

WEST PLANO VILLAGE

3300 DALLAS PKWY | PLANO, TX 75093



OFFICE SPACE
FOR LEASE

weitzman®



PLATINUM CORRIDOR

The “**Platinum Corridor**” is widely recognized as one of the most prestigious and dynamic submarkets within the **Dallas–Fort Worth** (DFW) metropolitan area. Stretching along the Dallas North Tollway from just north of the LBJ Freeway (I-635) to State Highway 121, the corridor encompasses portions of Dallas, Farmers Branch, Addison, Plano, and Frisco—each contributing its own distinct character and economic strengths.

This area has evolved into a hub of **luxury living, high-end retail, fine dining, and premier office developments**, attracting both affluent residents and major corporations. It is home to **upscale residential communities, Class A office towers, and destination retail centers** such as Galleria Dallas, Shops at Legacy, and Legacy West. The corridor also hosts a growing concentration of **corporate headquarters and regional offices**, particularly in the technology, finance, and professional services sectors, making it a vital employment center within the DFW region.

In addition to its economic influence, the Platinum Corridor offers a highly desirable lifestyle marked by **exceptional amenities, strong school districts, and modern infrastructure**. The combination of accessibility, prestige, and a live–work–play environment has solidified the corridor’s reputation as one of North Texas’s most sought-after locations for both businesses and residents.

ECONOMIC IMPACT — D-FW HEALTH CARE INDUSTRY

Health care is a foundational component of the Dallas–Fort Worth (D-FW) regional economy, affecting nearly every resident at some point in their lives. The performance of the health care sector has far-reaching implications, influencing employment, income generation, and activity across a wide range of related industries. These economic interdependencies can be measured through the linkages between health care and other sectors within the regional economy.

The D-FW health care industry is projected to expand in the coming years, driven by sustained population growth, demographic shifts, and the aging of the baby boomer generation. As demand for health care services increases, the sector’s overall economic contribution—including job creation, capital investment, and innovation—is expected to continue rising, further reinforcing its role as a critical driver of regional prosperity.

\$52

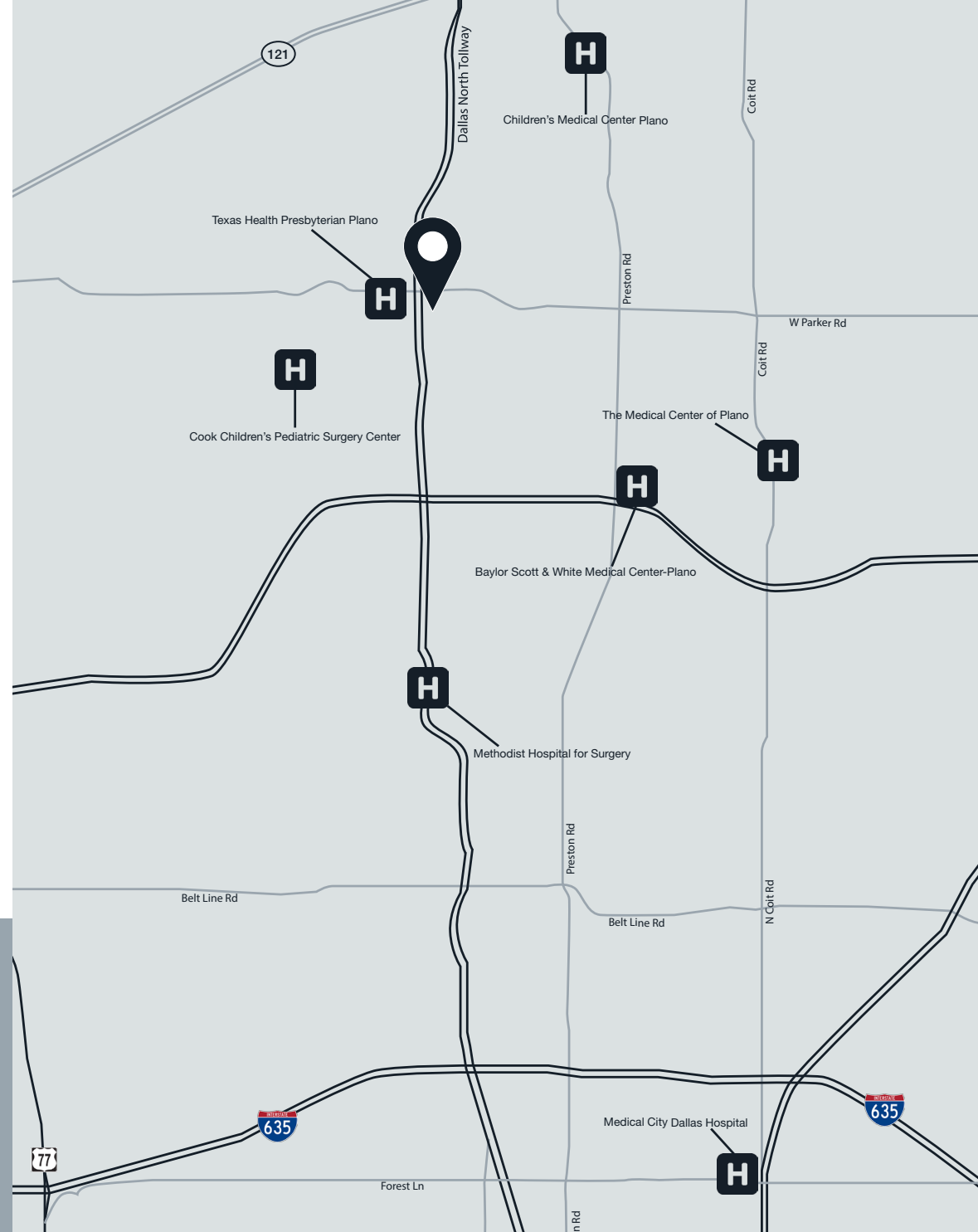
Billion in total value added to the regional economy annually by the D-FW health care industry

601K

Jobs supported by the health care industry in D-FW

15%

of the D-FW Economy





PROPERTY HIGHLIGHTS

West Plano Village is a 130,000 square foot mixed-use development containing 54,000 square feet of class "A" medical and office space with ample surface and covered parking

Ideally located at the Northeast corner of the Dallas North Tollway and Parker Road. West Plano Village has convenient access, excellent visibility and is in close proximity to major medical campuses, affluent neighborhoods, upscale restaurants and major shopping destinations.

ECONOMICS

7 & 10 YEAR RENTAL RATE

\$27.00 RSR + NNN's + E

\$40.00 TI RSF

\$11.96 NNN's (2018 est.)

PARKING

- 665 Surface Spaces
- 64 Reserved Office (Garage)
- 304 Shared Customer Spaces

Total 1,033 Spaces

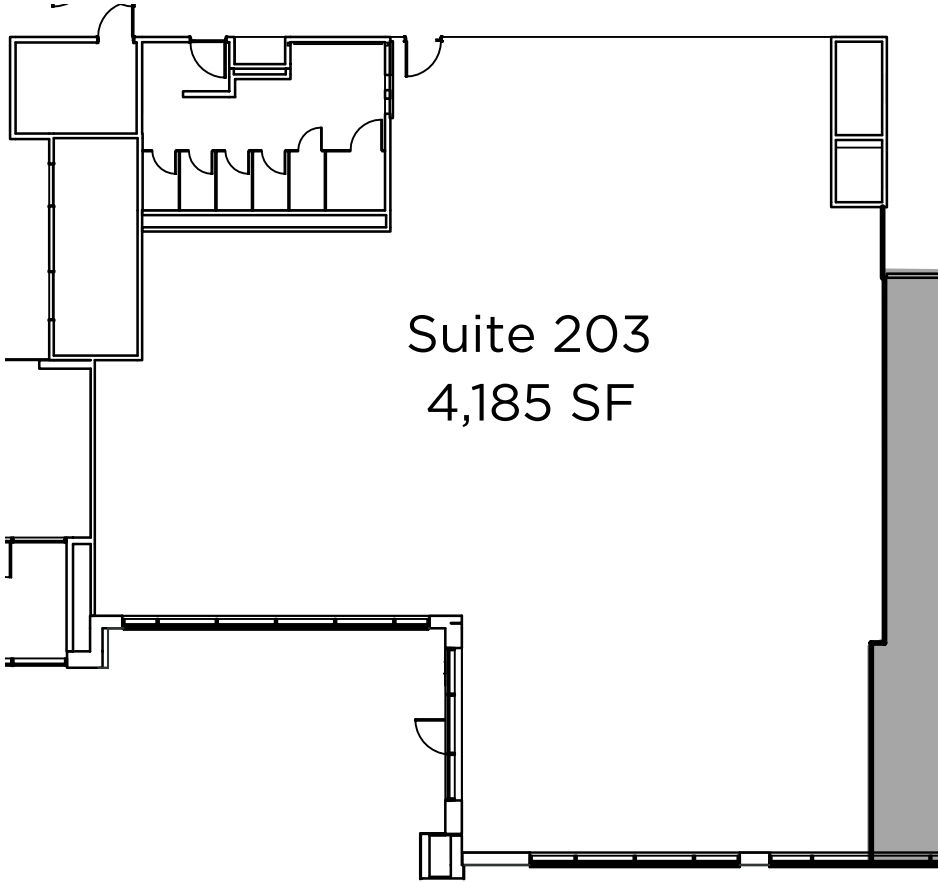
SHELL SUMMARY

West Plano Village is offering Class "A" office and medical space in a "Grey Dark Shell" condition described as follows:

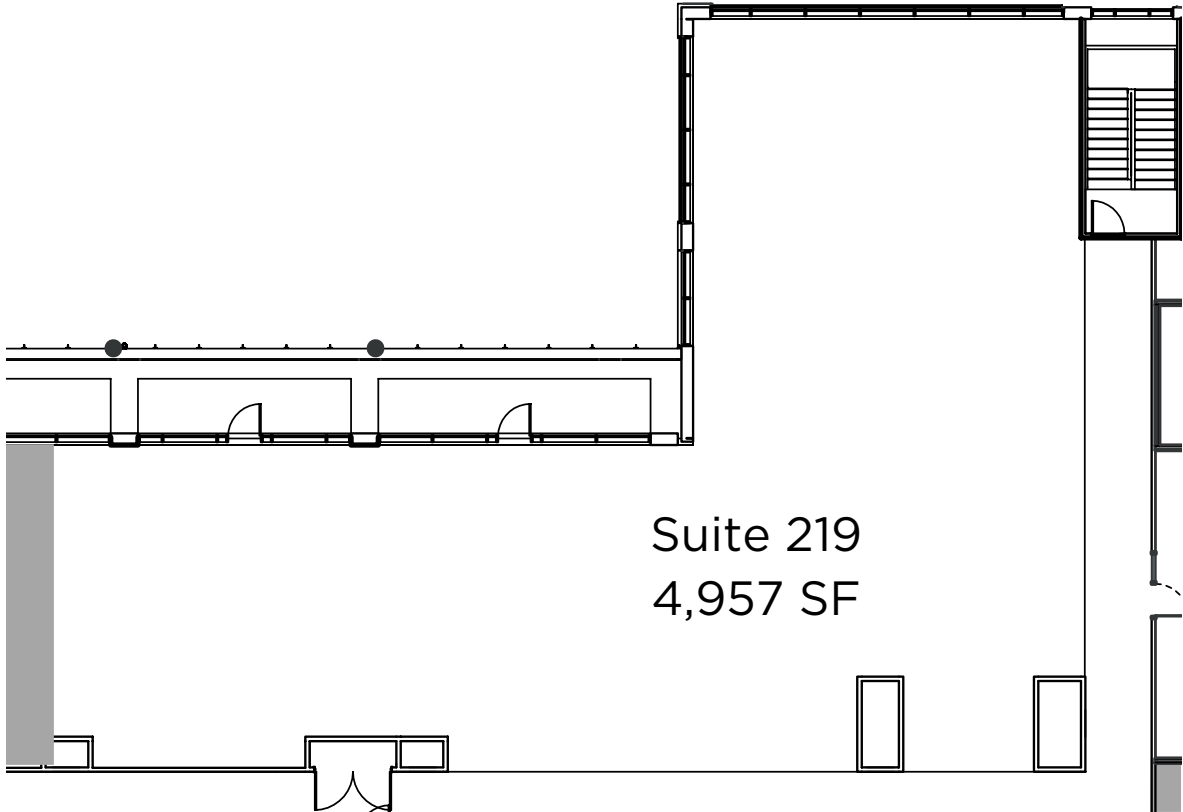
- All common area restrooms, lobbies and corridors completed
- Exposed concrete floors
- Exposed roof deck
- Power grid overhead ready for tap/connection
- HVAC trunk ducts ready for tap/connection
- Vent pipe stubs ready for connection
- Space for power service in 2nd floor electrical room
- Alarm system ready for tap/connection
- Sprinkler system w/heads turned up ready for modification



SITE PLAN
SUITE 203 | 4,185 SF

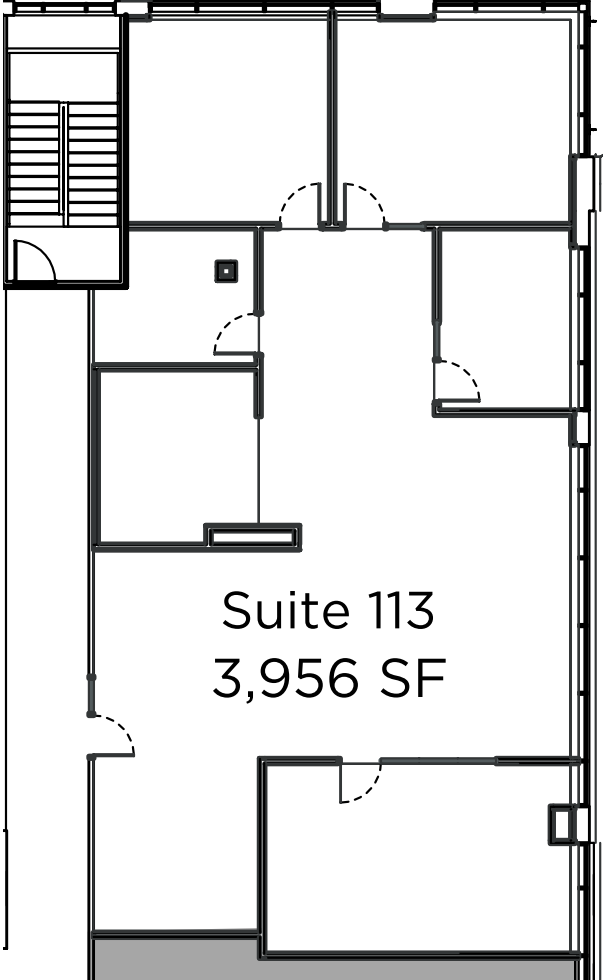


SITE PLAN
SUITE 219 | 4,957 SF

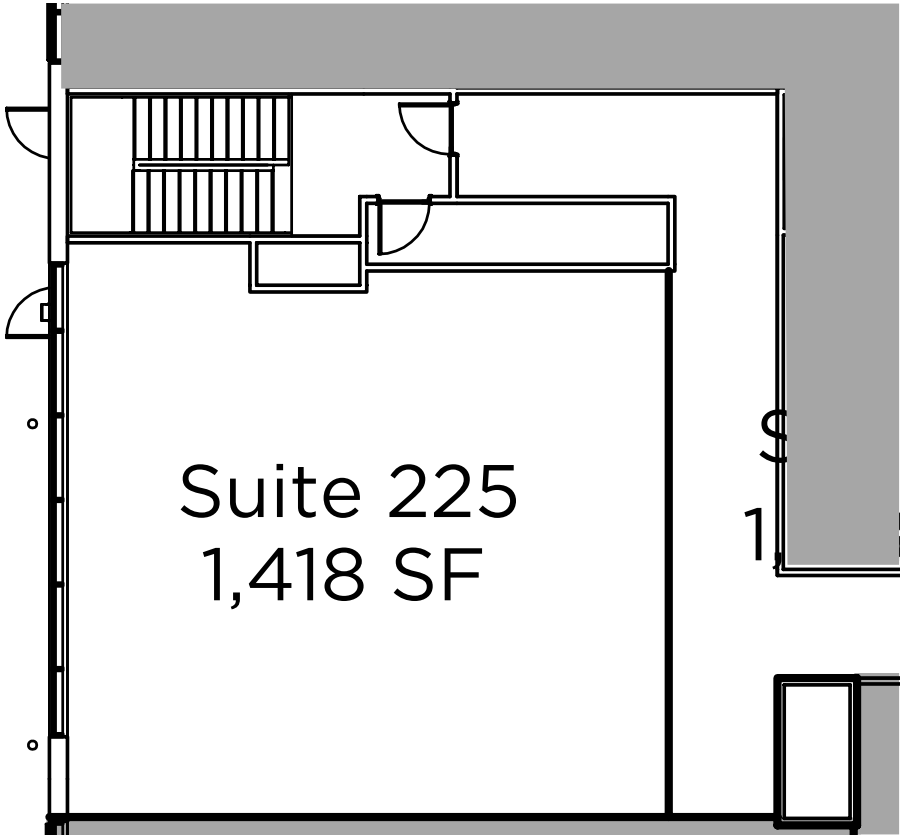


Suite 219
4,957 SF

SITE PLAN
SUITE 113 | 3,956 SF



SITE PLAN
SUITE 219 | 4,957 SF



weitzman®

WEST PLANO VILLAGE

DOUG HANNA

VICE PRESIDENT AGENCY LEASING - OFFICE

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The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code.

Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish:

- (i) the broker's duties and responsibilities to you and your obligations under the agreement;**
- and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Robert E. Young, Jr.

Designated Broker of Firm

Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

Doug Hanna

Sales Agent/Associate's Name

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Buyer/Tenant/Seller/Landlord Initials

Date