

FULLY FURNISHED OFFICE SPACE FOR SUBLEASE

3,738 SF

3701 W Plano Pkwy Suite 100

Plano, Texas 75075




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COMMERCIAL REALTY

Preston Taylor


 (972)562-9988 Opt. 3

 www.AppianCommercial.com

Ray Eckenrode, CCIM, SIOR

 (972)562-9988 Opt. 2

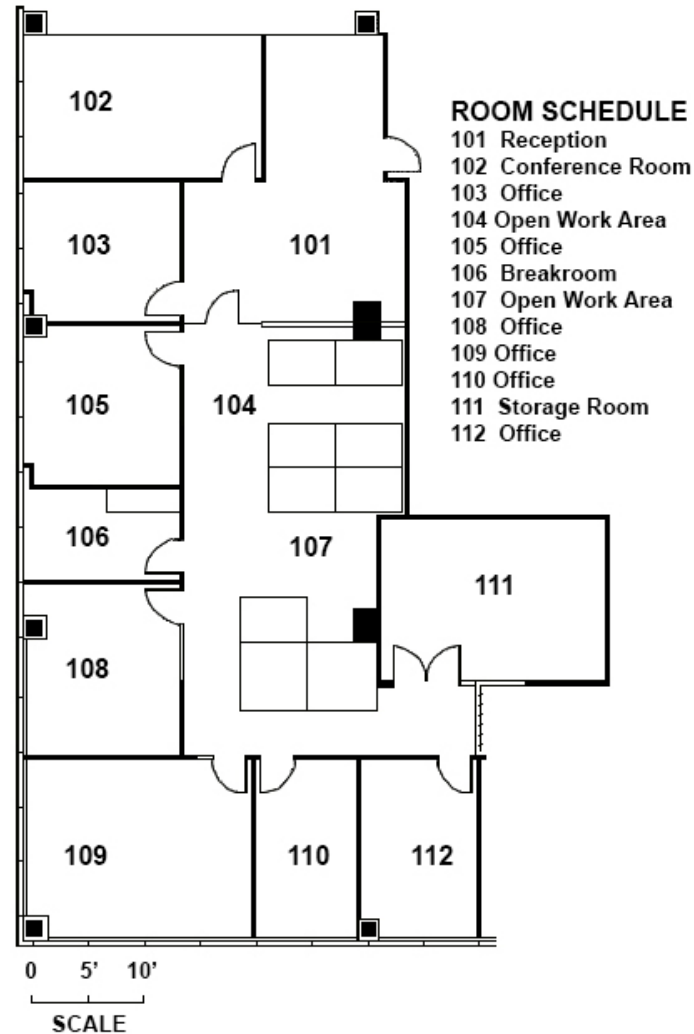
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 Appian Commercial Realty
6657 Virginia Pkwy #100
McKinney, TX 75071

OFFICE SPACE FOR SUBLEASE

Office Space
3701 W Plano Pkwy # 100
Plano, TX 75075

FLOOR PLAN



OFFICE SPACE FOR SUBLEASE

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3701 W Plano Pkwy # 100
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W Plano Parkway

Woodburn Corners

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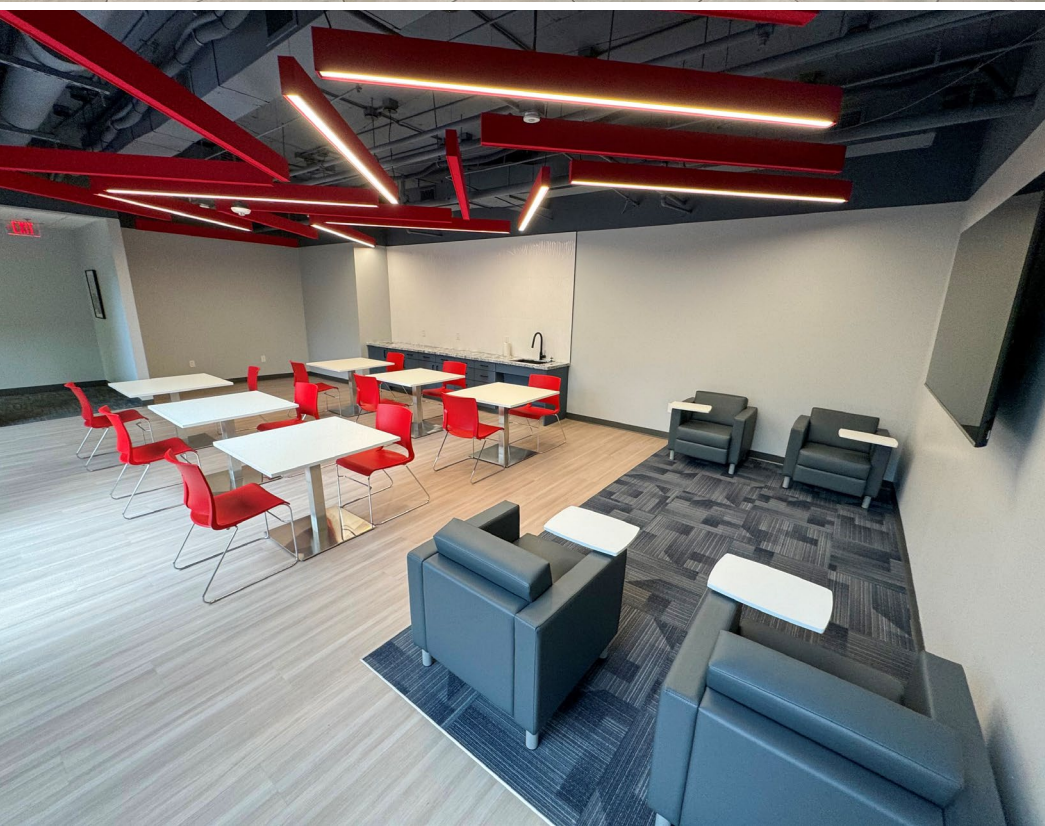


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OFFICE SPACE FOR SUBLEASE

Office Space
3701 W Plano Pkwy # 100
Plano, TX 75075

PROPERTY DETAILS

- **Price:** \$18 + E
- **Term:** Ends March 2027
- **Property Type:** Fully Furnished Office
- **Available SF:** 3,738
- **Address:** 3701 W Plano Pkwy #100
- **City:** Plano

- **County:** Collin
- **Date Available:** Immediate
- **Cross Street:** Coit Rd and W Plano Pkwy
- **Property Status:** Existing
- **Building Size:** 96,013 SF

PROPERTY INFORMATION

Discover the perfect professional office space in Plano, Texas. This fully furnished 3,738 square foot office space located in a beautiful 3-story atrium building offers recent modern upgrades with high-quality finishes and attractive common areas including an outdoor deck and tenant lounge. It offers a prime location on the DART Bus Line in close proximity to the Dallas North Tollway, the Sam Rayburn Tollway and Medical City Hospital District. The area boasts a diverse range of businesses, restaurants, and retail establishments, catering to the needs of employees and clients. Don't miss this opportunity to establish your business in a thriving community. Contact us today to schedule a viewing and unlock the potential of Plano's dynamic business landscape.




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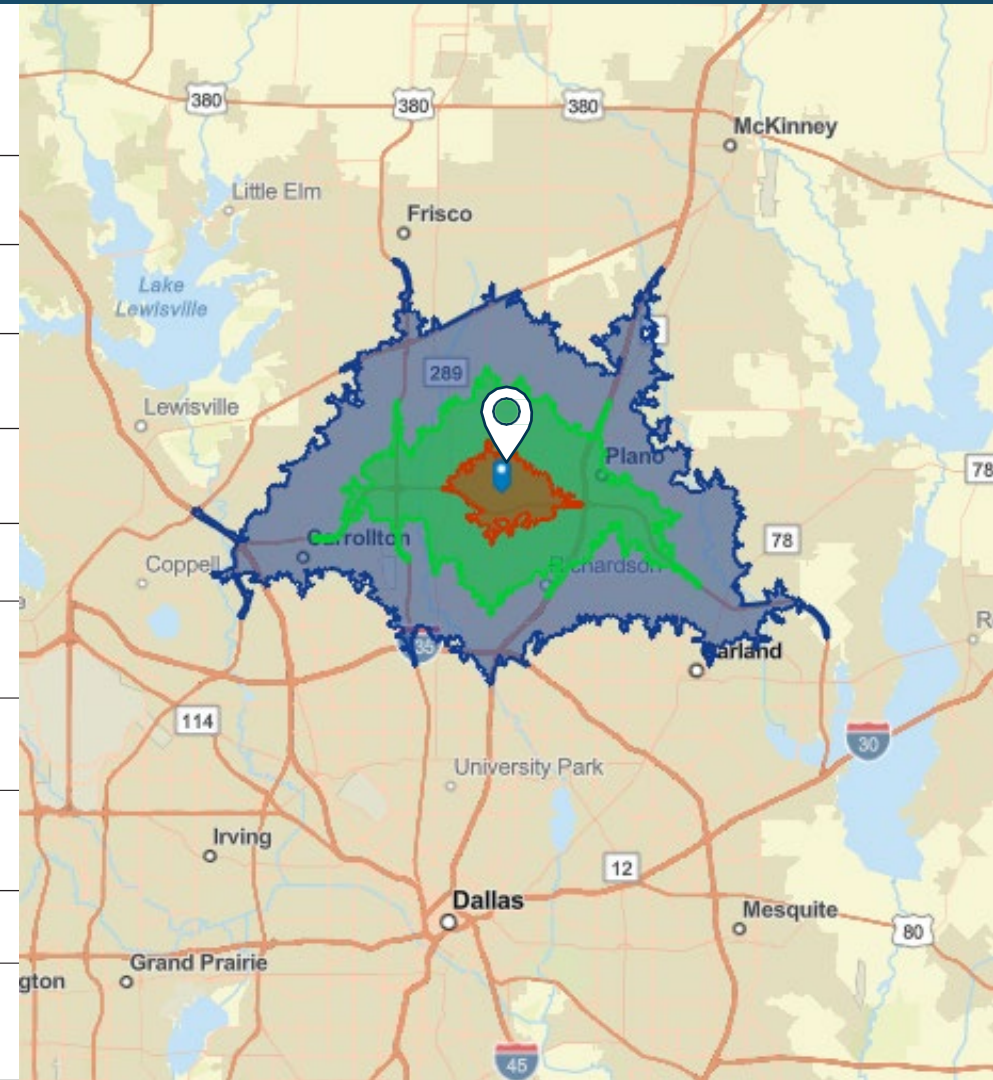
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OFFICE SPACE FOR SUBLEASE

Office Space
3701 W Plano Pkwy # 100
Plano, TX 75075

| 2023 Demographic Summary | 5 Minutes | 10 Minutes | 15 Minutes |
|-------------------------------|-----------|------------|------------|
| Population | 28,590 | 232,868 | 738,037 |
| Households | 12,873 | 99,771 | 303,964 |
| Families | 6,657 | 56,128 | 180,018 |
| Average Household Size | 2.17 | 2.26 | 2.40 |
| Owner Occupied Housing Units | 4,735 | 45,693 | 144,810 |
| Renter Occupied Housing Units | 8,138 | 54,078 | 159,154 |
| Median Age | 41.8 | 39.3 | 37.8 |
| Median Household Income | \$69,619 | \$82,924 | \$84,506 |
| Average Household Income | \$105,459 | \$129,600 | \$125,693 |



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DEMOGRAPHIC SUMMARY

3701 W Plano Pkwy, Ste 100, Plano, Texas, 75075
 Drive time of 5 minutes

KEY FACTS

28,590

Population



12,873

Households

41.8

Median Age

\$59,372

Median Disposable Income

EDUCATION

5.6%

No High School Diploma



11.8%

High School Graduate



22.8%

Some College/

Associate's Degree



59.8%

Bachelor's/Grad/

Prof Degree

INCOME



\$69,619

Median Household Income



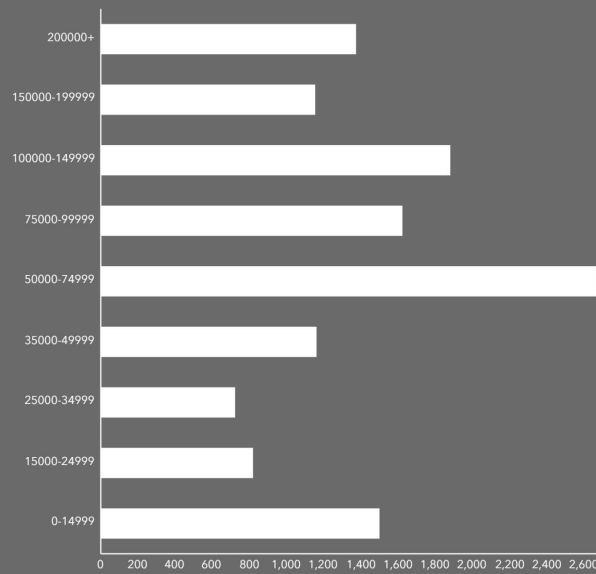
\$48,819

Per Capita Income

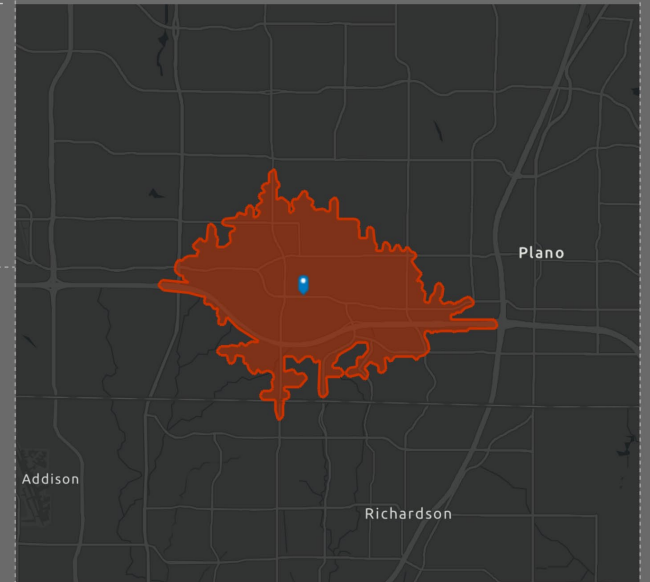


\$86,759

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

81.1%



Blue Collar

9.7%



Services

11.2%

4.7%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri

DEMOGRAPHIC SUMMARY

3701 W Plano Pkwy, Ste 100, Plano, Texas, 75075

Drive time of 10 minutes

KEY FACTS

232,868

Population



99,771

Households

39.3

Median Age

\$69,897

Median Disposable Income

EDUCATION

4.0%

No High School Diploma



11.3%

High School Graduate



21.3%

Some College/

Associate's Degree



63.4%

Bachelor's/Grad/

Prof Degree

INCOME



\$82,924

Median Household Income



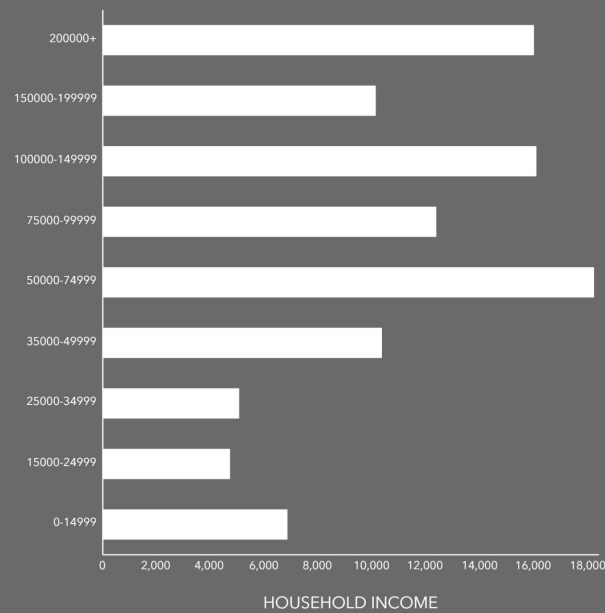
\$55,501

Per Capita Income

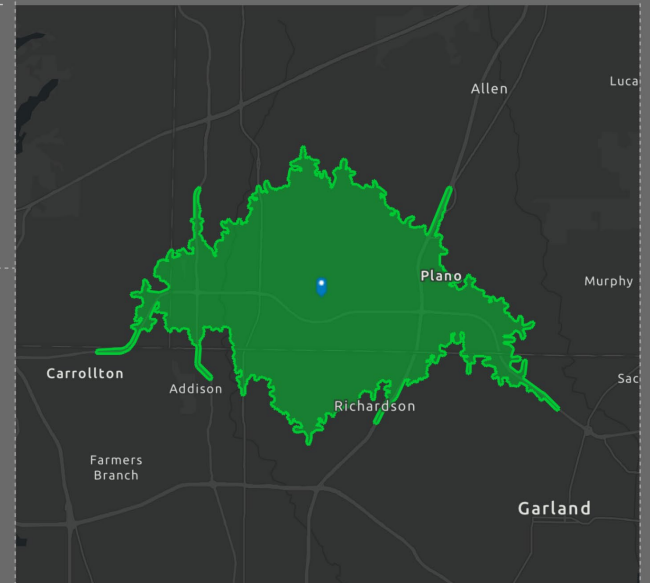


\$127,713

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



80.6%

White Collar



9.6%

Blue Collar



11.5%

Services

3.9%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri

DEMOGRAPHIC SUMMARY

3701 W Plano Pkwy, Ste 100, Plano, Texas, 75075

Drive time of 15 minutes

KEY FACTS

738,037

Population



303,964

Households

37.8

Median Age

\$71,193

Median Disposable Income

EDUCATION

6.7%

No High School Diploma



14.3%

High School Graduate



22.6%

Some College/

Associate's Degree



56.5%

Bachelor's/Grad/

Prof Degree

INCOME



\$84,506

Median Household Income



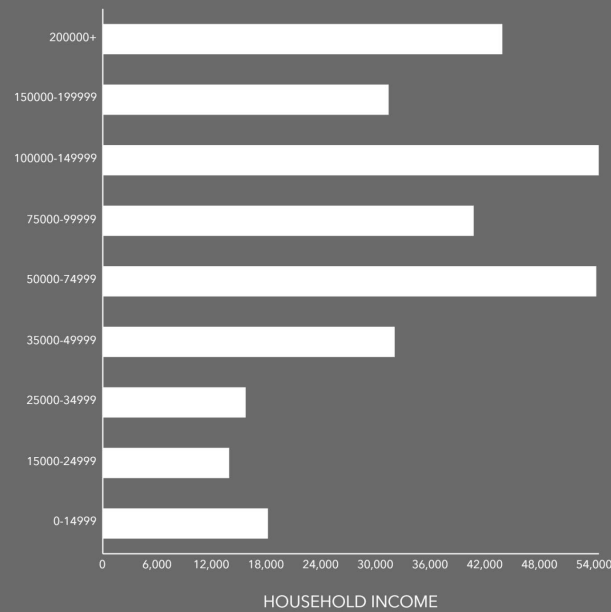
\$51,899

Per Capita Income

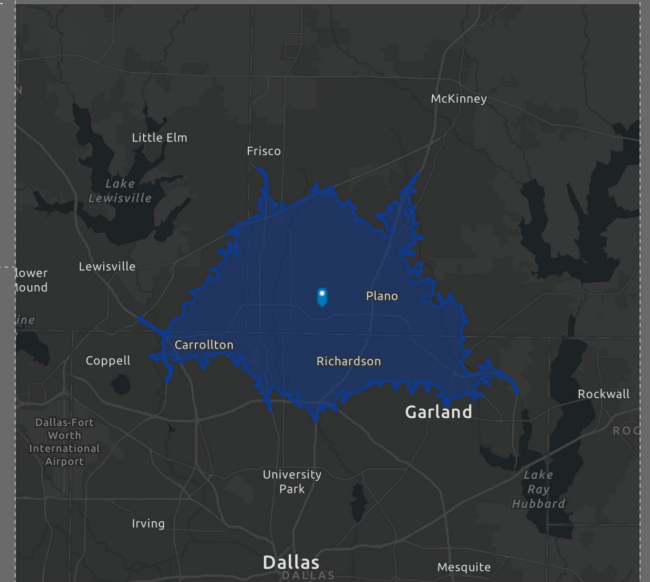


\$120,396

Median Net Worth



Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri



EMPLOYMENT



76.3%

White Collar



12.3%

Blue Collar



13.4%

Services

3.5%

Unemployment Rate



Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

| | | | |
|---|----------------------------|------------------------------|----------------------|
| Appian Commercial Realty LLC | 579746 | appiancommercial@gmail.com | 972-562-9988 |
| <small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small> | <small>License No.</small> | <small>Email</small> | <small>Phone</small> |
| Ray Eckenrode | 506389 | ray@appiancommercial.com | 972-562-9988 |
| <small>Designated Broker of Firm</small> | <small>License No.</small> | <small>Email</small> | <small>Phone</small> |
| | | | |
| <small>Licensed Supervisor of Sales Agent/ Associate</small> | <small>License No.</small> | <small>Email</small> | <small>Phone</small> |
| Preston Taylor | 734185 | preston@appiancommercial.com | 972-832-7099 |
| <small>Sales Agent/Associate's Name</small> | <small>License No.</small> | <small>Email</small> | <small>Phone</small> |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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