

WEST PLANO VILLAGE

# West Plano Village

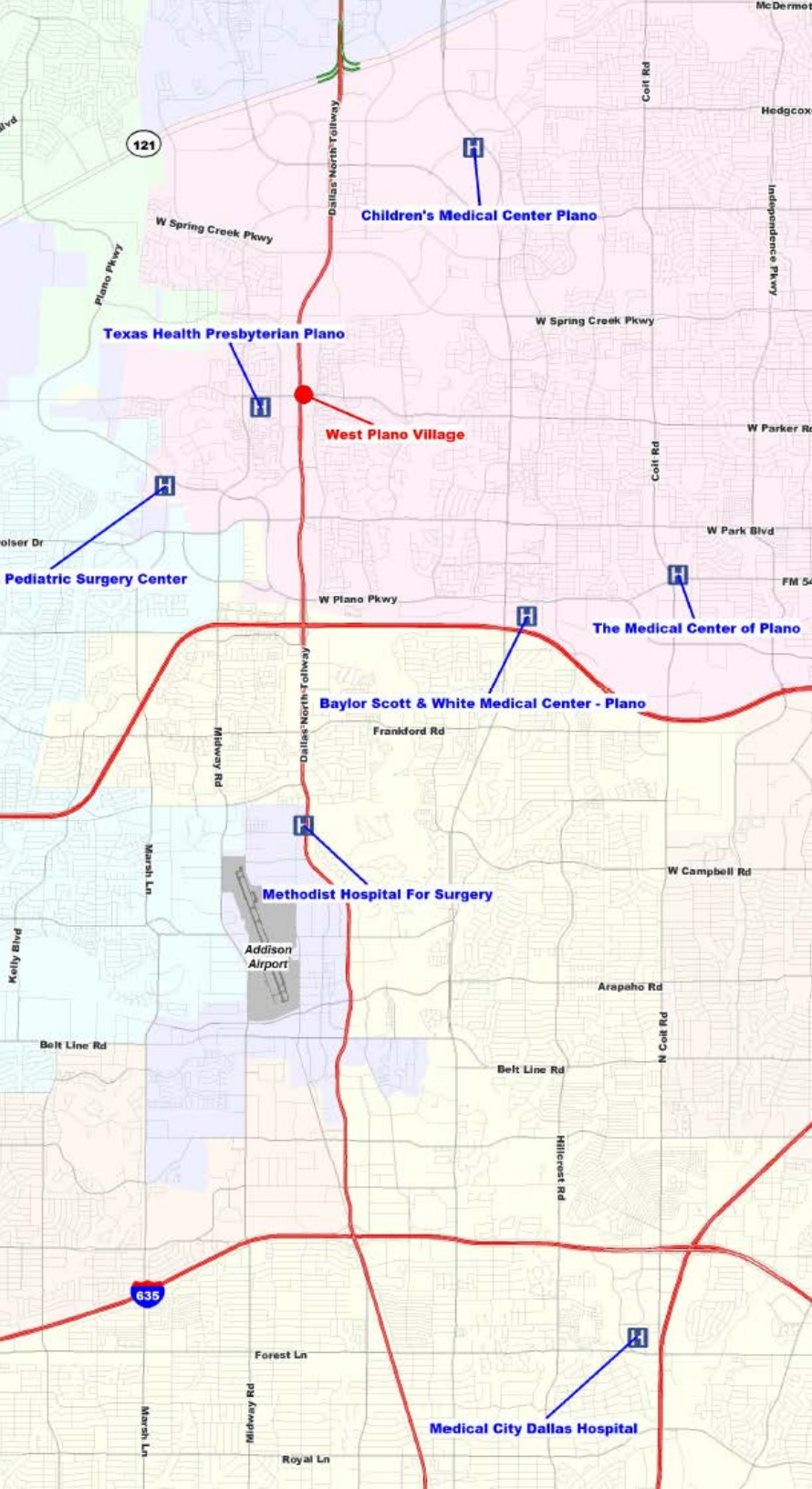
3300 - 3310 N. Dallas Parkway  
Plano, Texas

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# ECONOMIC IMPACT- DFW HEALTH CARE INDUSTRY



Health care touches the lives of nearly everyone in the Dallas-Fort Worth region at some point and what happens in the health care sector is felt throughout our regional economy. These effects are captured by measuring the linkages among the various sectors within the economy.

The health care industry in D-FW is expected to continue to grow as our population expands and as baby boomers age. As a result, the overall economic impact of the D-FW health care industry will likely continue to increase in the coming years.

\$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

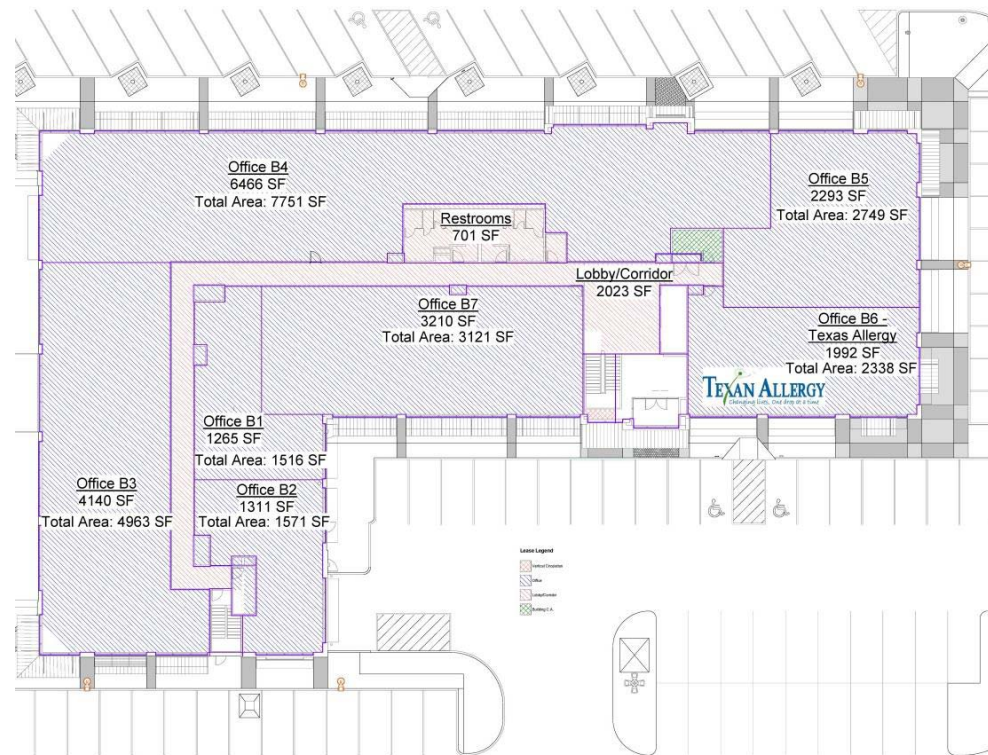
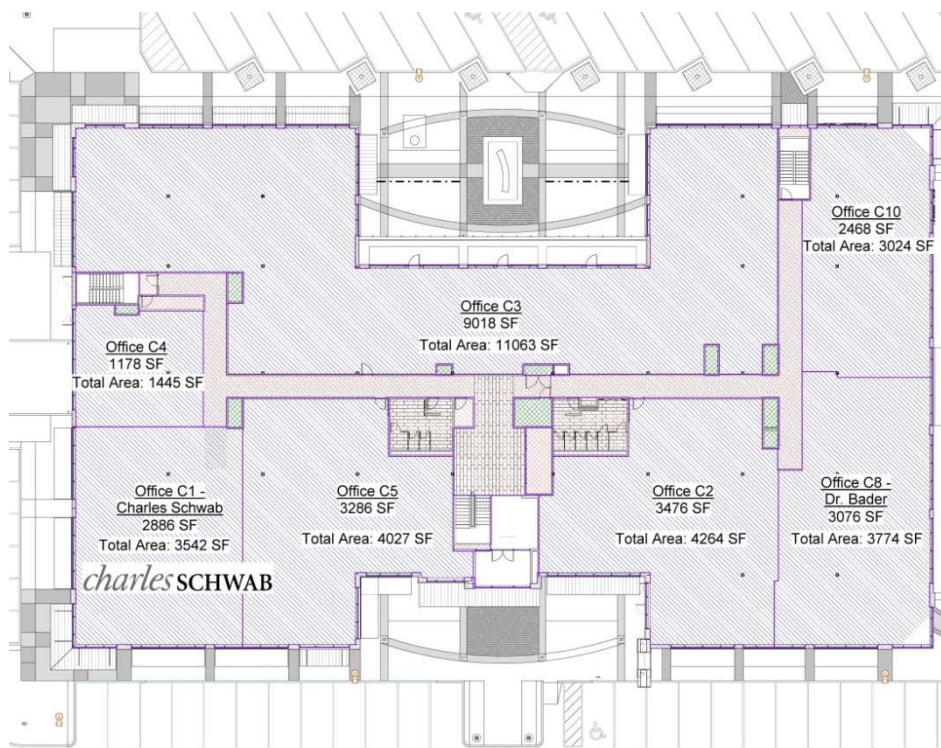
665 Surface Spaces

64 Reserved Office (Garage)

304 Shared Customer Spaces

Total 1,033 Spaces

## OFFICE/MEDICAL SPACE READY FOR OCCUPANCY



# 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

INTERIOR



# AMENITIES – LIVING



AMENITIES – FINE DINING



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FOR MORE INFORMATION:

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