

PLUG & PLAY - CLASS AA - SUBLEASE

Granite Park 7

5600 Granite Parkway | Plano, Texas




STREAM®

SUBLEASE HIGHLIGHTS



AVAILABLE IMMEDIATELY

Option 1: 71,080 SF
Option 2: 21,125 SF



QUOTED RATE

\$39.00 NNN



PARKING RATIO

4.0 per 1,000 SF covered parking at no cost



LEASE TERM THROUGH

August 30, 2033



ADDITIONAL SPACE NOTES

Fully Furnished Class AA
Plug & Play Sublease



OPTION 1: 9TH & 10TH FLOOR

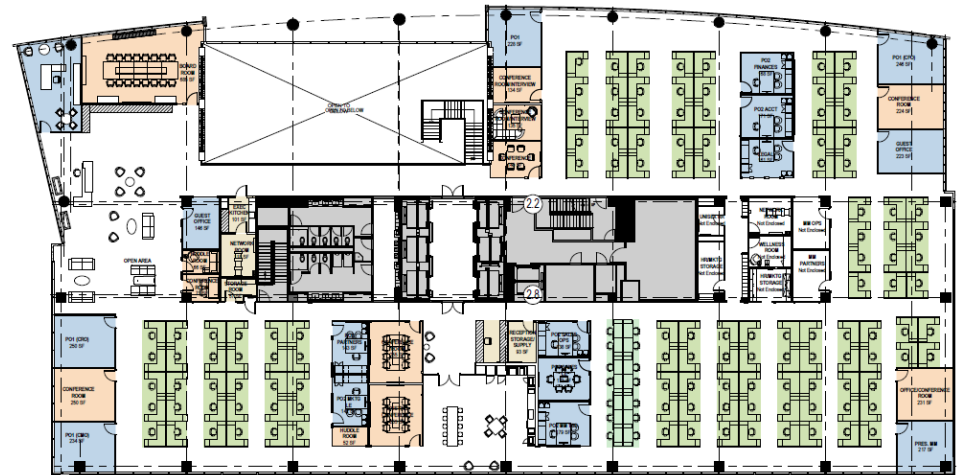
71,080 SF

AVAILABLE IMMEDIATELY

- 297 Workstations
- 30 Private Offices
- 18 Conference Rooms
- 1 Training Room
- 2 Break Rooms
- 1 Reception
- 1 Wellness Room
- 1 Workroom/Storage
- 1 Tenant Lounge
- Full Cafeteria



9TH FLOOR



10TH FLOOR

OPTION 2: 9TH FLOOR

21,125 SF

AVAILABLE IMMEDIATELY

- 110 Workstations
- 10 Private Offices
- 4 Conference Rooms
- 1 Training Room
- 1 Break Room
- 1 Wellness Room



BUILDING AMENITIES



Full-Service Dining Hall
w/ Multiple Food Stations
& Rotating Menu



Conference Facilities &
Large Meeting Rooms



Fitness Room



Tenant Lounges



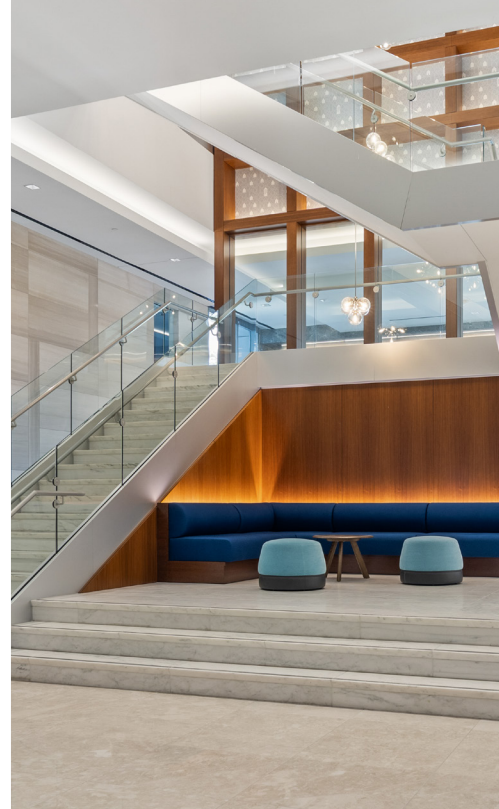
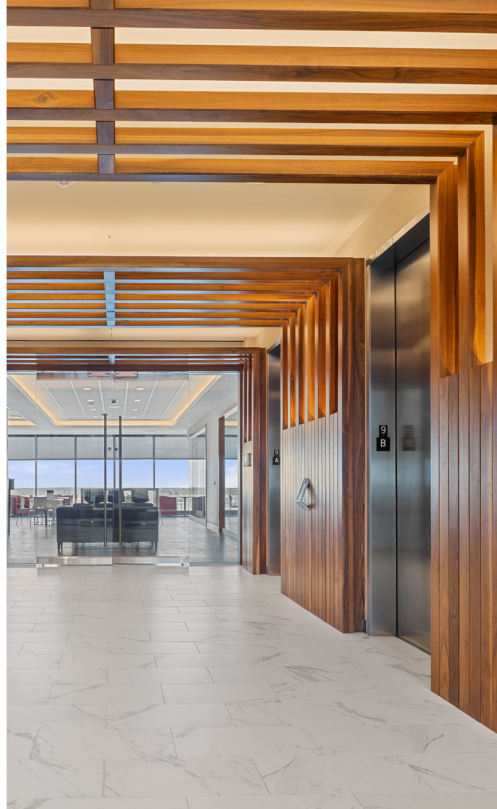
Outdoor Seating Areas



24/7 High-End,
On-Site Security



Walkable Restaurants



Granite Park is a 90-acre, master-planned mixed-use community at the intersection of the Dallas North Tollway and Sam Rayburn Tollway. The campus combines more than 3 million square feet of Class AA office with a 299-room full-service Hilton Hotel, The Boardwalk dining and gathering district, and a walkable mix of shops and restaurants, all just steps from your front door.



Granite Park



OFFICE SPACE

- 1 Granite Park One
- 2 Granite Park Two
- 3 Granite Park Three
- 4 Granite Park Four
- 5 Granite Park Five
- 6 Granite Park Six
- 7 Granite Park Seven

RETAIL & HOTEL

- 9 The Shops at Granite Park
- 10 The Shops at Granite Park 3
- 11 Blue Mesa Grill
- 12 Hilton Hotel
- 13 The Boardwalk

RESTAURANTS

- | | | |
|---------------|------------------------|------------------------|
| Bavette Grill | Chips Hamburgers | Seager & Sons |
| Biscuit Bar | I Scream Gelato | Suburban Yacht Club |
| Blue Fish | Jersey Mike's | Tiff's Treats |
| Carso | Keto Kitchen | Union Bear Brewery Co. |
| Campisi's | Kickback | |
| Flamant Rose | Original Pancake House | |

FUTURE DEVELOPMENTS

- 8 Granite Park Eight – 500,000 SF
- Granite Park Ten – 500,000 SF

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