

VILLAGE 121

8261 Belleview Drive
Plano, TX 75024

Office For Lease

3,291 - 5,626 SF



Leasing Information:
214.740.3300

Michael Peinado
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Tom Kuhlmann
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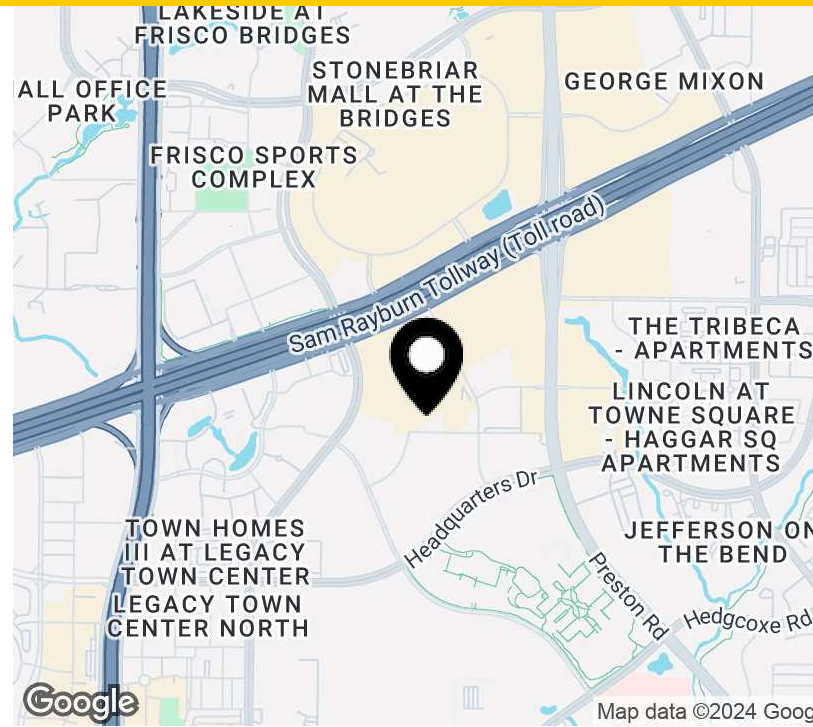
Lincoln Property Company
8111 Douglas Avenue Suite 600
Dallas, TX 75225

www.lpc.com

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Property Highlights

- Office Space for lease
- Design Build office layouts
- Easy access to SH 121 and Dallas North Tollway
- 5.79/1000 parking ratio
- Building signage available
- Walkable quality restaurants nearby

Availabilities

- Suite 100
- Suite 200

SF

- 5,626 SF
- 3,291 SF

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Site Plan

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BUILDING AREA

1ST FLOOR GROSS AREA	64,311 SF
2ND FLOOR GROSS AREA	62,137 SF
TOTAL FLOOR GROSS AREA	126,448 SF

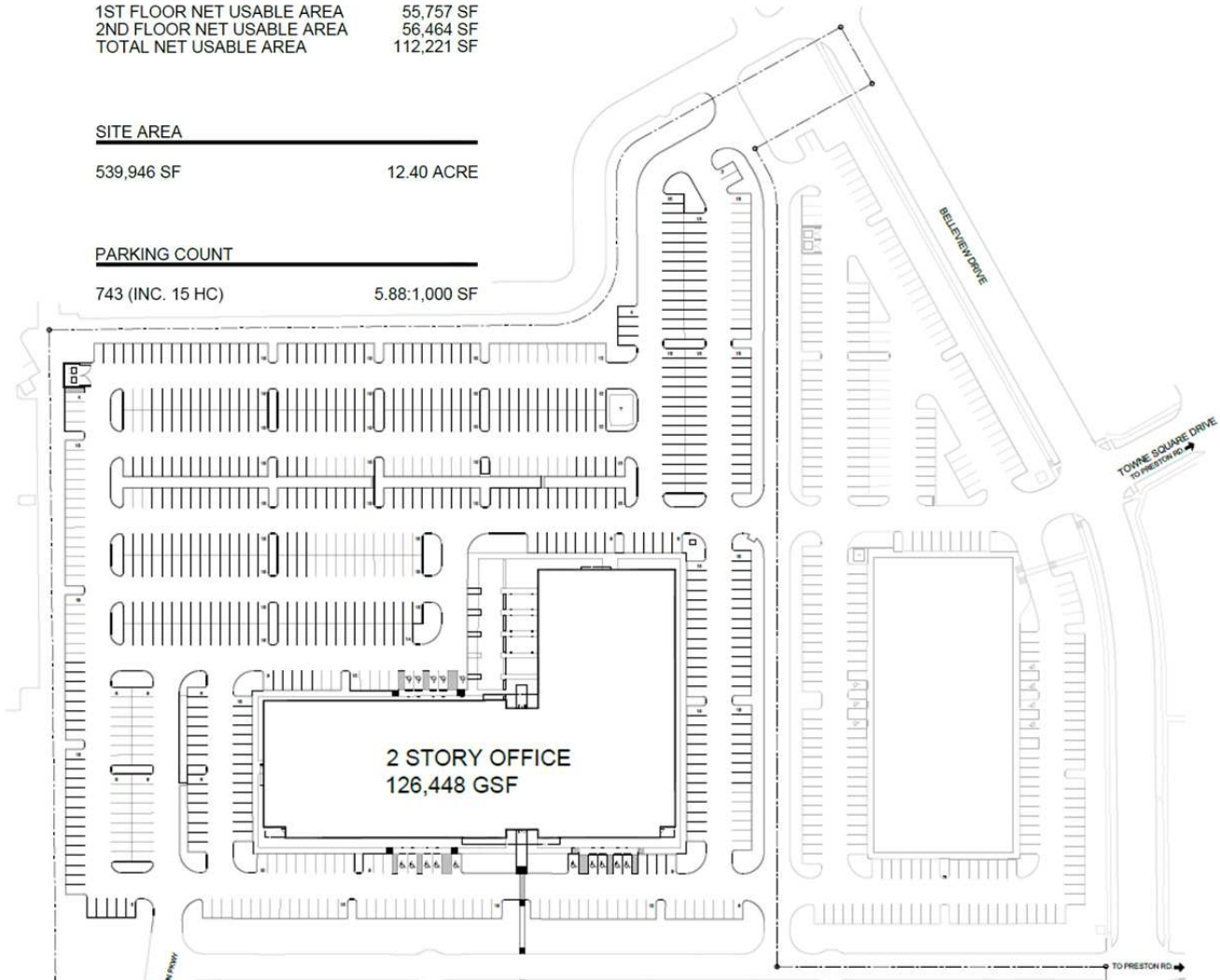
1ST FLOOR NET USABLE AREA	55,757 SF
2ND FLOOR NET USABLE AREA	56,464 SF
TOTAL NET USABLE AREA	112,221 SF

SITE AREA

539,946 SF	12.40 ACRE
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PARKING COUNT

743 (INC. 15 HC)	5.88:1,000 SF
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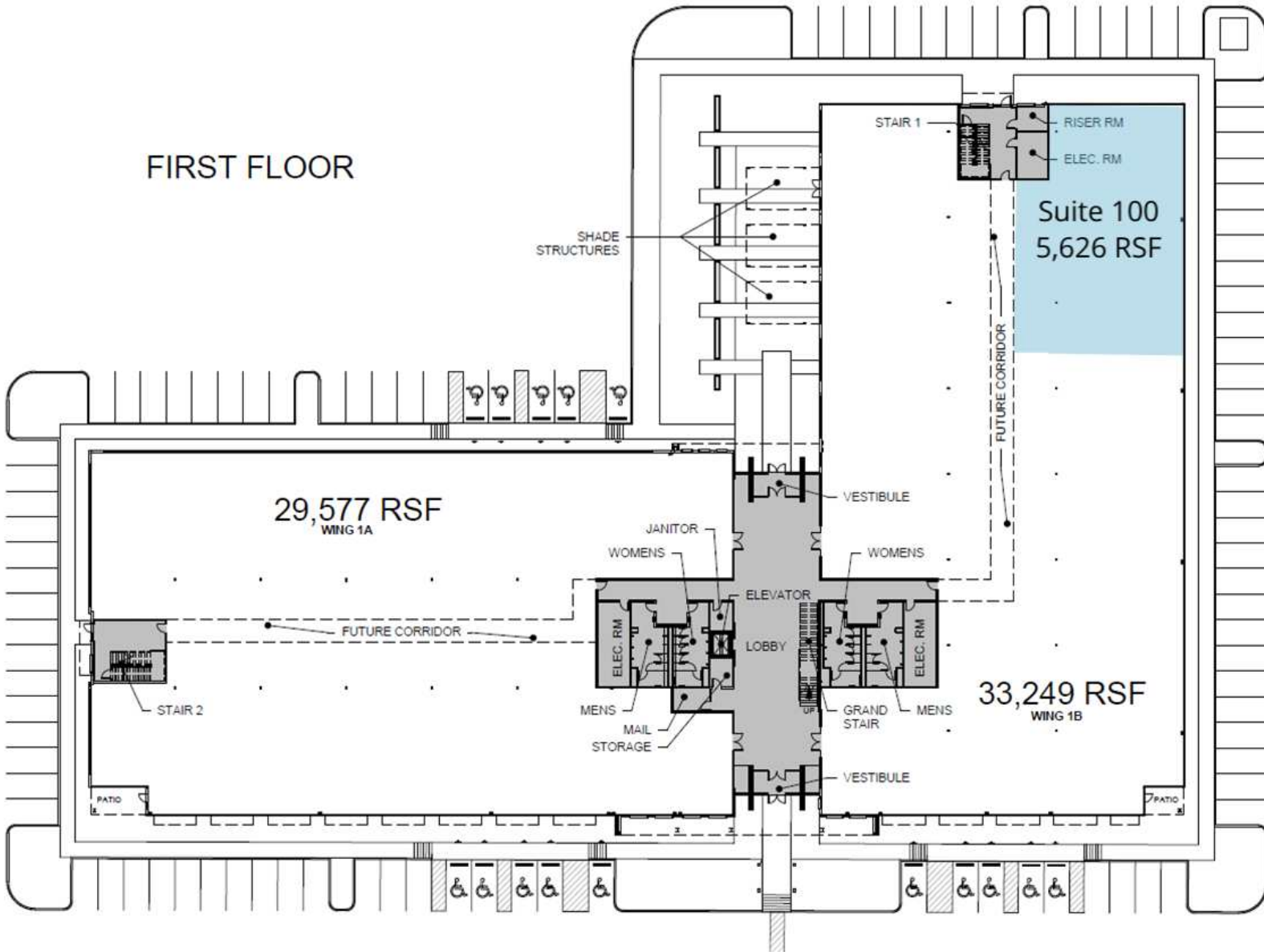
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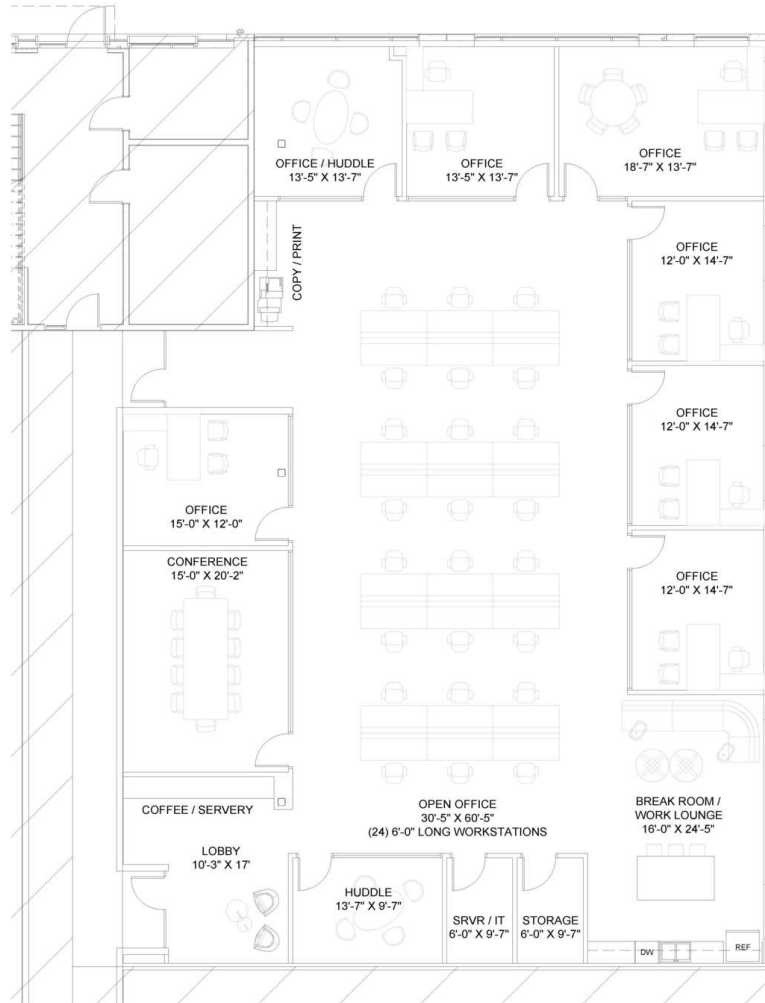
First Floor Vacancy

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WORKSTATIONS: (24 TOTAL) 6' BENCHING WORKSTATION
 OFFICES: (5 TOTAL) APPROX. 15' X 12' OFFICE
 EXEC. OFFICE: (1 TOTAL) 18'-7" X 13'-7" OFFICE
 CONFERENCE: (1 TOTAL) 15' X 20'-2"
 HUDDLE ROOMS: (2 TOTAL) SIZE VARIES
 BREAK / LOUNGE AREA (1 TOTAL)

TOTAL USABLE: 4,993 USF
 TOTAL RENTABLE: 5,626 RSF



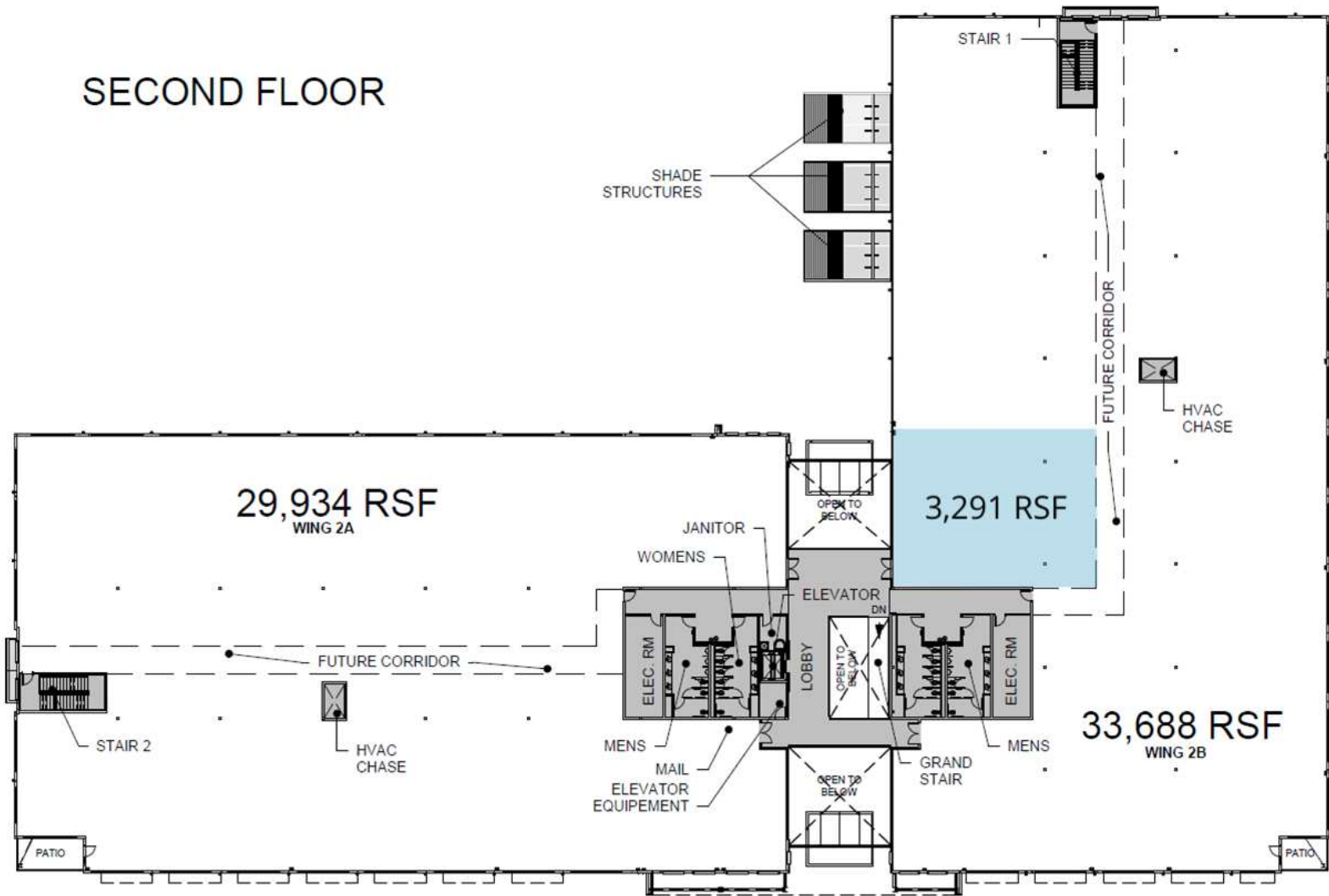
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Second Floor Vacancy

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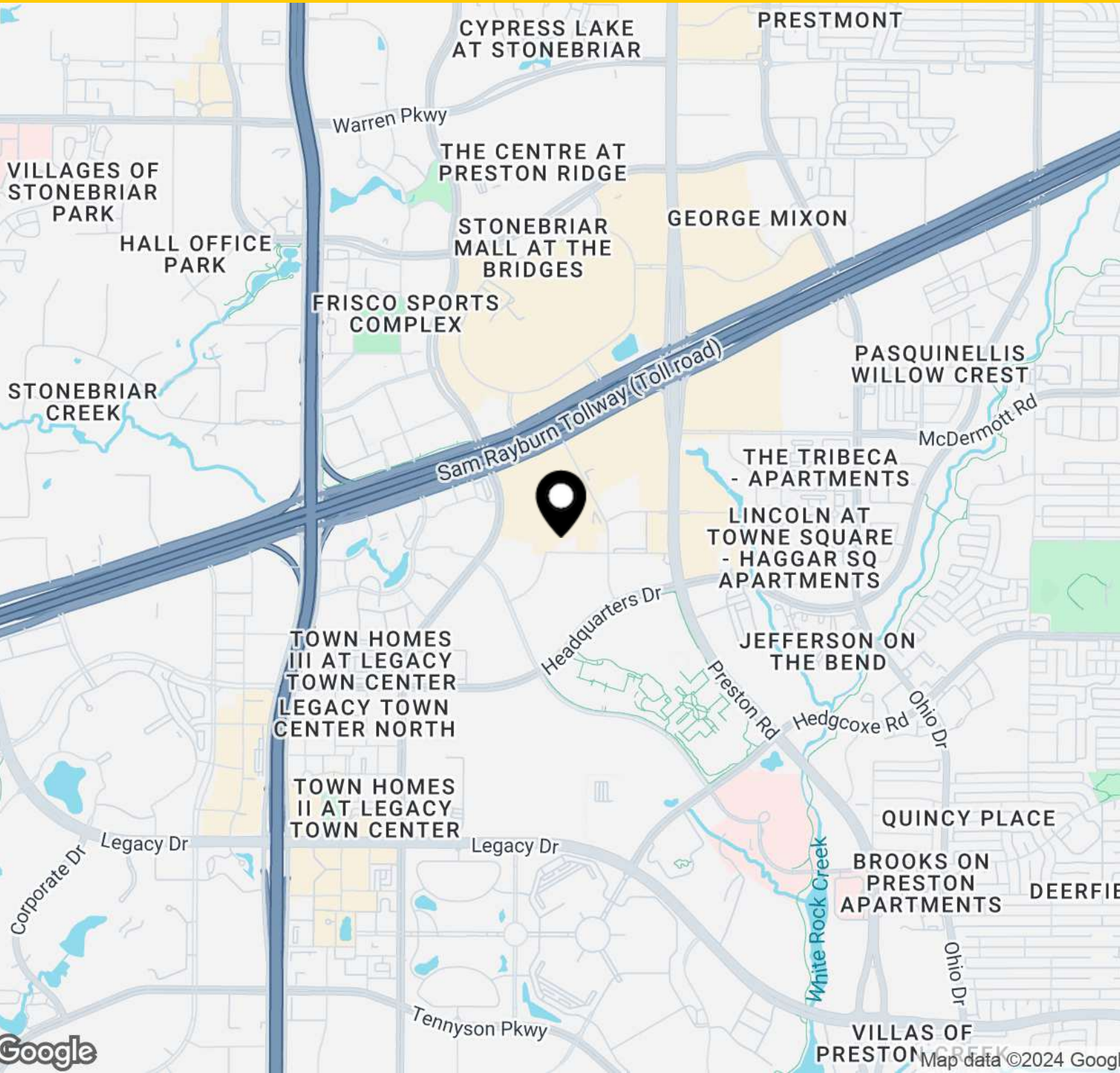
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Location Map

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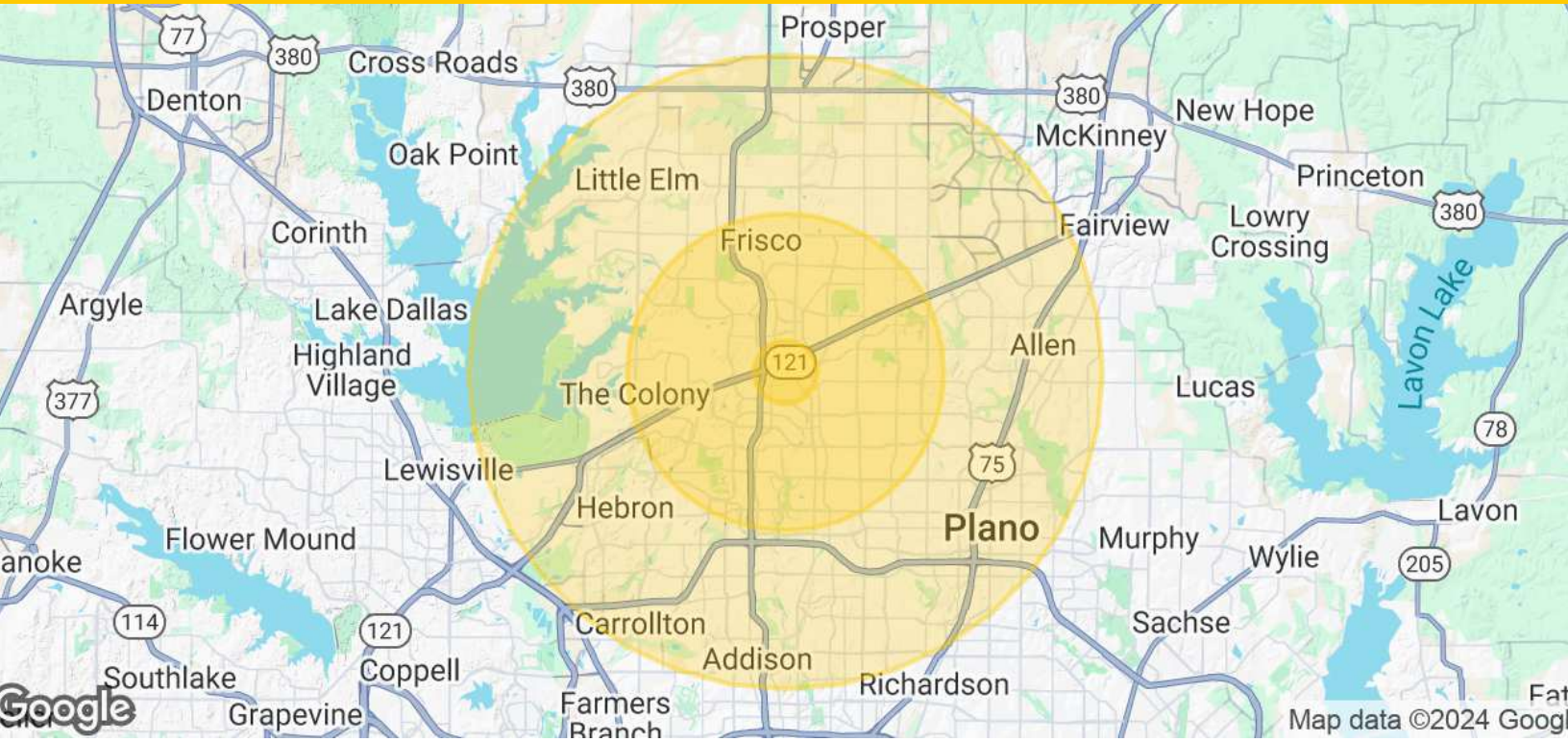
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Demographics Map & Report

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Population	1 Mile	5 Miles	10 Miles
Total Population	11,580	294,656	1,075,167
Average Age	32.6	39.8	38.5
Average Age (Male)	34.1	39.1	37.3
Average Age (Female)	29.9	39.9	39.2
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	6,764	119,910	430,179
# of Persons per HH	1.7	2.5	2.5
Average HH Income	\$84,722	\$135,185	\$117,241
Average House Value	\$155,001	\$377,601	\$315,038

2020 American Community Survey (ACS)

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