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# PARKWAY CENTRE IV

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2701 DALLAS PARKWAY, PLANO, TX 75093



  
STREAM®

# SIGNAGE EXPOSURE

TO 150,000 CARS PER DAY



# AN ARRIVAL EXPERIENCE

DESIGNED TO IMPRESS



# PREMIER EXPOSURE

WITH A  
DESIRABLE  
ADDRESS.

Parkway Office Centre IV, delivers a unique office experience by blending highly efficient rectangular floor plates, collaborative on-site amenities, and prime exposure to the highly desirable Dallas North Tollway.

## PRIME EXPOSURE

- Nestled in Plano along the Dallas North Tollway between the Sam Rayburn Tollway and the President George Bush Turnpike offering convenient ingress/ egress utilizing the Parker Rd exit.
- Prominent building signage elevates your brand's presence, delivering unmatched exposure to over 150,000 daily commuters.

## EFFICIENT DESIGN:

- Purposefully designed 26,500 square foot floor plates deliver highly efficient layouts and space designs for modern office users.
- Timeless architecture, thoughtfully designed to elevate the Class A office experience.



6

STORIES

153,040 SF

BUILDING  
SIZE

26,500 SF

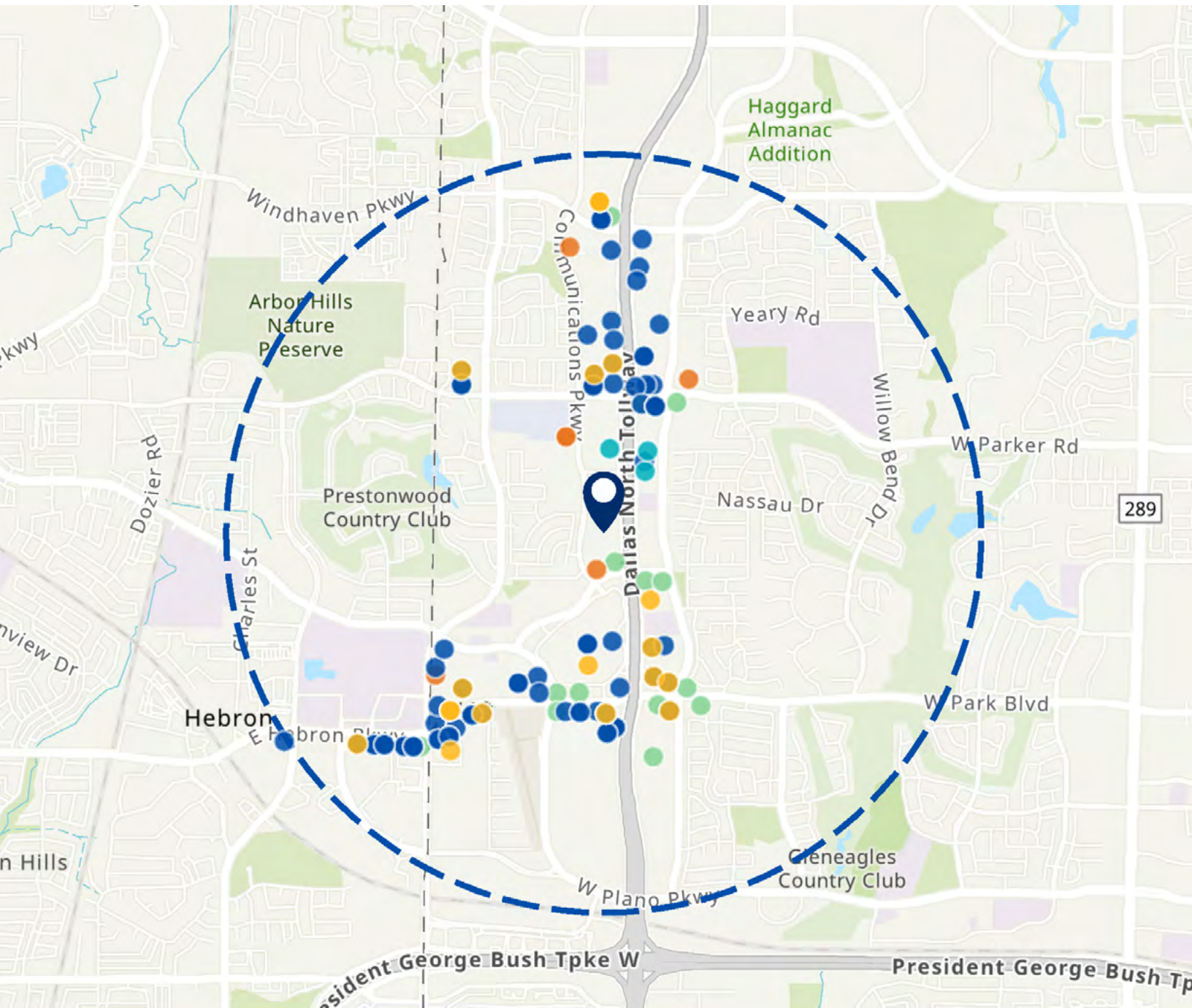
TYPICAL FLOOR  
SIZE

4/1000

PARKING  
RATIO

# AREA AMENITIES

1.5 MILE RADIUS



**14**

BANKS

**6**

CHILDCARE FACILITIES

**123**

RESTAURANTS

**3**

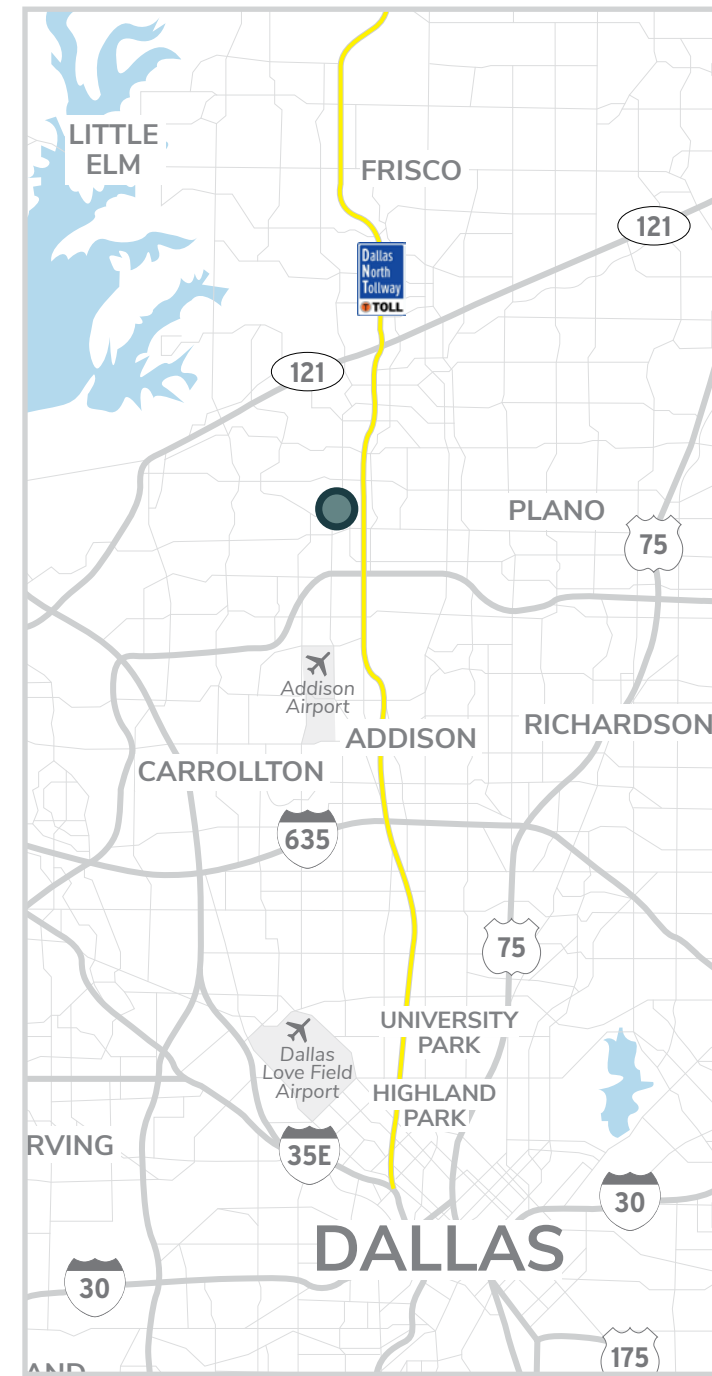
HOTELS

**20**

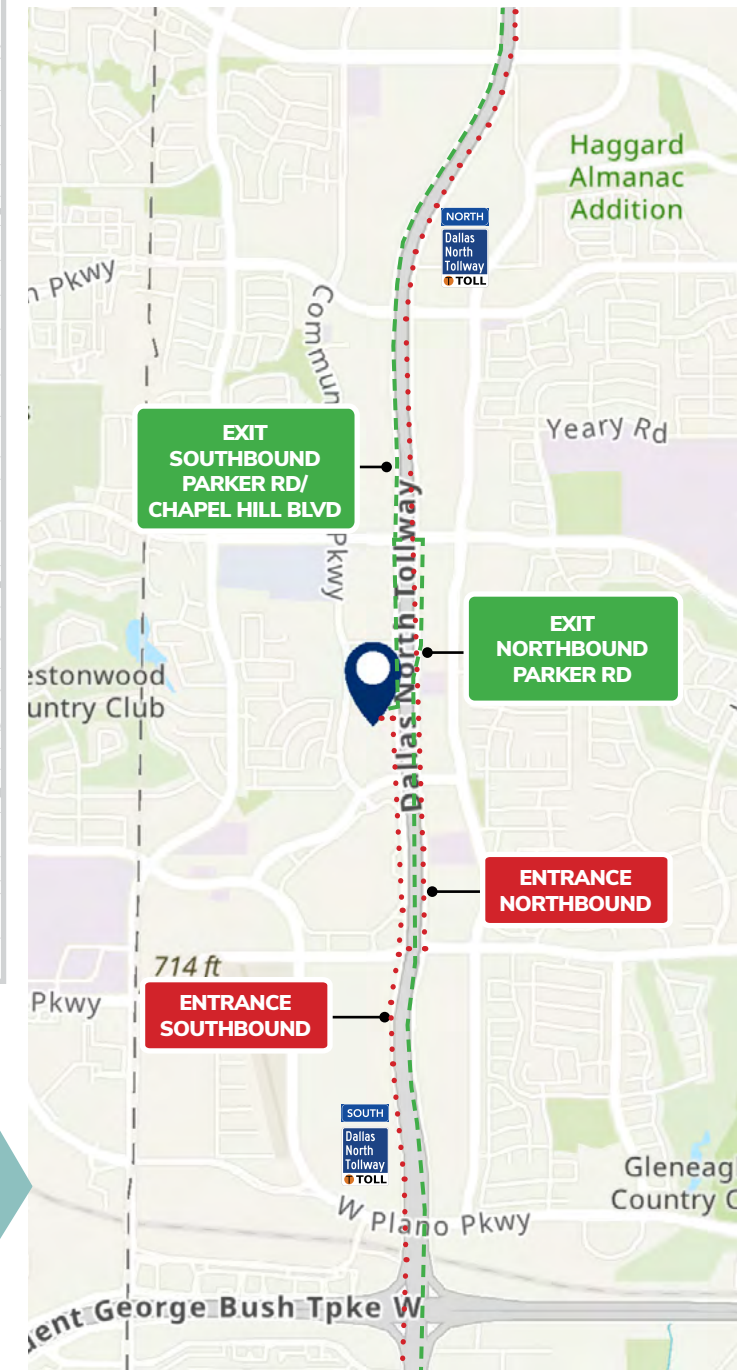
FITNESS CLUBS

# PREMIER LOCATION

LOCATED ALONG THE DALLAS NORTH TOLLWAY



INGRESS / EGRESS



# ON-SITE AMENITIES

## TENANT LOUNGE

The tenant lounge at Parkway Centre IV offers an exclusive, thoughtfully designed retreat for office tenants to connect, recharge, and collaborate. Featuring modern furnishings, multiple seating areas, and convenient food and beverage options, the space seamlessly supports both casual meetings and moments of downtime. It's a refined amenity that enhances the everyday workplace experience.



## CONFERENCING

An exclusive on-site conference room at Parkway Centre IV provides tenants with a dedicated space for focused collaboration and high-level meetings. Designed in a boardroom-style setting, the room comfortably accommodates up to sixteen and features modern furnishings and advanced technology to support productive discussions. It's a private, professional environment ideal for brainstorming, strategizing, and making confident business decisions.

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