

Wells Asset Management

Multifamily-Commercial
Management, Brokerage, Financing



PLANO PARKWAY BUILDING

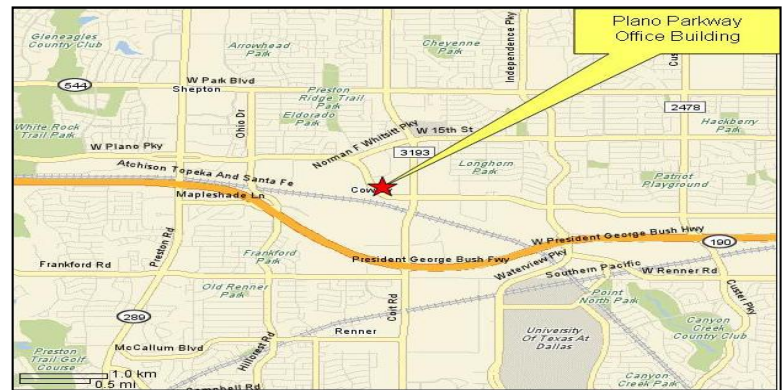
4031 West Plano Parkway
Plano, TX 75093

Location:

- Located conveniently along Plano Parkway just North of George Bush Turnpike and only a few blocks West of Coit Road
- Great tenant mix provides a professional and comfortable working atmosphere

Property Description

- A 30,857 SF Office/Medical Building
 - Utilities paid (Electric not included)
 - Tenants include Associated Orthopedic Sports Medicine, Medical Providers International, Child and Family Guidance Center, and Dr. Deborah Parker PHD.
- ❖ **Plano Parkway Traffic Count = 25,282**



SPACE FOR LEASE

- Suite 205/215 3675 SF – will divide
- Suite 201 1,315 SF
- Suite 209 1,294 SF
- Min Term- 12 Months
- Max Term- 60 Months
- Min Lease rate- 15.00 per SF
- Electricity Billed Back

Market Demographics	1 Mile	3 Mile	5 Mile
2005 Estimated Population	6,688	104,350	305,802
2030 Population projection	6,863	113,699	342,314
2005 Estimated Household income			\$118,659
Business Employees			120,076
Median Age			35

For More Information Contact-Crystal Brown-Wells Asset Management-(972) 458-2588 x116

Information was obtained from sources believed to be reliable. However, all information is subject to verification and change without notice, and no guarantee, express, or implied is made as to the accuracy thereof.