

CREST OF WILLOW BEND

2613 DALLAS PARKWAY PLANO, TX
OFFICE BUILDING FOR LEASE



OFFERING SUMMARY

Lease Rate:	\$22 SF/yr + \$9.00 SF (NNN)
Number of Units:	6
Available SF:	2,463 - 2,498 SF
Lot Size:	1.07 Acres
Building Size:	15,472 SF

SPACES	LEASE RATE	SPACE SIZE
SUITE 100 - 110	\$22.00 SF/yr	2,498 SF
SUITE 120 - 130	\$22.00 SF/yr	2,463 SF
SUITE 250 - 260	\$22.00 SF/yr	2,471 SF

LOCATION DESCRIPTION

Situated in the heart of the bustling Dallas-Fort Worth metroplex, the area surrounding the property offers a vibrant and diverse array of amenities for office tenants. Within minutes, professionals can access the nearby Legacy West development, renowned for its corporate headquarters, upscale boutiques, and acclaimed restaurants. With convenient access to major highways, tenants can easily reach downtown Dallas and Fort Worth, providing access to a myriad of cultural attractions, entertainment venues, and a thriving business community. This prime location offers a perfect blend of work, play, and convenience for discerning professionals.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,175	56,335	150,617
Total Population	10,090	117,893	343,166
Average HH Income	\$293,766	\$142,597	\$140,014

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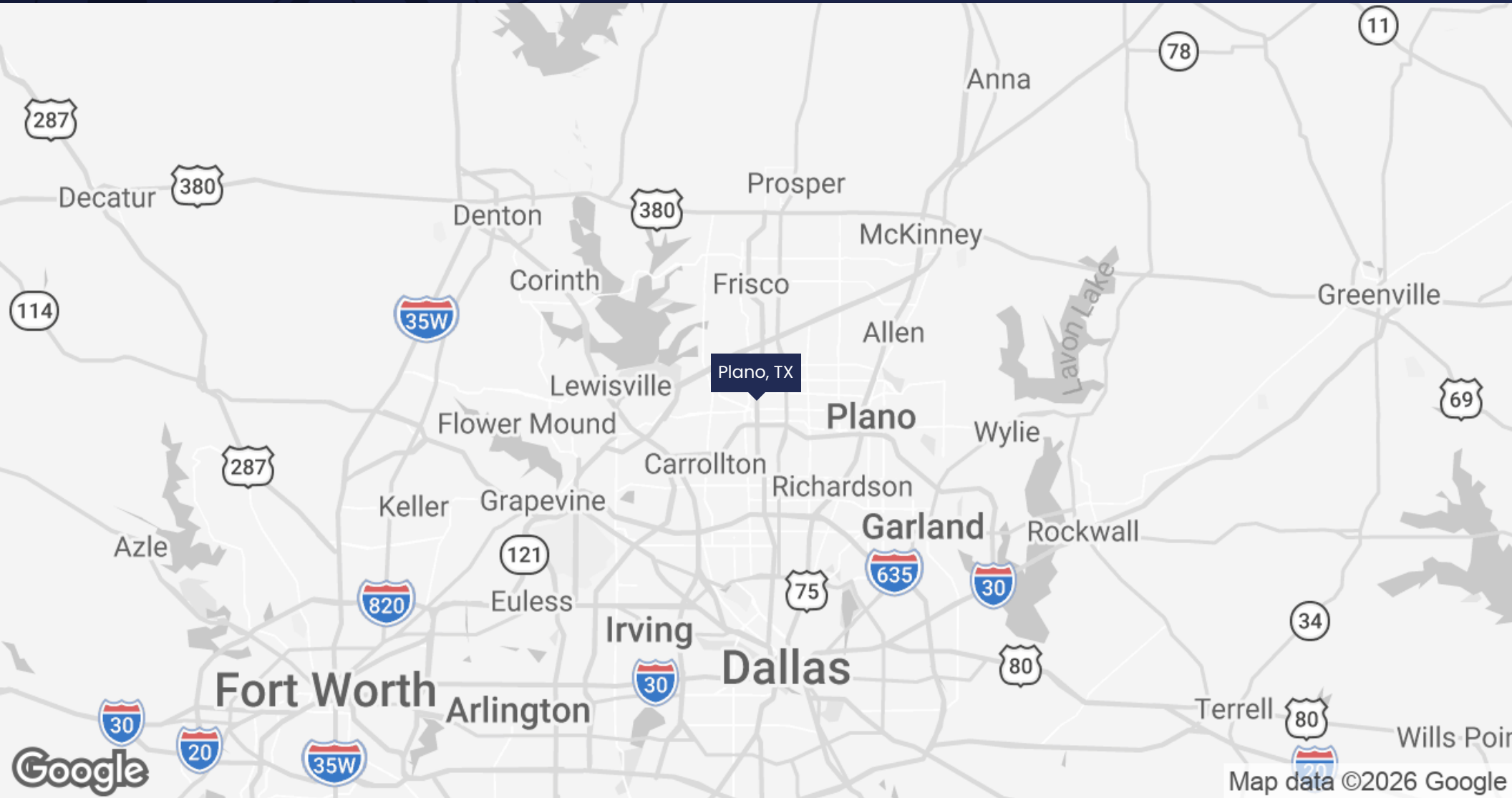
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REGIONAL MAP

2613 DALLAS PARKWAY PLANO, TX
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TRADE AREA

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SITE DESCRIPTION

Year Built: 2019 (delivered in shell condition).

Building Size: Approximately 15,472 square feet across two stories.

The building is designed with high-end common area finishes and an atrium.

Standard floor plates are roughly 7,736 SF.

Lot Frontage: The site has approximately 180 to 200 linear feet of direct frontage and access along the Dallas North Tollway (DNT) Access Road.

Major Neighbors: The site is surrounded by high-volume traffic generators, including The Shops at Willow Bend, Texas Health Presbyterian Hospital Plano, and Polo Towne Crossing.

PROPERTY HIGHLIGHTS

- Expansive floor-to-ceiling windows that fill the space with natural light
- Flexible floor plans to accommodate diverse business needs
- State-of-the-art amenities for modern work environments
- Dedicated parking facilities for convenience and accessibility
- Prime location with easy access to major transportation arteries
- Professional management team dedicated to tenant satisfaction
- Sophisticated design that exemplifies luxury and functionality



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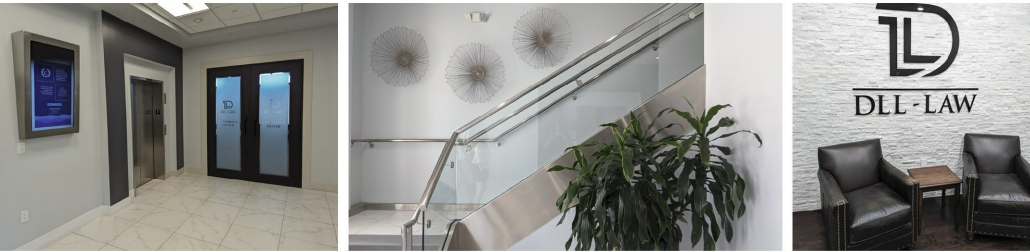
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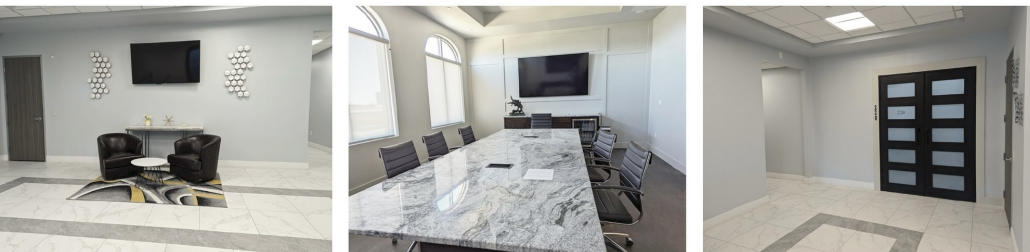
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EXTERIOR DESCRIPTION

The structure is designed to stand out along the Dallas North Tollway with a "boutique" Class A feel.

Modern Facade: The exterior primarily utilizes a combination of light-colored masonry or stone and expansive glass curtain walls.



High Visibility: The design incorporates prominent vertical elements and large windows to maximize natural light and ensure high visibility from the highway.

Professional Landscaping: The site includes manicured green spaces and a dedicated monument sign at the entrance for tenant branding.

INTERIOR DESCRIPTION

Two-Story Atrium: The lobby features a dramatic two-story atrium that creates an open, airy first impression for visitors.



High-End Finishes: Common areas are outfitted with modern materials, including sleek flooring, contemporary lighting fixtures, and high-quality wall treatments.

Spacious Layouts: Both floors benefit from 15-foot finished ceilings, which provide a sense of volume rarely found in standard office buildings of this size.



Modern Amenities: The building includes updated restrooms and common corridors that maintain the "new construction" feel of the 2019 delivery.

PARKING DESCRIPTION

Parking Spots: The property features 69 dedicated surface parking spaces, yielding a healthy ratio of approximately 4.46 per 1,000 SF.

Direct ingress and egress from the Dallas North Tollway service road, with close proximity to West Plano Parkway.

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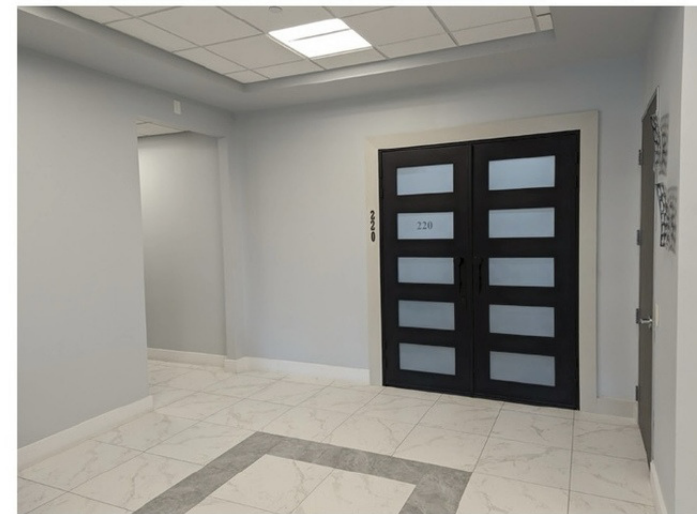
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INTERIOR PHOTOS

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7 PROPERTY DETAILS

2613 DALLAS PARKWAY PLANO, TX
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Lease Rate

\$22 SF + NNN/YR

LOCATION INFORMATION

Building Name	Crest of Willow Bend
Street Address	2613 Dallas Parkway
City, State, Zip	Plano, TX 75093
County	Collin
Market	Dallas
Sub-market	Plano
Cross-Streets	Dallas Pkwy & Chapel Hill Blvd
Side of the Street	West
Signal Intersection	No
Road Type	Highway Service Drive
Market Type	Mega
Nearest Highway	Dallas North Tollway
Nearest Airport	DFW

BUILDING INFORMATION

Building Size	15,472 SF
Building Class	A
Occupancy %	50.0%
Tenancy	Multiple
Ceiling Height	15 ft

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	Office
Lot Size	1.07 Acres
Lot Frontage	200 ft
Lot Depth	120 ft
Corner Property	No
Traffic Count	125000
Traffic Count Street	Dallas North Tollway
Amenities	Cold Dark Shell with heavy TI Package!
Power	Yes

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	4.46
Number of Parking Spaces	69

CURRENT TENANTS INCLUDE:

DLL Law Firm	2nd Floor
Crest Property Management	2nd Floor
Crest Wealth Management	2nd Floor

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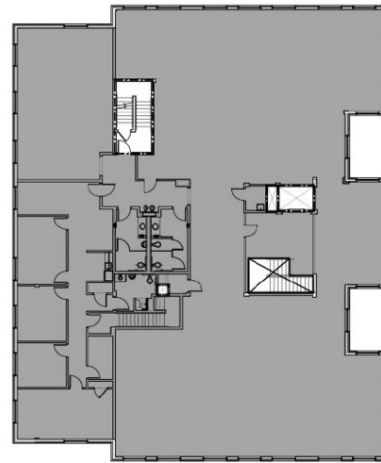
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FLOOR PLAN

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Rentable Area 1st Floor = 6,294 SF



Rentable Area 2nd Floor = 9,096 SF
Building Rentable Area (Total) = 15,390 SF



* Rentable / Usable Ratio is the Building Rentable Area / Floor Usable Area

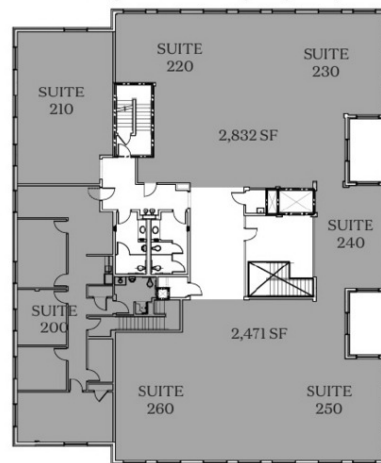
Building Rentable Area (Total) = 15,390 SF
Floor Usable Area Both Floors = 12,851 SF

Rentable/Usable Ratio = 1.20

(A useable office space of 2,000 SF x 1.20 = 2,400 SF Rentable)



Floor Usable Area 1st Floor
Area A = 2,498 s.f.
Area B = 2,463 s.f.
Total = 4,961 s.f.



Floor Usable Area 2nd Floor
Area = 8,213 s.f.
Floor Usable Area Both Floors = 12,851 SF

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DEMOGRAPHICS MAP & REPORT

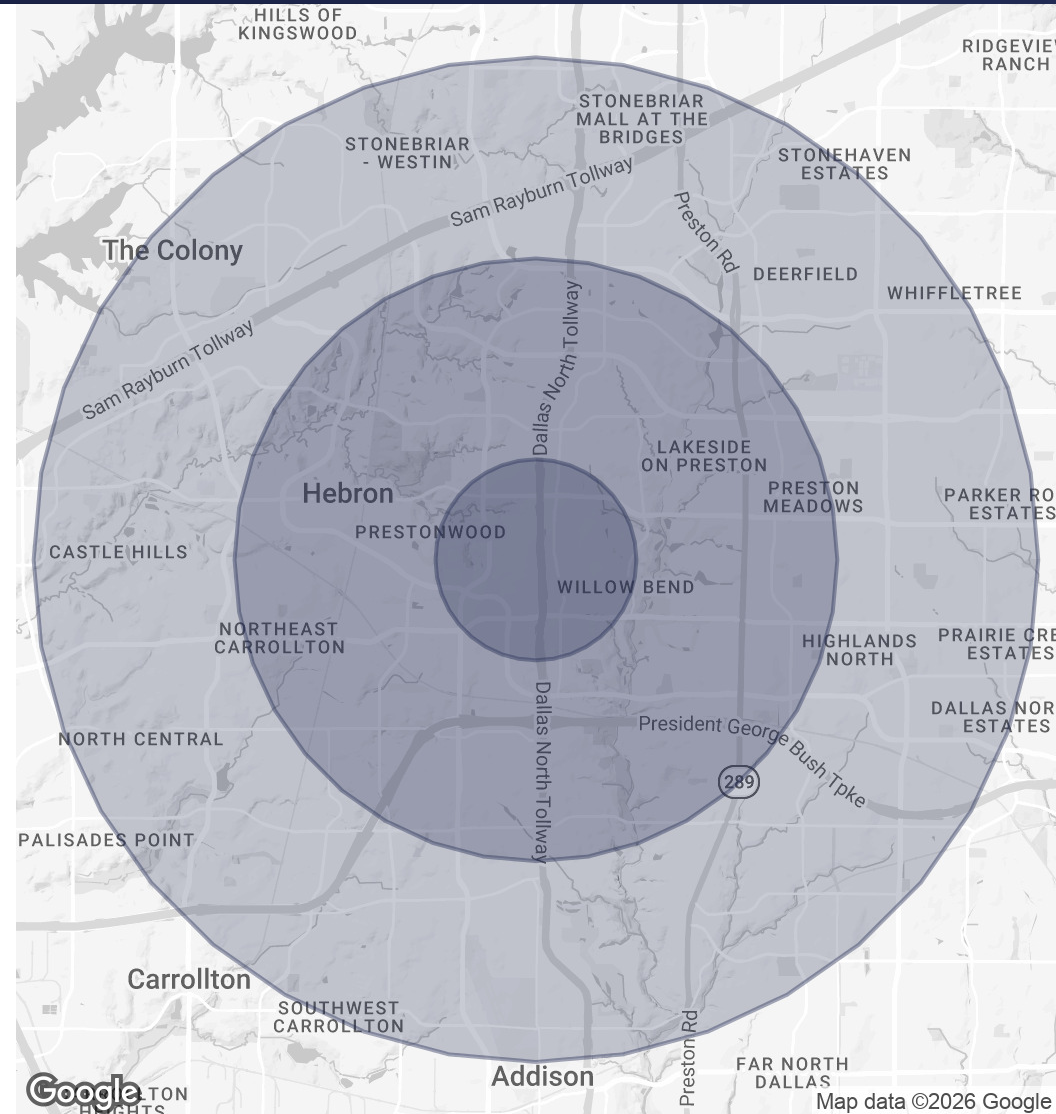
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,090	117,893	343,166
Average Age	44.3	40.3	40.1
Average Age (Male)	43.4	39.1	39.4
Average Age (Female)	45.8	41.3	40.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,175	56,335	150,617
# of Persons per HH	2.4	2.1	2.3
Average HH Income	\$293,766	\$142,597	\$140,014
Average House Value	\$842,942	\$616,238	\$520,718

TRAFFIC COUNTS	1 MILE	3 MILES	5 MILES
Dallas Pkwy & Chapel Hill Blvd	125,000/day		

2023 American Community Survey (ACS)



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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.



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

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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