



5500 W. PLANO PARKWAY PLANO, TX 75093

Asking Price: \$6,250,000 | Owner Investor Opportunity | 0% Occupied
37,716 SF | Below Replacement Cost Price | Infill Location

CONFIDENTIALITY STATEMENT & DISCLAIMER

The information contained in this package is furnished solely for the purpose of review by a prospective purchaser of 5500 W. Plano Parkway (the "Property") in Plano, Texas, and is not to be used for any other purpose or made available to any other person without the express written consent of Stream Realty Partners, L.P., Property Owner or any of their respective affiliates ("Stream"). The information contained in this package is from sources deemed reliable, but is not guaranteed by Stream or Owner in any way and is subject to change in price, corrections, errors and omissions, prior sale, or withdrawal without notice.

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INVESTMENT SALES TEAM

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PROPERTY DESCRIPTION

Address:	5500 W. Plano Parkway Plano, TX 75093
Year Built:	1999
Net Rentable Area:	Total - 37,716 SF Office - 30,066 SF Showroom - 7,640 SF (est.)
Land Area:	2.2854 Acres
Occupancy:	0%
Leaseback:	Seller would like to lease back the basement space for 4-6 months after closing
Parking Spaces:	124
Zoning:	PD-190 General Office

FINANCIAL SUMMARY

Asking Price:	\$6,250,000
Asking Price (pSF):	\$165.71
Offering Process:	Owner will respond to LOIs as received
Potential NOI:	\$793,000

EXECUTIVE SUMMARY

Stream Realty Partners is pleased to present for sale 5500 W. Plano Parkway (the "Property"), an infill, office or medical office building comprised of 37,716 square feet in the Upper Tollway office submarket. The Property is currently owner occupied and the ownership has plans to vacate the building within the near future.

This offering provides a rare opportunity to own an infill located office building at a significant discount to replacement cost situated just off President George Bush Tollway | Highway 190. In addition, the Property is located in close proximity to multiple medical and hospital districts, an added feature for medical office users.

Investment Highlights



Infill Location

Irreplaceable asset in the heart of DFW metro area



Discount to Replacement

Construction costs for replacement would exceed \$450 / SF



Land Constraint

Land scarcity within micro- and sub-market



Limited CapEx

The asset has been well maintained by the existing owner with very limited capital expenditure needs



Limited Occupancy Costs

The interior of the building contains Class A office finishes as well as a uniquely finished basement floor adjacent to the covered parking area



Perfect Owner User Building

The class A interior finishes, covered parking, finished basement space (A MUST SEE!) and well landscaped setting make this opportunity the perfect owner user opportunity



Access & Proximity to Thoroughfares

Located less than 1 mile from George Bush Tollway (Hwy 190) and Dallas North Tollway, providing east/west and north/south access to the majority of the Dallas MSA



Medical Concentration

Baylor Scott & White and Medical City Plano are located less than 1 mile east of the Property along Plano Parkway and Texas Health Presbyterian Plano is located just a short drive to the north along Dallas North Tollway



Building Parking

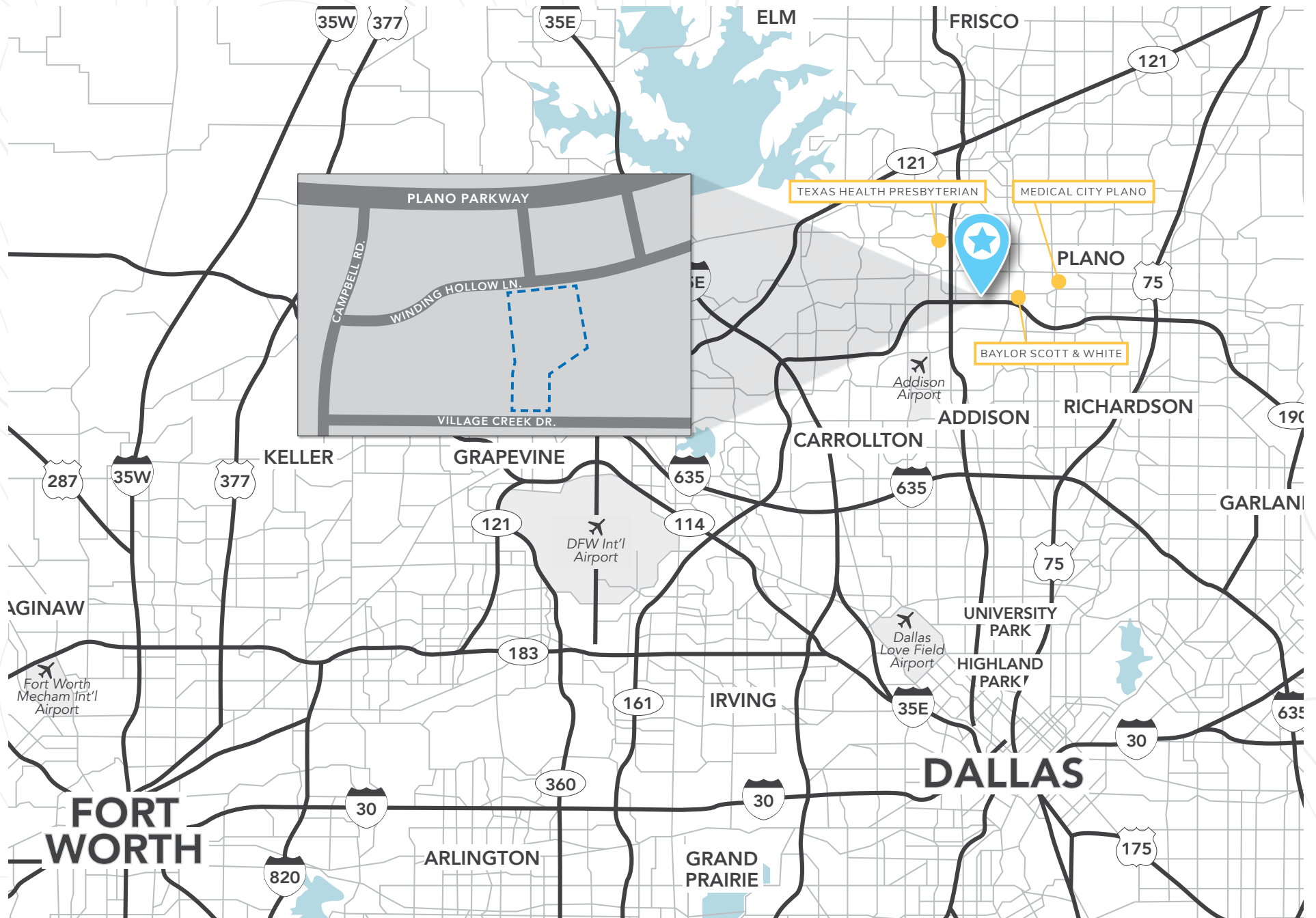
There is more than adequate parking at the building including covered parking and surface parking that meets and exceeds the municipal requirements for both general office and medical office uses



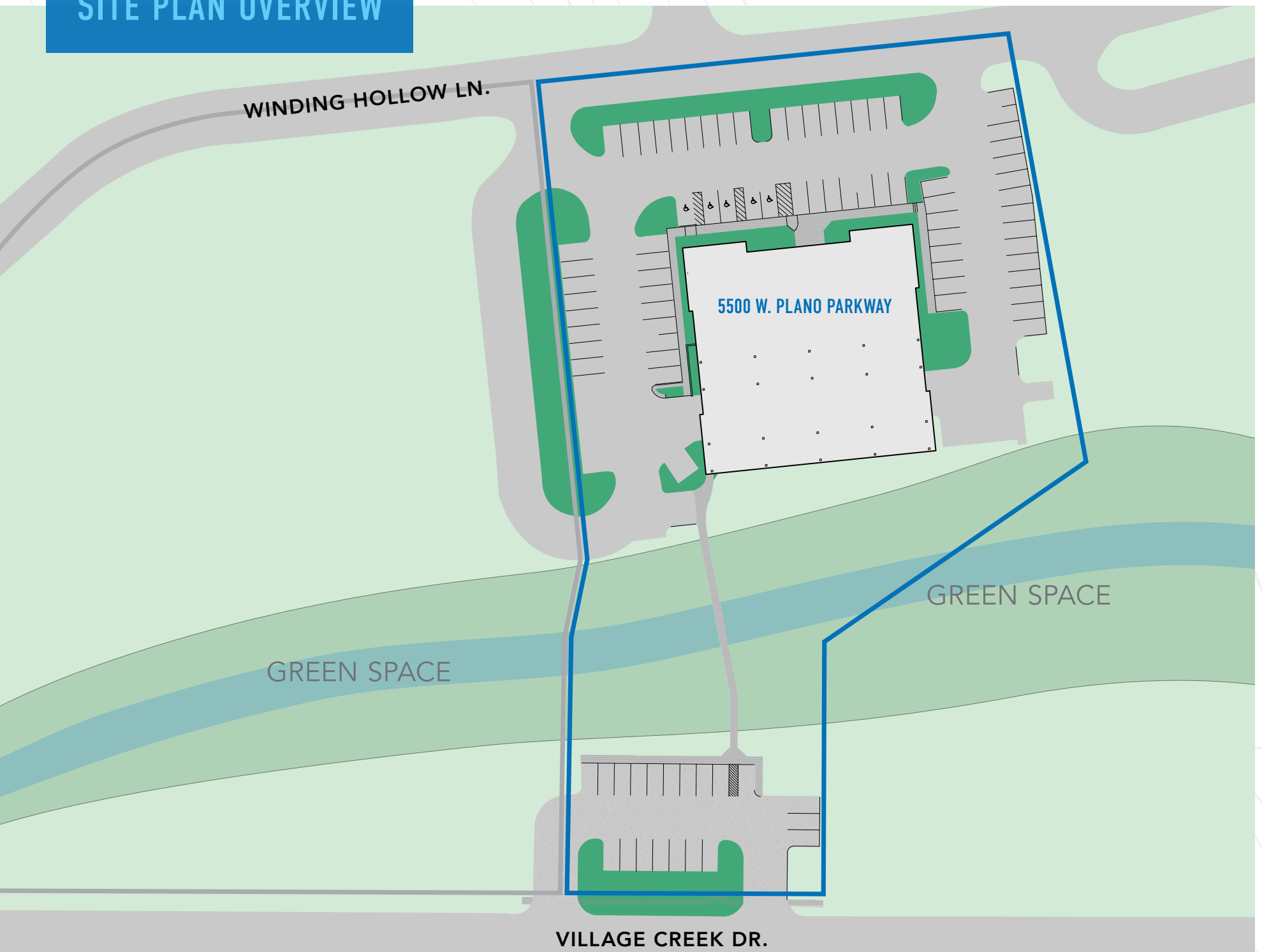
Building Functionality

The current layout of the building would accommodate either an individual user or multiple users given the common areas, internal corridors and restroom placement as well as multiple stairwells and elevators

LOCATION OVERVIEW

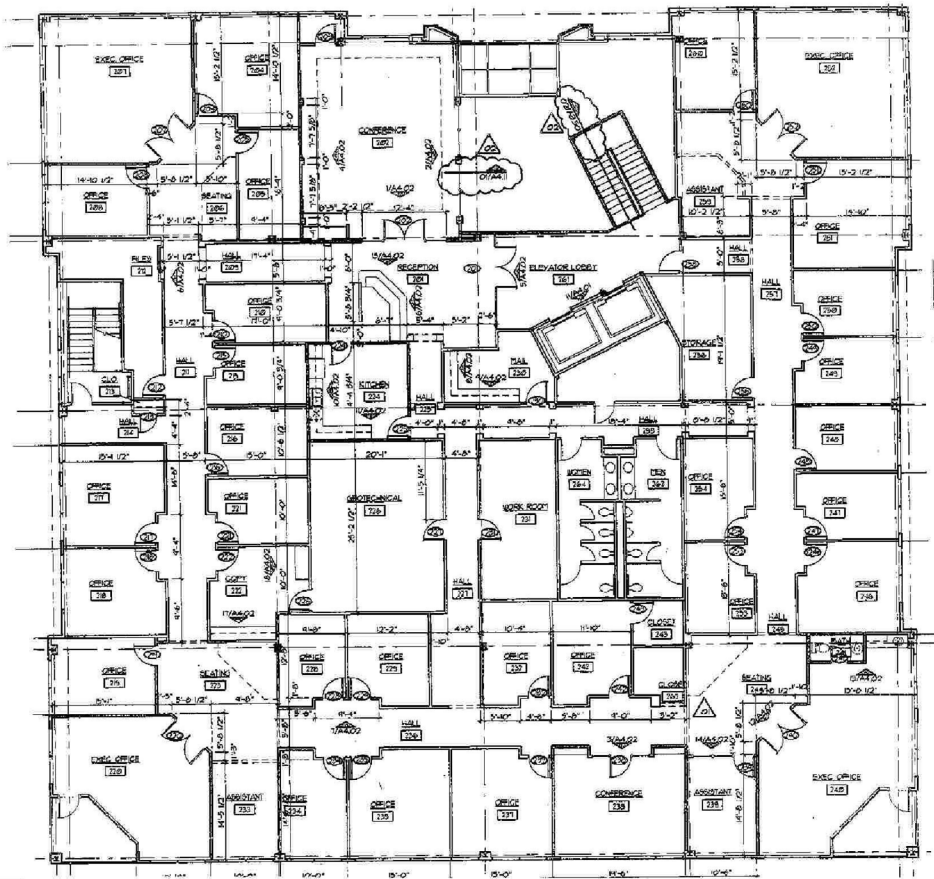


SITE PLAN OVERVIEW

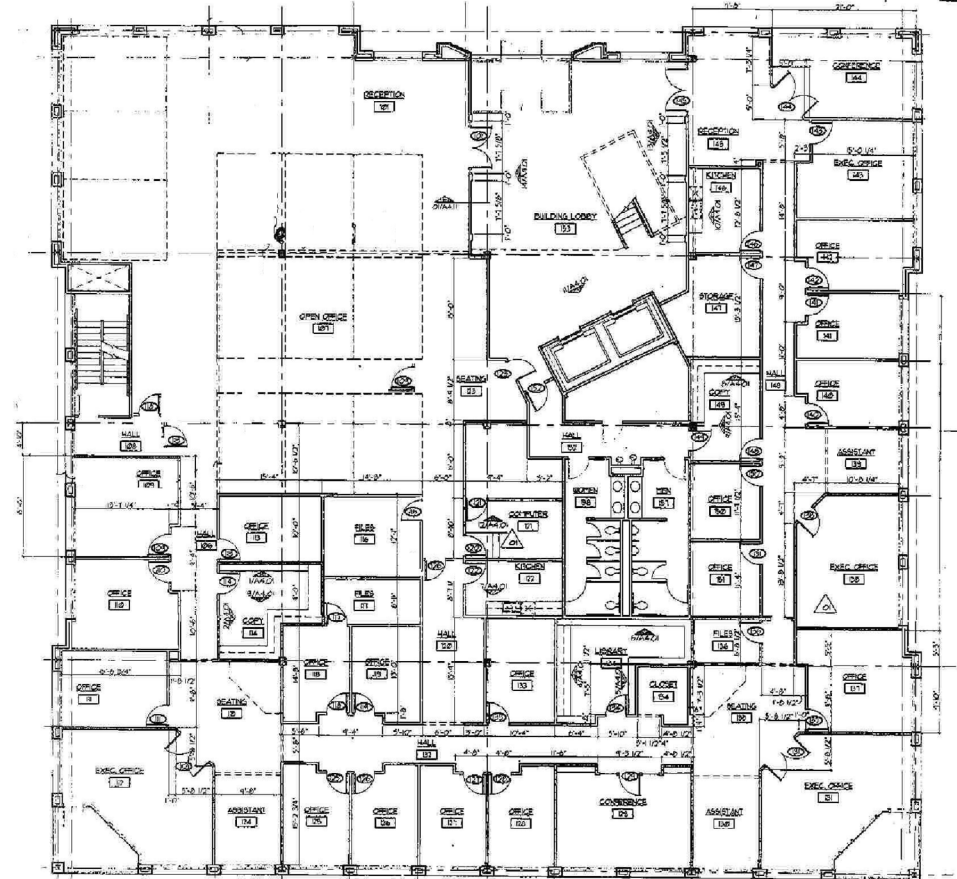


BUILDING PHOTOS

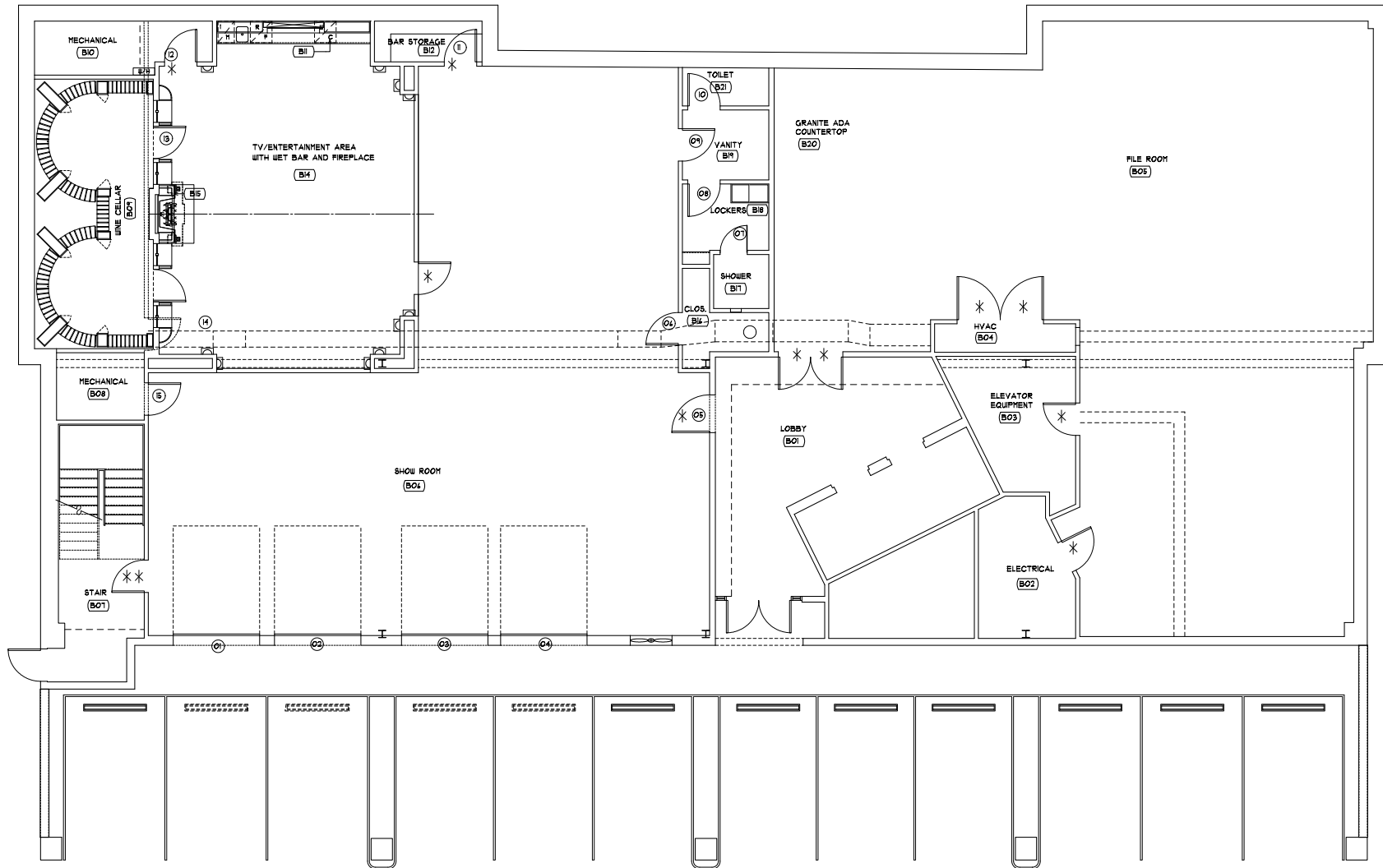




First Floor



Second Floor



Showroom / Storage Basement

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TERMS & CONDITIONS

OFFERING:

Seller is seeking prospective purchase offers for its fee simple interest in 5500 W. Plano Parkway.

TERMS:

All cash on an as-is, where-is basis.

SUBMIT OFFER TO:

Jamie Jennings or Ryan Evanich
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COMPANY INFORMATION:

Please provide a complete acquisition history/resume.

PROPERTY TOURS:

Please contact the Investment Sales team to schedule a property tour.


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