

Office Sublease Available - Up to 52,000 SF

# 2201 West Plano Parkway

Plano, TX 75075



**Maschera Usrey**  
Senior Vice President  
214.306.6492  
[musrey@cresa.com](mailto:musrey@cresa.com)

**Tor Erickson**  
Senior Vice President  
469.323.5395  
[terickson@cresa.com](mailto:terickson@cresa.com)

**cresa** 



For Sublease • 2201 West Plano Parkway, Plano, TX 75075

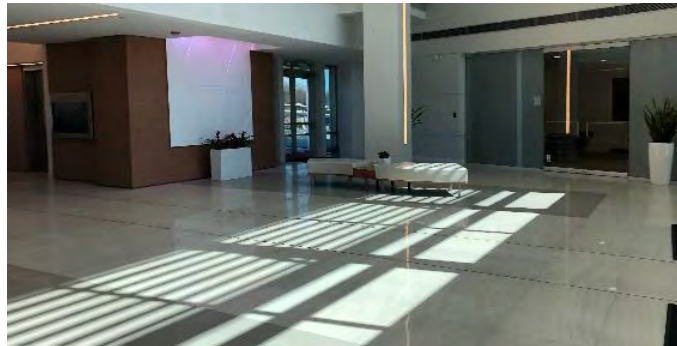
# Space Overview

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



cresa

## 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

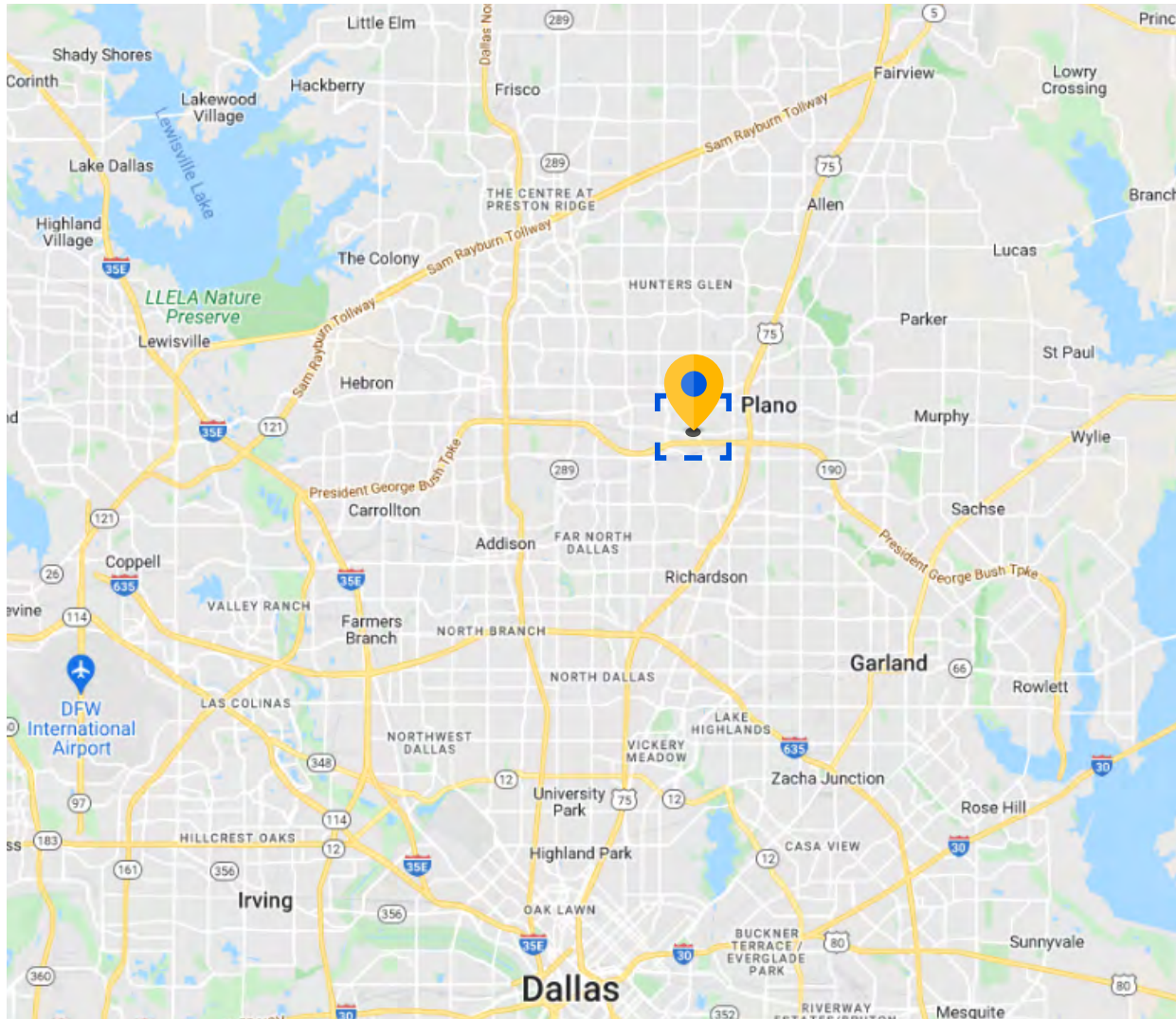
## Property Features

- 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:

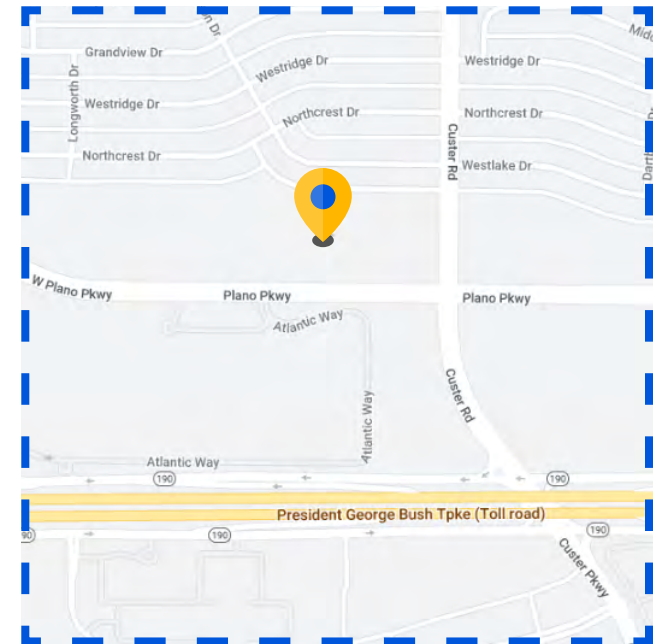
Through 9/30/2028

## Availability:

Immediate

## Sublease Rate:

\$23.00/SF + electric



**Maschera Usrey**  
Senior Vice President  
214.306.6492  
musrey@cresa.com

**Tor Erickson**  
Senior Vice President  
469.323.5395  
terickson@cresa.com

# Availability Profile

[Click to Watch Video](#)

## 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

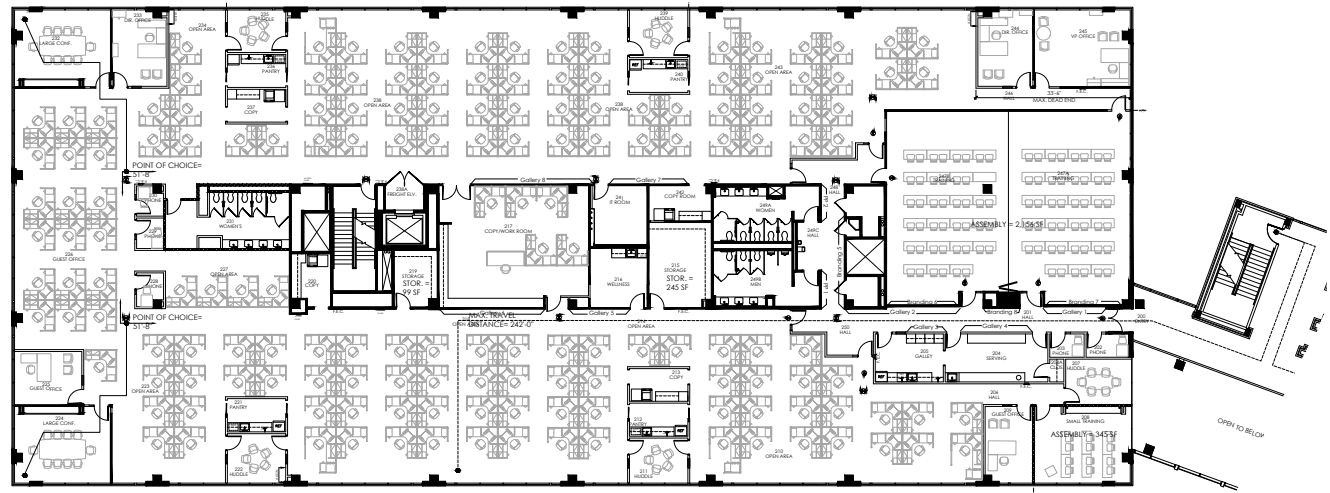
## Parking:

Covered & Surface • 5.5:1,000 SF

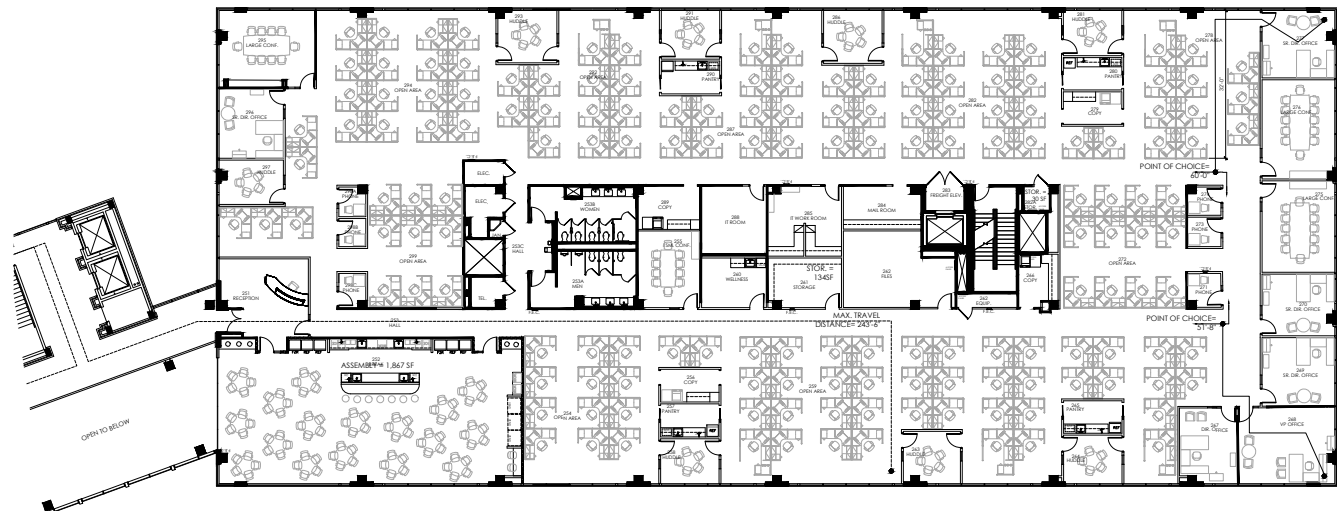
## Space Features:

- 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





For Sublease • 2201 West Plano Parkway, Plano, TX 75075



# Entire 2nd Floor

[Click to Watch Video](#)

52,000 SF



**Maschera Usrey**  
Senior Vice President  
214.306.6492  
[musrey@cresa.com](mailto:musrey@cresa.com)

**Tor Erickson**  
Senior Vice President  
469.323.5395  
[terickson@cresa.com](mailto:terickson@cresa.com)



For Sublease • 2201 West Plano Parkway, Plano, TX 75075



# Entire 2nd Floor

[Click to Watch Video](#)

52,000 SF



**Maschera Usrey**  
Senior Vice President  
214.306.6492  
[musrey@cresa.com](mailto:musrey@cresa.com)

**Tor Erickson**  
Senior Vice President  
469.323.5395  
[terickson@cresa.com](mailto:terickson@cresa.com)



For Sublease • 2201 West Plano Parkway, Plano, TX 75075



# Property Profile

[Click to Watch Video](#)



## Plano Corporate Center East

### Site Description

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

### Property Amenities & Area Features

- Conference center & deli in West building
- Easy access to George Bush Tollway and 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 Love Field Airport
- 34 mins / 26.0 mi to DFW International Airport



