Office Sublease Available - Up to 52,000 SF

2201 West Plano Parkway

Plano, TX 75075



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Space Overview

Plano Corporate Center East



Move-In Ready Plano Sublease

- Excellent condition
- Fully furnished
- Immediate access to SH-190
- Signage opportunities
- Divisible to 26,000 SF



Key Highlights

Availability: Entire 2nd Floor | 52,000 SF Divisible to 26,000 SF

Sublease Term: Through 9/30/2028

Availability: Immediate

Sublease Rate: \$23.00/SF + electric

Parking: Covered & Surface • 5.5:1,000 SF

Property Features

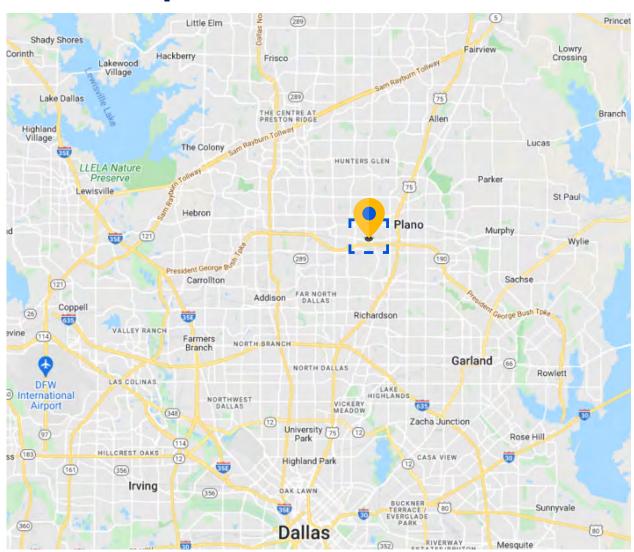
- Conference center & deli in West building
- Immediate access to George Bush Turnpike
- Close proximity to US-75 and DNT
- 55 restaurants within a 5-minute drive
- Verizon and AT&T fiber optic capabilities
- 31 mins / 19.2 mi to Love Field Airport
- 34 mins / 26.0 mi to DFW International Airport







Area Map



Availability:

Entire 2nd Floor | 52,000 SF Divisible to 26,000 SF

Sublease Term:

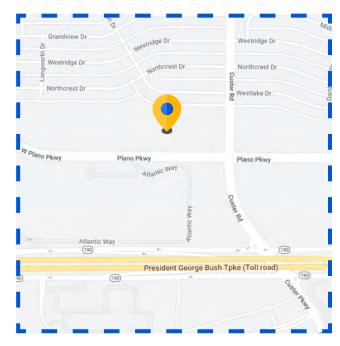
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Availability Profile Click to Watch Video •

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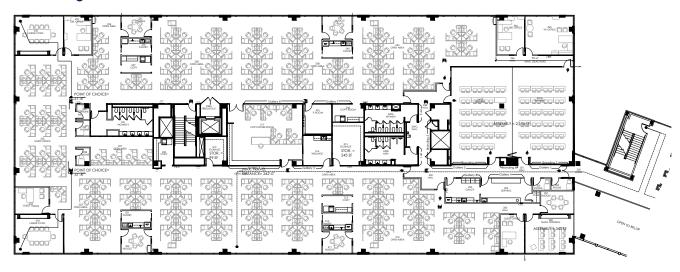
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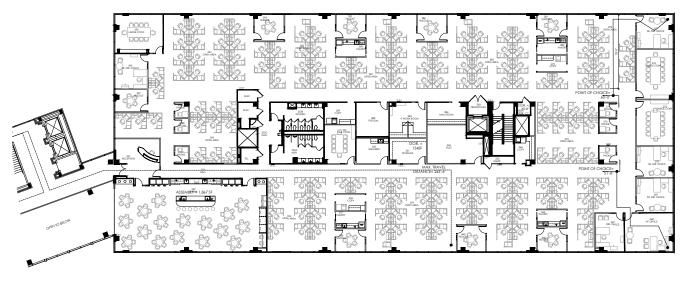
Space Features:

- Reception
- 11 Private Offices
- 310 Workstations
- 13 Huddle Rooms
- 6 Conference Rooms
- 3 Training Rooms
- 2 Break Rooms
- 8 Pantries
- 11 Phone Rooms
- 9 Copy Rooms
- 2 Wellness Rooms
- 2 IT Rooms
- 5 File/Storage Rooms

West Wing



East Wing

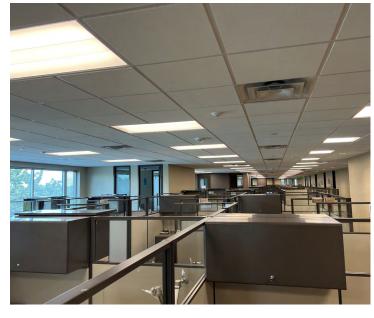


Entire 2nd Floor Click to Watch Video

52,000 SF

















Entire 2nd Floor Click to Watch Video

52,000 SF















Property Profile Click to Watch Video •



Plano Corporate Center East

Site Description

Building Size:	154,245	Year Built:	1999
Туре:	Class A Office	Owner:	Andres Sevilla Moran
Number of Stories:	3	Elevators:	4
Sprinkler:	Yes	Parking:	5.0:1,000 SF

Property Amenities & Area Features

• Easy access to George Bush Tollway and • Conference center & deli in West building close proximity to Central Expressway • 55 restaurants within a 5-minute drive • Verizon and AT&T fiber optic capabilities • 31 mins / 19.2 mi to • 34 mins / 26.0 mi to Love Field Airport **DFW International Airport**

Aerial Map



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