

# FOR LEASE

3604 & 3608 Preston Rd

826 - 5,707 SF Available



3604 & 3608 Preston Rd, Plano, TX 75093

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# PROPERTY OVERVIEW



## RENT

\$20-24/SF/NNN  
NNN est. \$8.05/SF



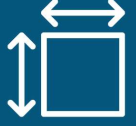
## 3604 PRESTON RD

12,539 SF



## 3608 PRESTON RD

35,564 SF



## SPACE AVAILABLE

826 - 5,707 SF



## YEAR BUILT

1998/2001



## ZONING

O-1

# 3604 PRESTON RD

3604 Preston Road offers professional office suites for lease in a highly accessible West Plano location. Available suites include Suite 210 at  $\pm 1,211$  SF and Suite 310 at  $\pm 1,275$  SF. The property provides functional office layouts with private offices, conference areas, reception space, break areas, and efficient workspace configurations.

The building benefits from a parking ratio of 3.76 spaces per 1,000 SF, monument signage opportunities, and local ownership. Located near Preston Road with a recorded traffic count of 58,000+ VPD, the property provides convenient access to surrounding Plano amenities, the property is surrounded by restaurants, shopping, and daily conveniences, making it well suited for professional office, medical office, financial services, and administrative users.

## HIGHLIGHTS

- **Suite 210:**  $\pm 1,211$  SF at \$24/SF/NNN
- **Suite 310:**  $\pm 1,275$  SF at \$24/SF/NNN
- Parking ratio: 3.76/1,000 SF
- Monument signage opportunity available
- Local ownership
- Surrounded by restaurants and shopping
- Strong West Plano location near major roadways



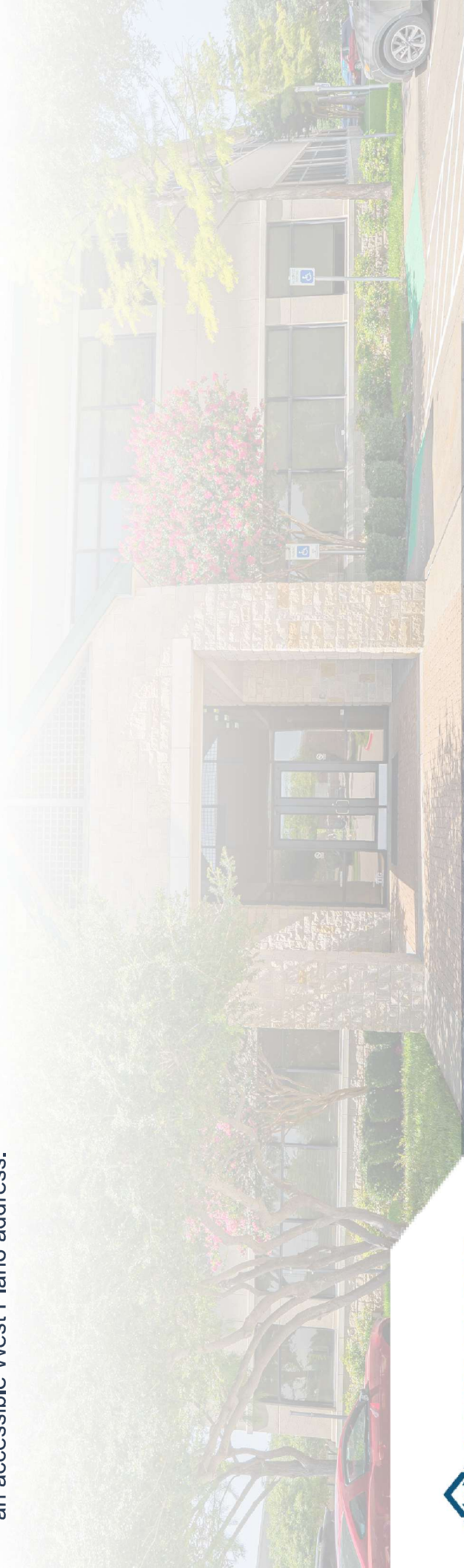
# 3608 PRESTON RD

3608 Preston Road offers professional office space for lease in a well-positioned Plano location near Preston Road and President George Bush Turnpike. Available suites include Suite 227 at 826 SF and Suite 245 at 2,395 SF, providing options for tenants seeking efficient office layouts with private offices, reception areas, break space, and functional workspace. Preston Road provides convenient access to nearby amenities and strong visibility with a traffic count of 58,000+ VPD.

The property features a parking ratio of 3.76 spaces per 1,000 SF, monument signage opportunities, and local ownership. With nearby restaurants, shopping, and everyday conveniences, 3608 Preston Road is a strong fit for professional services, medical office users, financial services, and other office tenants looking for an accessible West Plano address.

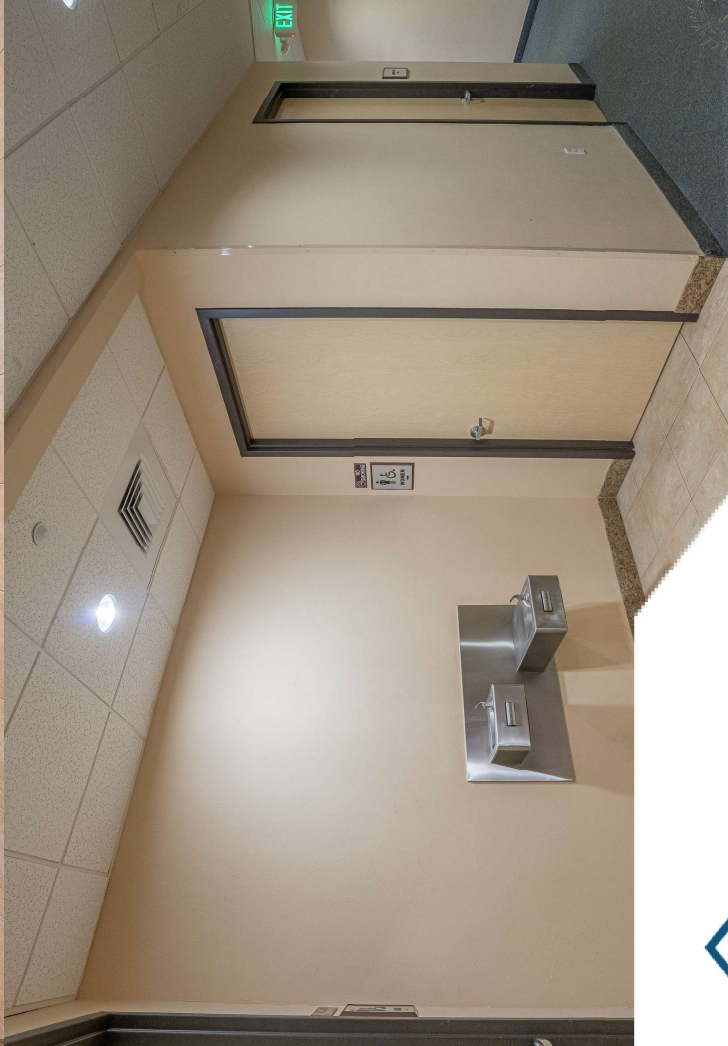
## HIGHLIGHTS

- **Suite 227:** 826 SF at \$20/SF/NNN
- **Suite 245:** 2,395 SF at \$20/SF/NNN
- Parking ratio: 3.76/1,000 SF
- Monument signage opportunity available
- Local ownership
- Abundance of nearby restaurants and shopping
- Convenient West Plano location



**WORLDWIDE**  
COMMERCIAL

3604 & 3608 Preston Rd, Plano, TX 75093



3604 & 3608 Preston Rd, Plano, TX 75093



Walmart Supercenter  
3.5 MILES



Whole Foods Market  
1.6 MILES



Trader Joe's  
1.8 MILES



EoS Fitness  
0.3 MILES



H-E-B  
0.8 MILES



Walmart Supercenter  
3.5 MILES

Dallas North Tollway (Toll road)

President George Bush (Toll road)



Whole Foods Market  
1.6 MILES

White Rock Creek

Hebron

Dallas North Tollway (Toll road)



Trader Joe's  
1.8 MILES



EoS Fitness  
0.3 MILES



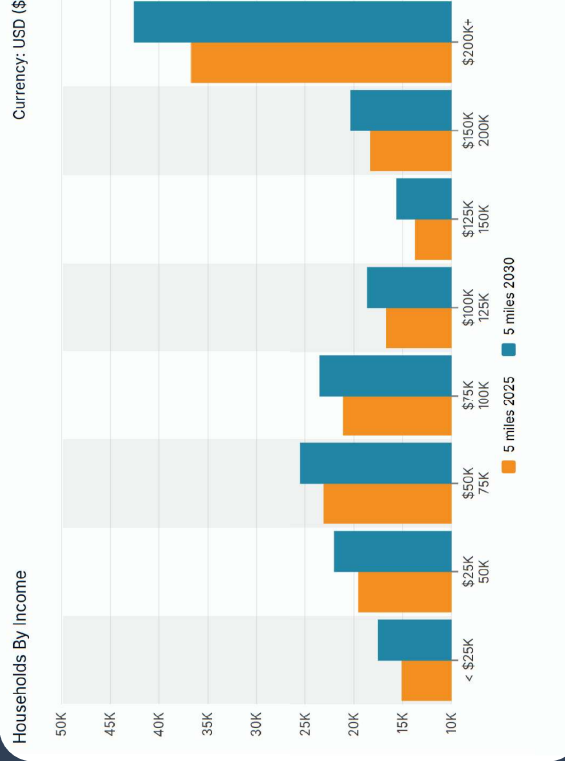
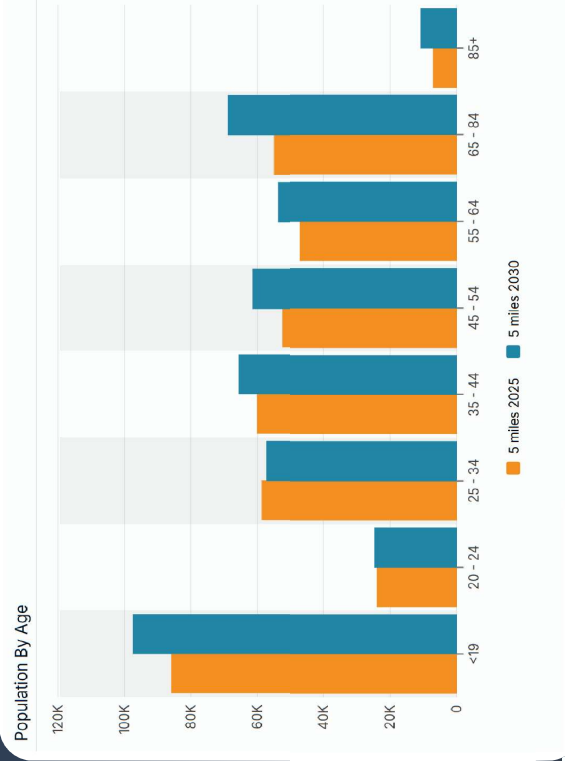
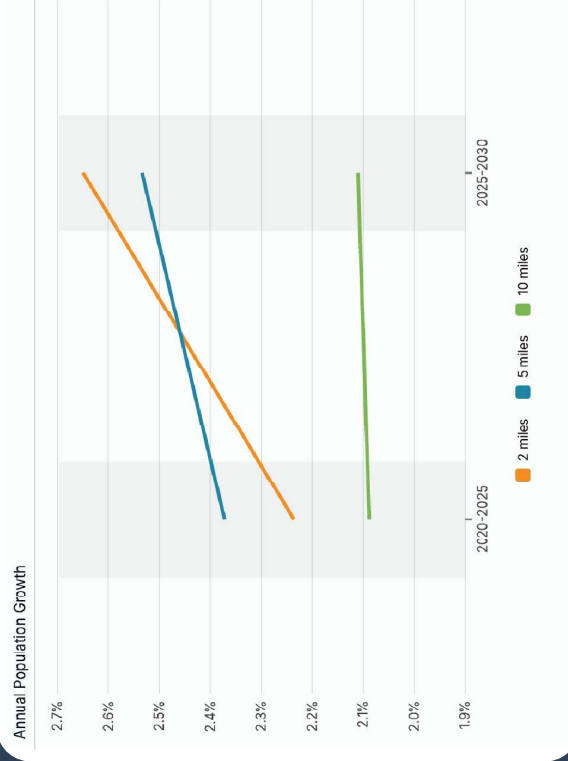
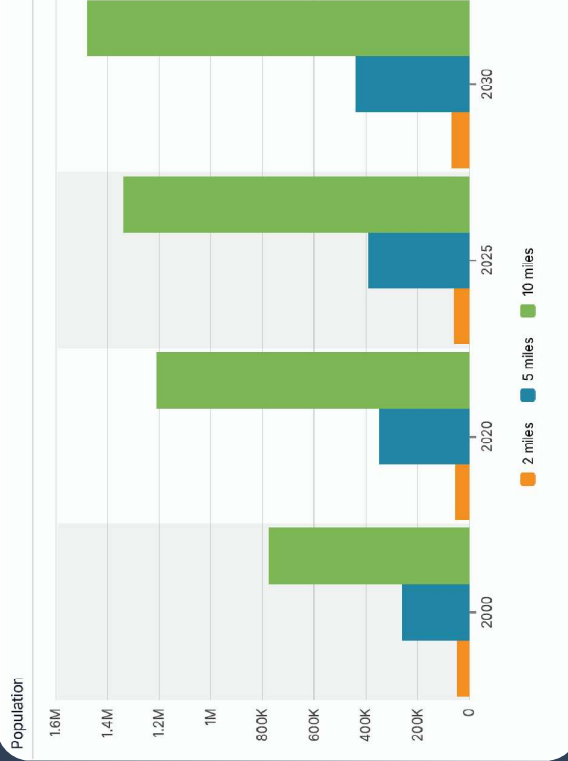
H-E-B  
0.8 MILES

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Plano, Texas



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# DEMOGRAPHICS



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# ABOUT WWC PARTNERS

WWC is a boutique commercial real estate brokerage and investment services firm headquartered in Frisco, Texas. Our agents are assertive and motivated to focus on achieving the highest level of results for our clients by giving each project careful and thoughtful consideration with a partnership approach. Over the past ten years, we've served a wide range of clients from local businesses to Fortune 1,000 companies to institutional investment firms with significant experience advising on and closing multi-family, office, and retail transactions.



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