



COLLIN CREEK CORPORATE CENTER II

1801 Alma Drive | Plano, Texas 75075

**NEW AMENITY
CENTER!**

PROPERTY HIGHLIGHTS

- Suites available from 2,000-31,353 SF (full floor)
- 5.00/1,000 SF parking
- Easy access to Central Expressway (US-75) and President George Bush Highway (SH-190)



LEASED BY

cohera
commercial

John Dickenson
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NEARBY AMENITIES

- 67 Restaurants
- 9 Hotels
- 18 Retail/ Service Businesses

BJ's Brewhouse (2 miles)
Rodeo Goat (2 miles)
Urban Rio Cantina & Grill (2 miles)
Lockhart Smokehouse

Tom Thumb
Bed Bath & Beyond
Home Depot
Starbucks

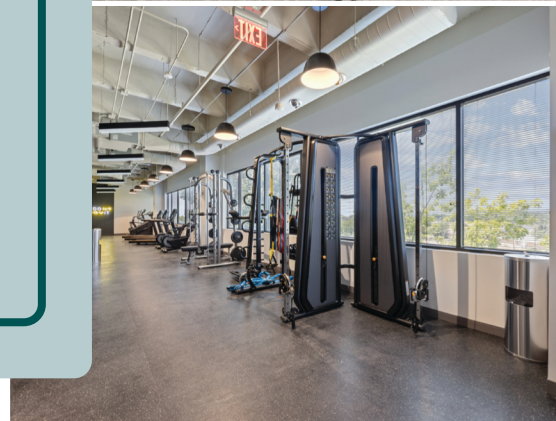
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BRAND NEW RENOVATIONS

- New tenant lounge and conference center
- New fitness center
- Updated lobby
- Updated elevators (lights, electrical, interior finishes)
- Updated common areas
- Updated restrooms

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BUILDING AMENITIES

- Conference Facility
- Tenant Lounge with Grab-n-Go Food Service
- Fitness Center with Showers and Lockers

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FACT SHEET

ADDRESS

1801 Alma Drive
Plano, TX 75075

LANDLORD

Rycore

LEASING COMPANY

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ARCHITECT

Richard Ferrera Architects

YEAR BUILT | RENNOVATED

2001 | 2024

PRIMARY BUILDING SITE

6.2 Acres

STORIES

3

STANDARD FLOOR PLATE 31,353 SF

COMMON AREA FACTOR

11%

PARKING RATIO

5.0/1,000 SF

BUILDING HOURS

Monday - Friday: 8:00 am - 6:00 pm

Saturday: 8:00 am - 1:00 pm

24/7 card access

HVAC AFTER-HOURS POLICY \$75/hr; 2-hour minimum

FIBER

AT&T, Frontier, Spectrum

ELECTRIC

\$1.79/SF

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