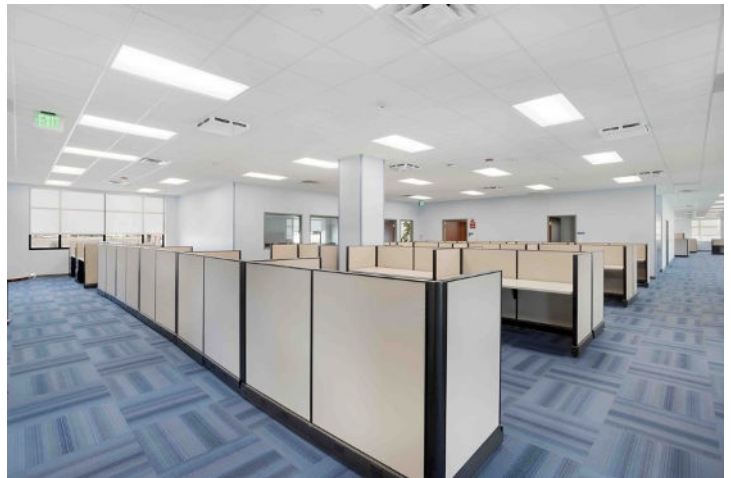
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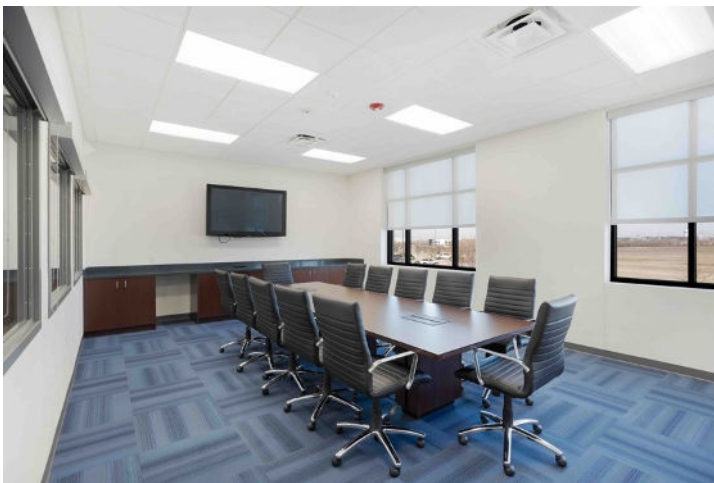
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Plano Demographics

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.

STATISTICS

DFW Population: **7.7 Million**
DFW Labor Force: **4.3 Million**
Collin County Population: **1.1 Million**
Plano Population: **287,037**
Fortune 1000 Headquarters: **2**

FINANCIAL DATA

Median Household Income: **\$95,002**
Per Capita Income: **\$49,792**
Median Home Value: **\$387,200**

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

MEDIAN AGE

38 YRS

BACHELOR'S DEGREE+

59%

DECENNIAL POPULATION GROWTH

9.5%

FORBES GLOBAL 2000 COMPANIES

67

LAND AREA

72 SQ MI

Largest Private Employers***1000+ EMPLOYEES**

JPMorgan Chase
Capital One Finance
Bank of America
Toyota Motor North America
AT&T
Liberty Mutual Insurance
Ericsson
Medical City Plano
USAA
Samsung Electronics America
NTT DATA
Fannie Mae
PepsiCo
Frito-Lay
Texas Health Plano
FedEx
Stewart Systems
Hewlett-Packard Enterprise

500-999 EMPLOYEES

Tech Mahindra Americas
Abbott
Palo Alto Networks
Integer Holdings
Transamerica
Tyler Technologies
Pizza Hut, U.S.
Children's Health
Creston Electronics
Hill North America
Baylor Scott & White The Heart Hospital
Alliant Technology
U.S. Renal Care
Baylor Scott & White Medical Center
Inogen
PennyMac Financial Services
Samsung Telecommunications America
Samsung Research America
Cigna Healthcare of Texas

* Ranked by size

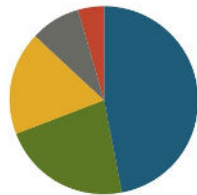
Employment By Industry

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

Population By Race

47% White
22.2% African American or Black
17.9% Asian
Hispanic
8.7% Other
4.2% Other

Source: American Community Survey

**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 housing options, you can enjoy a lifestyle that would be all but impossible on the West or East Coast.

PLANO	125.4%
SAN DIEGO	147.4%
BOSTON	149.9%
SEATTLE	152.2%
LOS ANGELES	152.5%
WASHINGTON, D.C.	153.4%
SAN FRANCISCO	182.8%
NEW YORK (MANHATTAN)	237.6%

Source: Council for Community and Economic Research, 2022 Q3 Data

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

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11/2/2015

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 Primary Assumed Business Name	License No.	Email	Phone
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

Legacy Commercial Realty, 670 Majestic Oaks Drive Oak Point TX 75068
Joe Martinez

Information available at www.trec.texas.gov
IABS 1-0 Date

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