



Premier Office Sublease

**GRANITE SIX | 5525 GRANITE
PARKWAY, PLANO TX**

NEWMARK

TURNKEY SUBLEASE

5525 GRANITE PARKWAY, PLANO TX
GRANITE SIX | SUITE 675

Size
3,708 SF

Rate
Negotiable

Availability
Immediately

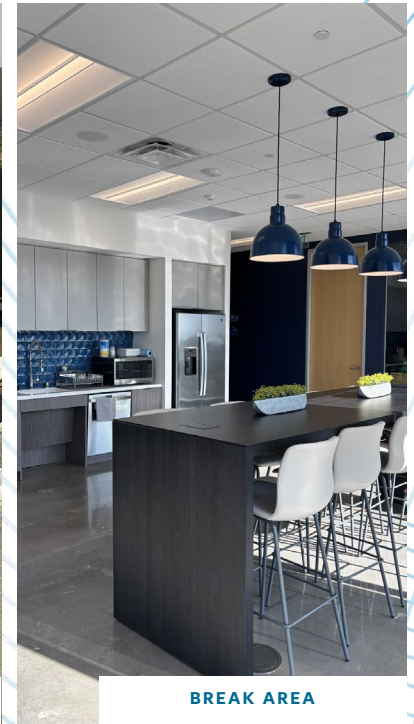
Opex
Negotiable

Term
5/31/2027

Parking
11 Unreserved at \$50/sp/mo



PERIMETER OFFICE



BREAK AREA



LOUNGE AREA



CONFERENCE ROOM



INTERIOR OFFICE

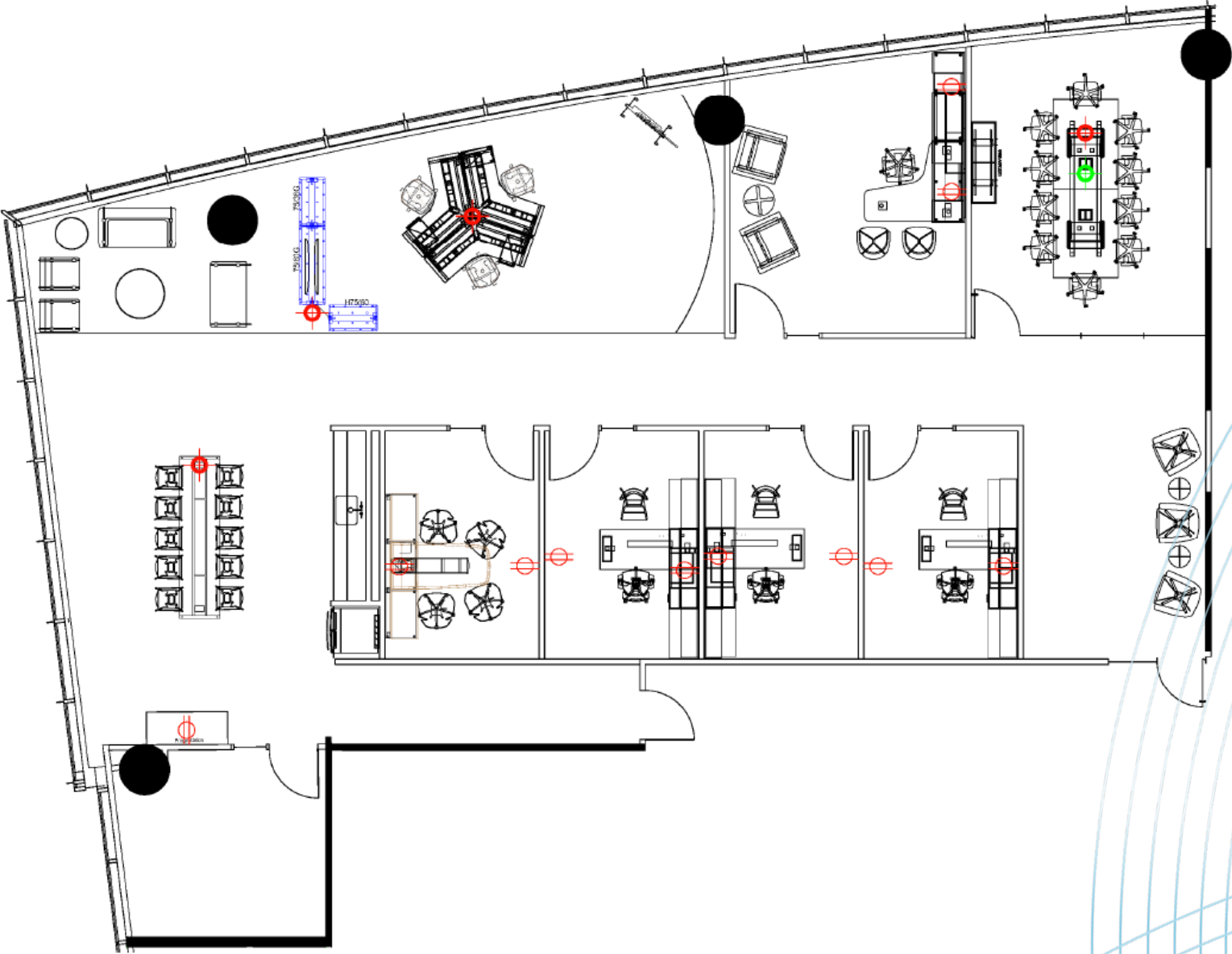


KITCHEN AREA



SUITE LOBBY

THE SPACE | SUITE 675



THE BUILDING | PREMIUM AMENITIES

Class A

Premier 90-acre mixed-use campus environment

6th Floor Amenity Hub

A blend of lounge and collaborative seating areas, including an outdoor terrace

Elevated Fitness at Your Fingertips

Golf simulator plus a state-of-the-art fitness center with locker rooms and showers

Adaptable Meeting Space

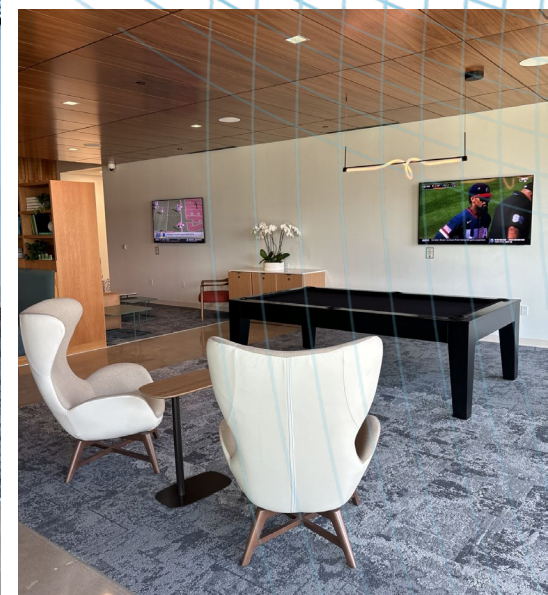
Conference center and lecture hall with theater seating for 100+ tenant events and meetings

Future-Ready Workplace

Destination dispatch elevators, Bluetooth access, and advanced air filtration systems

Walkable Convenience & Prime Access

Dining, retail, and outdoor spaces with immediate access to the Dallas North Tollway and Sam Rayburn Tollway



NEWMARK

THE AREA | WORK HARD PLAY HARD

LEGACY HALL

BLISR INDIAN KITCHEN
HIBACHI RAMEN
Bourbon EST. 1998
CHLANGOS TACOS
DRY RUB BRISKET BAR
ROOTS CHICKEN SHAKE
DOCK LOCAL RESTAURANT & CATERING
HÖRU 和食キッチン
SB SHAWARMA BAR
Son of a Butcher
THE ITALIAN JOB PASTA AUTENTICA
PHILLY SPECIAL EST. 2018
VEGAN VIBRANZ Plant-Based Eatery
VELVET TACO

The **BOARDWALK**
 Granite Park
Seager & Sons **CHIE'S** ESTABLISHED 1981
 SUBURBAN YACHT CLUB COASTAL CANTINA
FLAMANT BAK & BISTRO **BLUE MESA** SOUTHWEST GRILL **Union BEAR**

GRANITE 6 | 5525 GRANITE PKY, PLANO TX

OliveBurger SINCE 2012 **DAVE'S HOT CHICKEN**
HOPDODDY BURGER BAR
MOXIES **Lazy DOG** EST. 2006
Tiff's Treats **TALKIN' TACOS**

FOGO DE CHÃO **NORTH ITALIA** *Tommy Bahama*
SHAKE SHACK **Earls** **Mesero**

MEXICAN SUGAR *Season 52* *ebb & flow*
La Palapa **THE CAPITAL GRILLE** **salata** salad kitchen
BENIHANA **Chop Shop** **Fleming's** PRIME STEAKHOUSE & WINE BAR

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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. **An owner’s agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate’s Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials	Date
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