

Preston One Tower
7926 Preston Plano TX
60,600 SF Office



PrestonOneTower.com

6860 N. Dallas Pkwy. #200
Plano, TX 75024
Phone: 972-618-1047
Fax: 877-262-3584

AmeriStar
COMMERCIAL

Chet Wilke– Broker
Direct: 972-754-2484
AmeriStarCommercial.com
WilkeChet@verizon.net

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60,600 SF Office



PROPERTY DESCRIPTION

- **Building Type: 3-Story Office Building**
- **Building Size: 60,600 SF (Approx.)**
- **Land Size: 2.7 Acres**
- **Parking Ratio: 1 Space per 300 SF**
- **Covered Spaces In Garage or Exterior**
- **Typical Floor Size: 20,000 RSF**
- **Multi-Tenant Floors 1-3**
- **Monument Signage on Preston**
- **State of the Art video surveillance system throughout building**
- **Parking Garage is secure with lighting**

POTENTIAL BUILDING USE

- **Ideal for an owner occupier or multi-tenant**
- **Flexible layout allows for multi-tenant space**
- **Executive Suite on Second Floor**

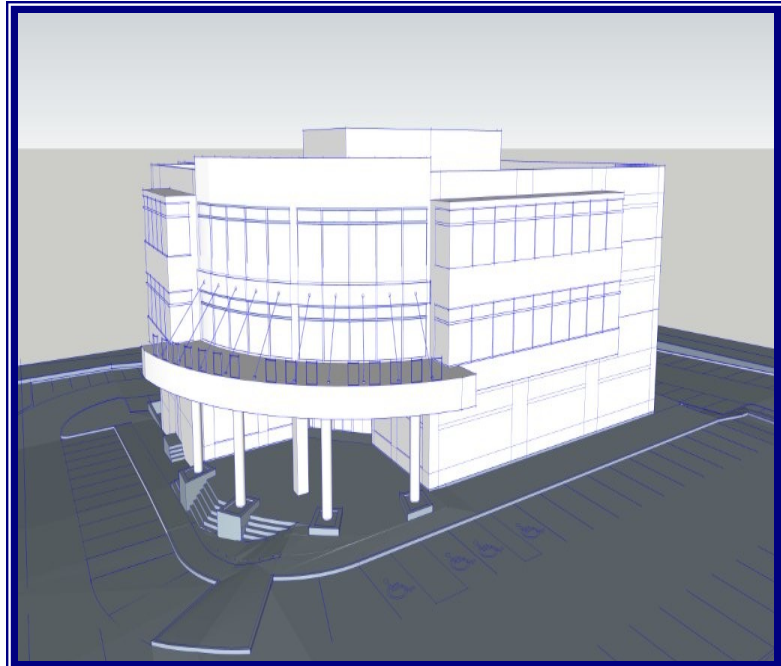
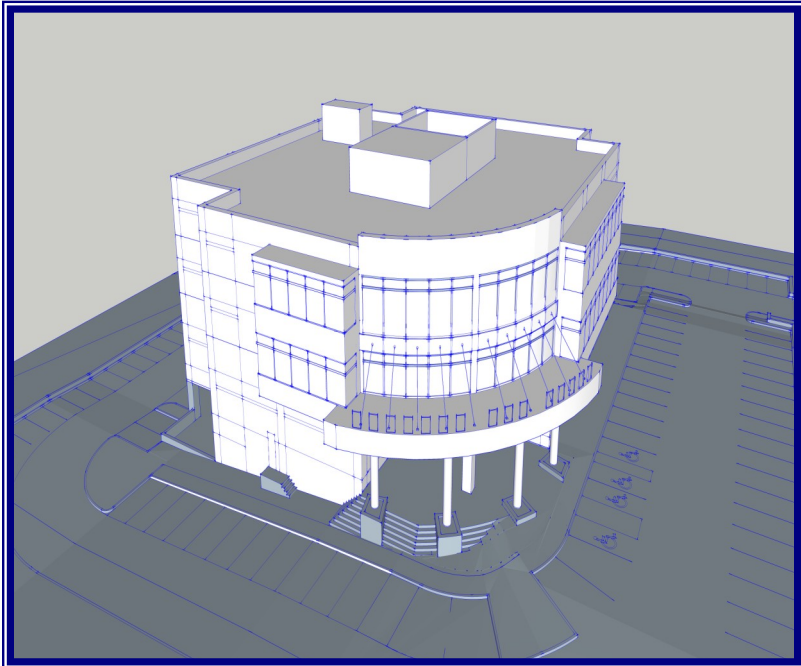
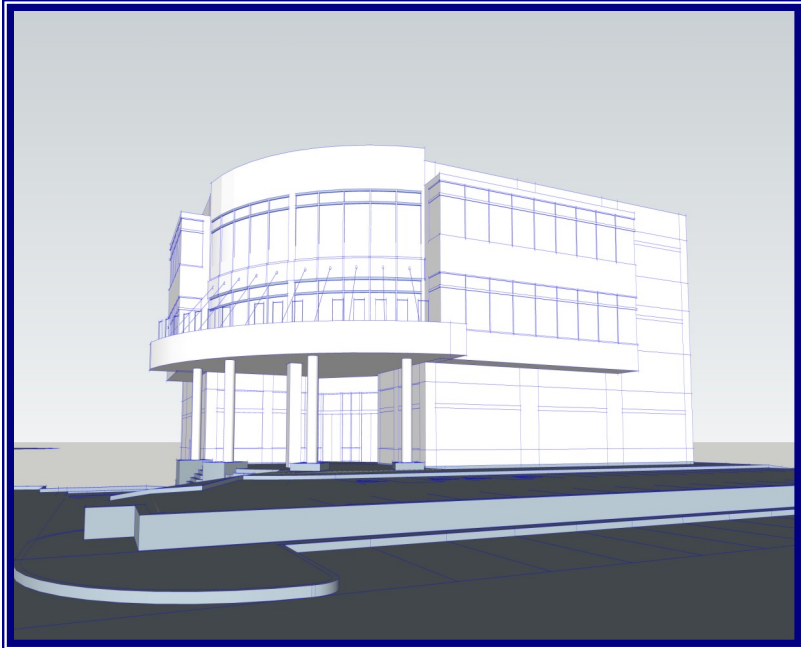
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LOCATION

Located just east of the North Dallas Tollway and south of Sam Rayburn Toll Road (Hwy 121), the building is just 23 miles east of Dallas/Ft. Worth International Airport and 23.3 miles north of Downtown Dallas.

Preston One Tower is adjacent to the Plano Federal Courthouse and across from Children's Medical Center Plano.

Just minutes from the more popular retail areas, Stonebriar Center in Frisco and Shops of Legacy in Plano, Preston One Tower offers not only incredible shopping, but a vast selection of restaurants and convenient hotels.

The Golden Corridor office market is one of the most respected areas of Collin County, including a large percentage of national and global tenants who have strategically positioned their corporate headquarters at Legacy Business Park in Plano.

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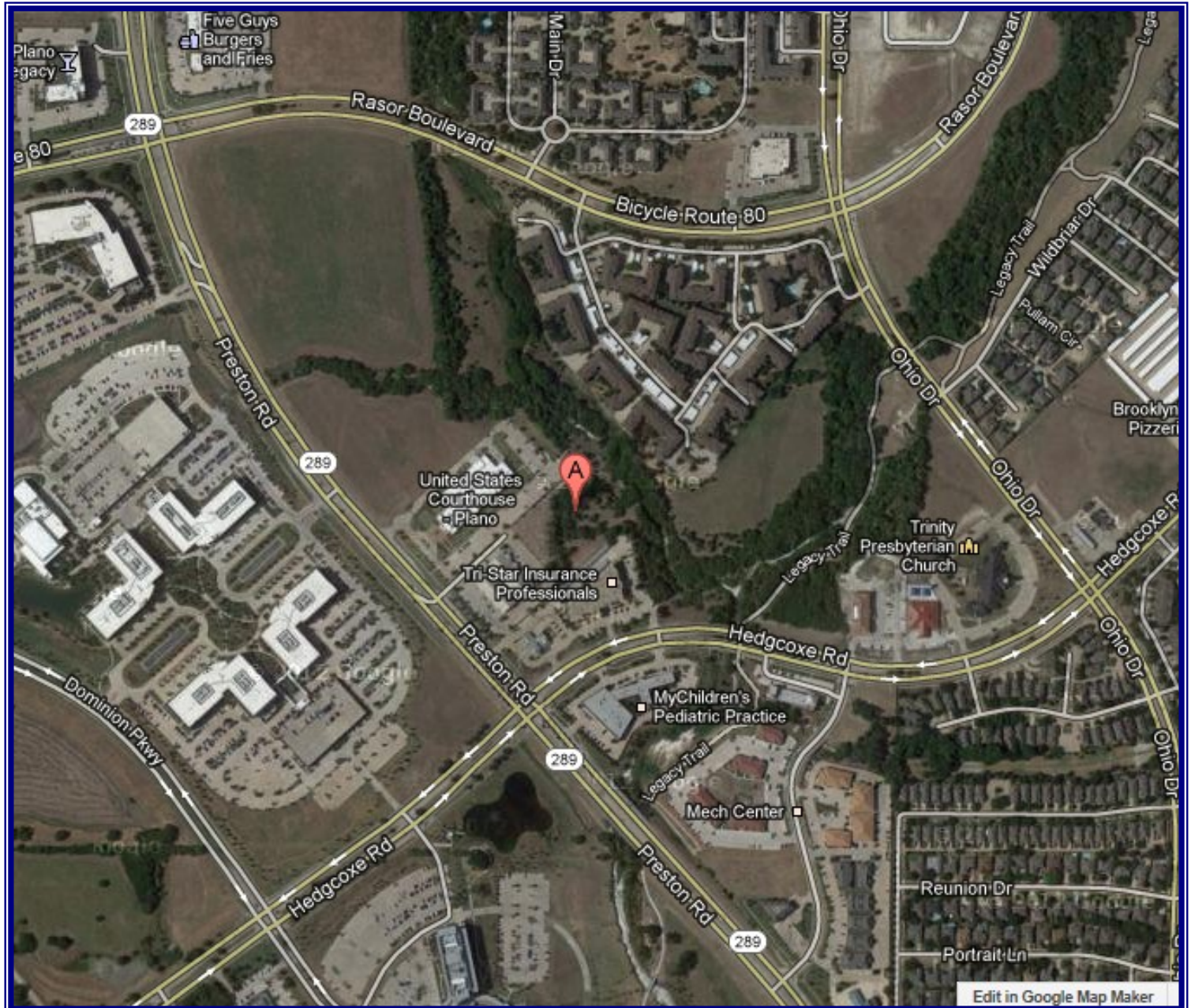
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AERIAL



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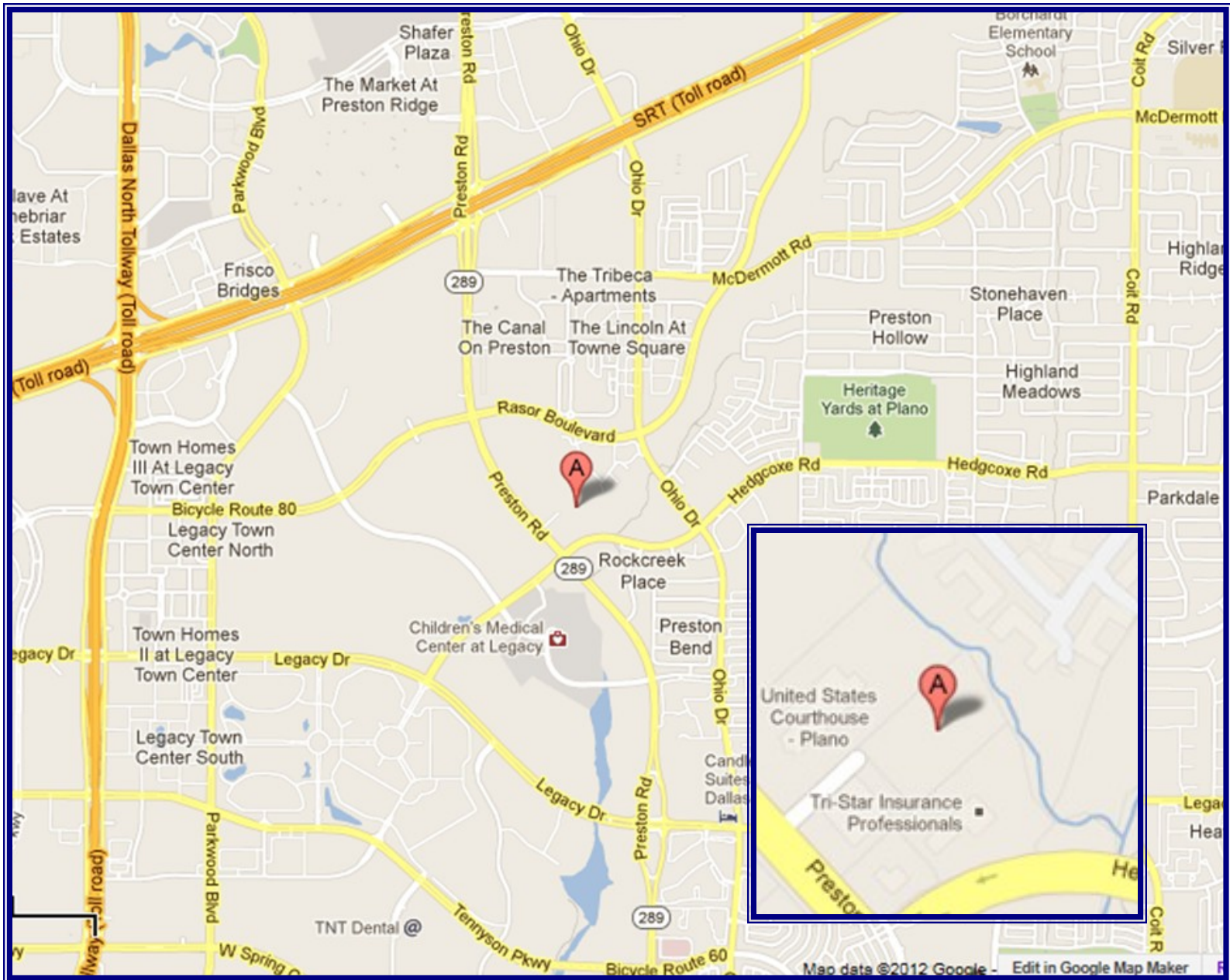
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MAPS



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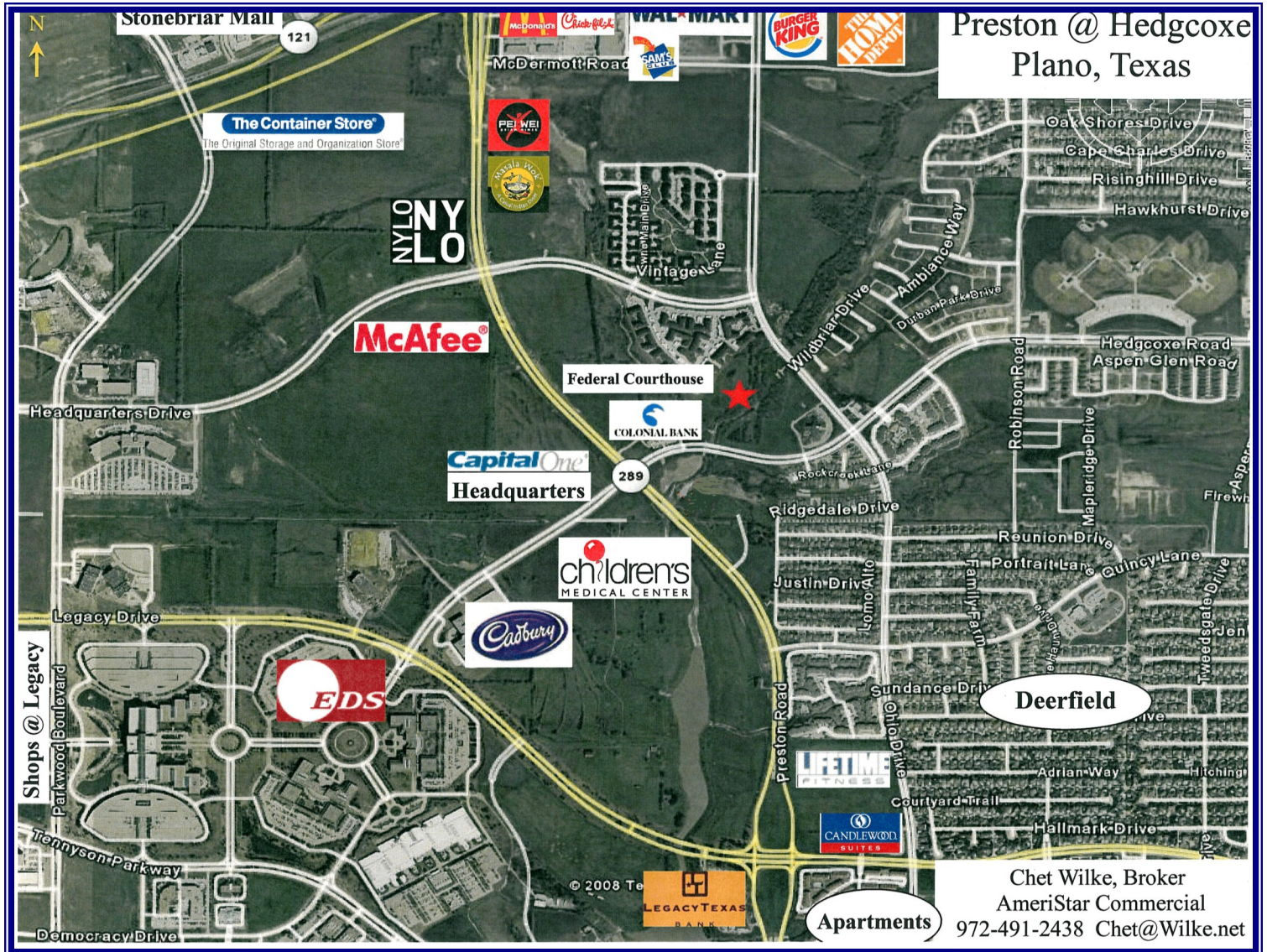
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AREA BUSINESS



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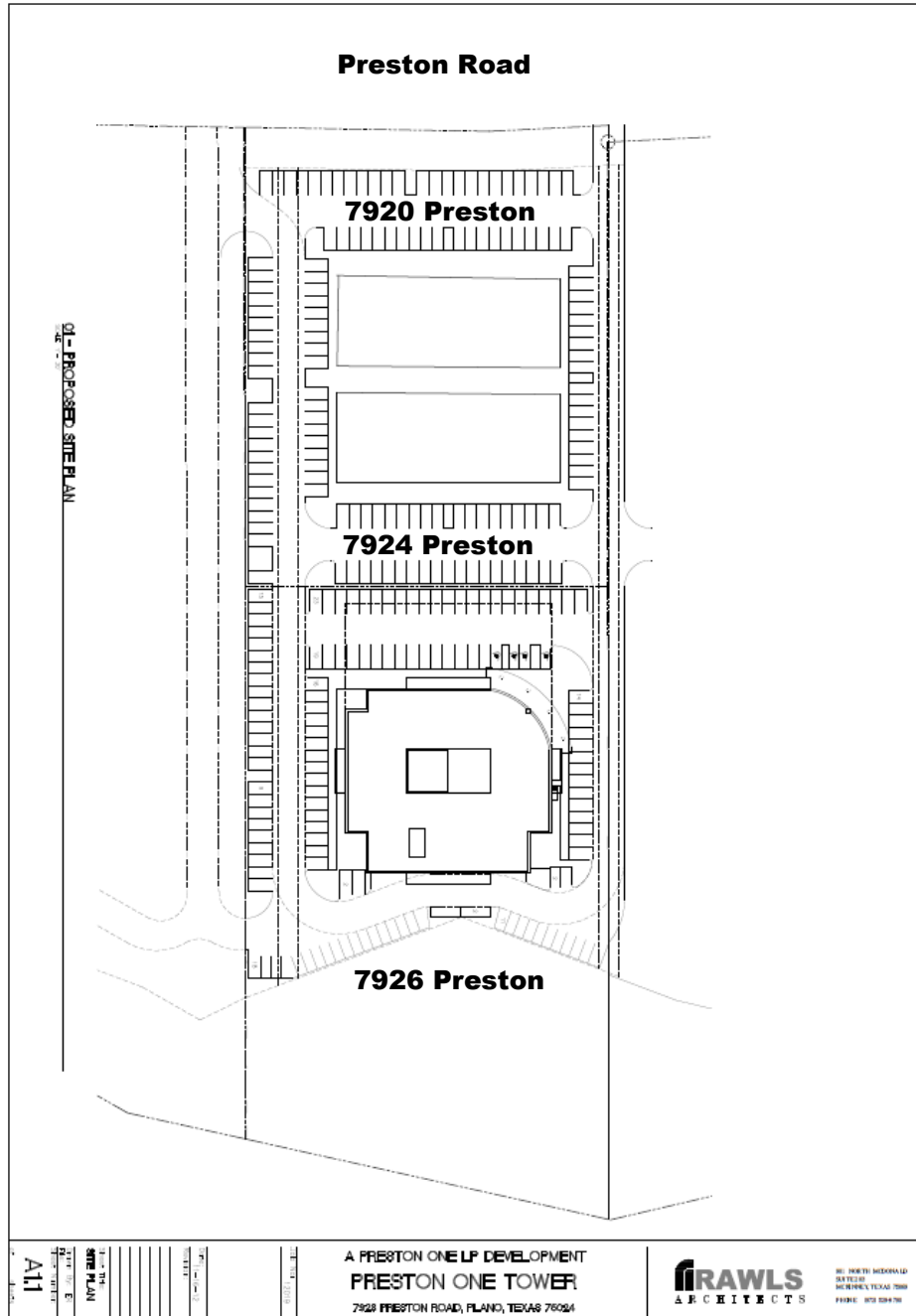
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SITE PLAN



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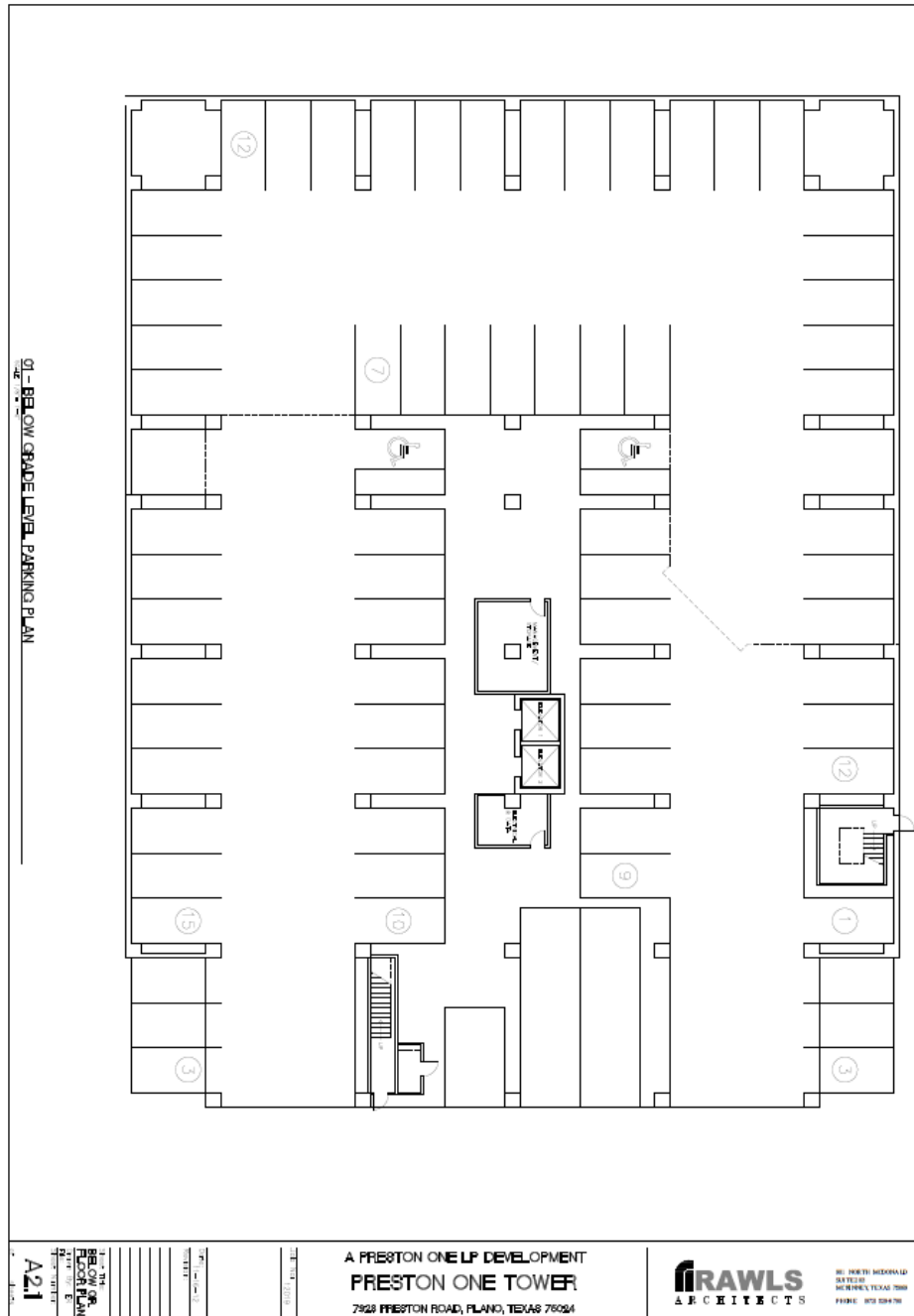
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UNDER GROUND PARKING PLAN



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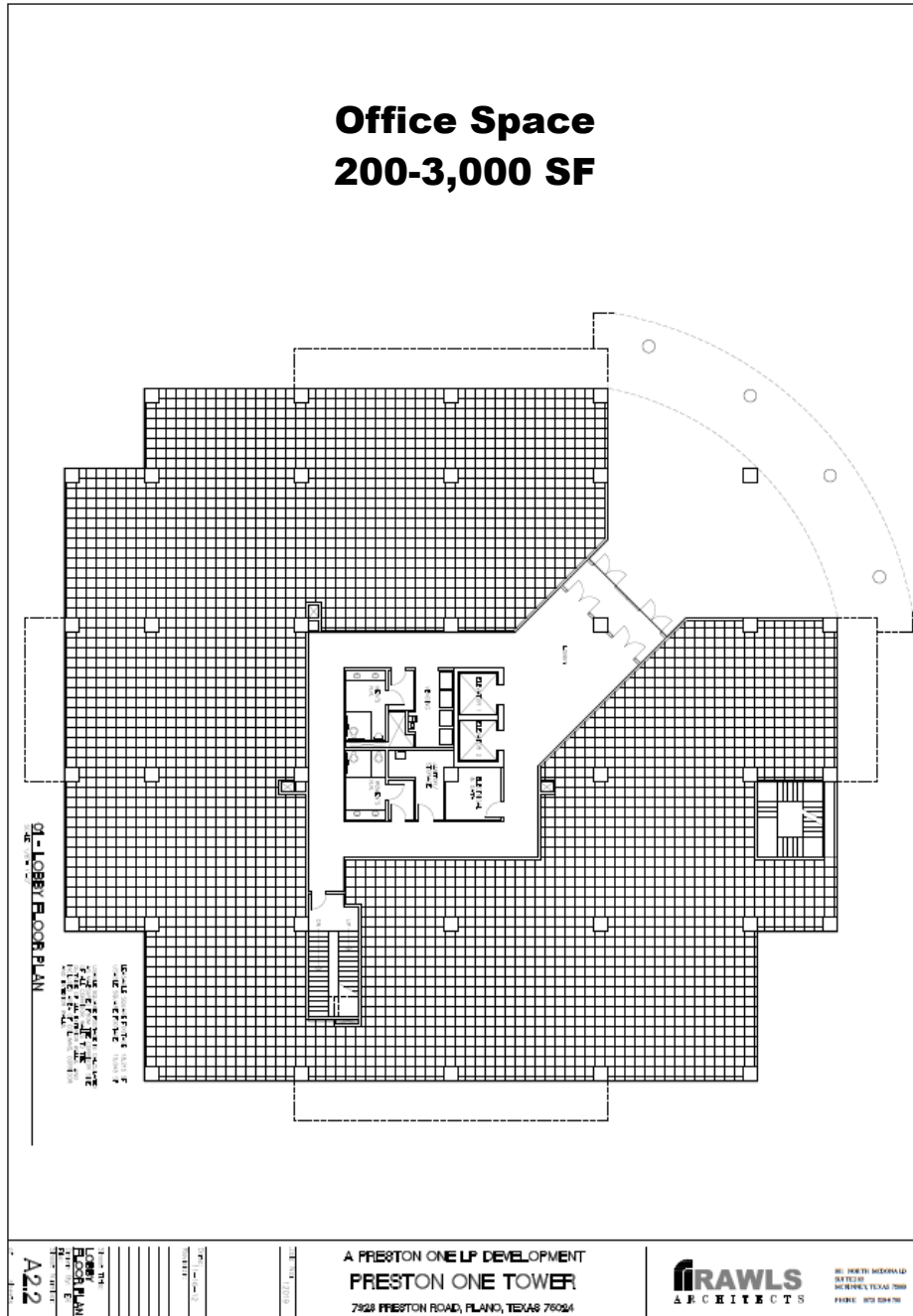
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LOBBY LEVEL FLOOR PLAN

**Office Space
200-3,000 SF**



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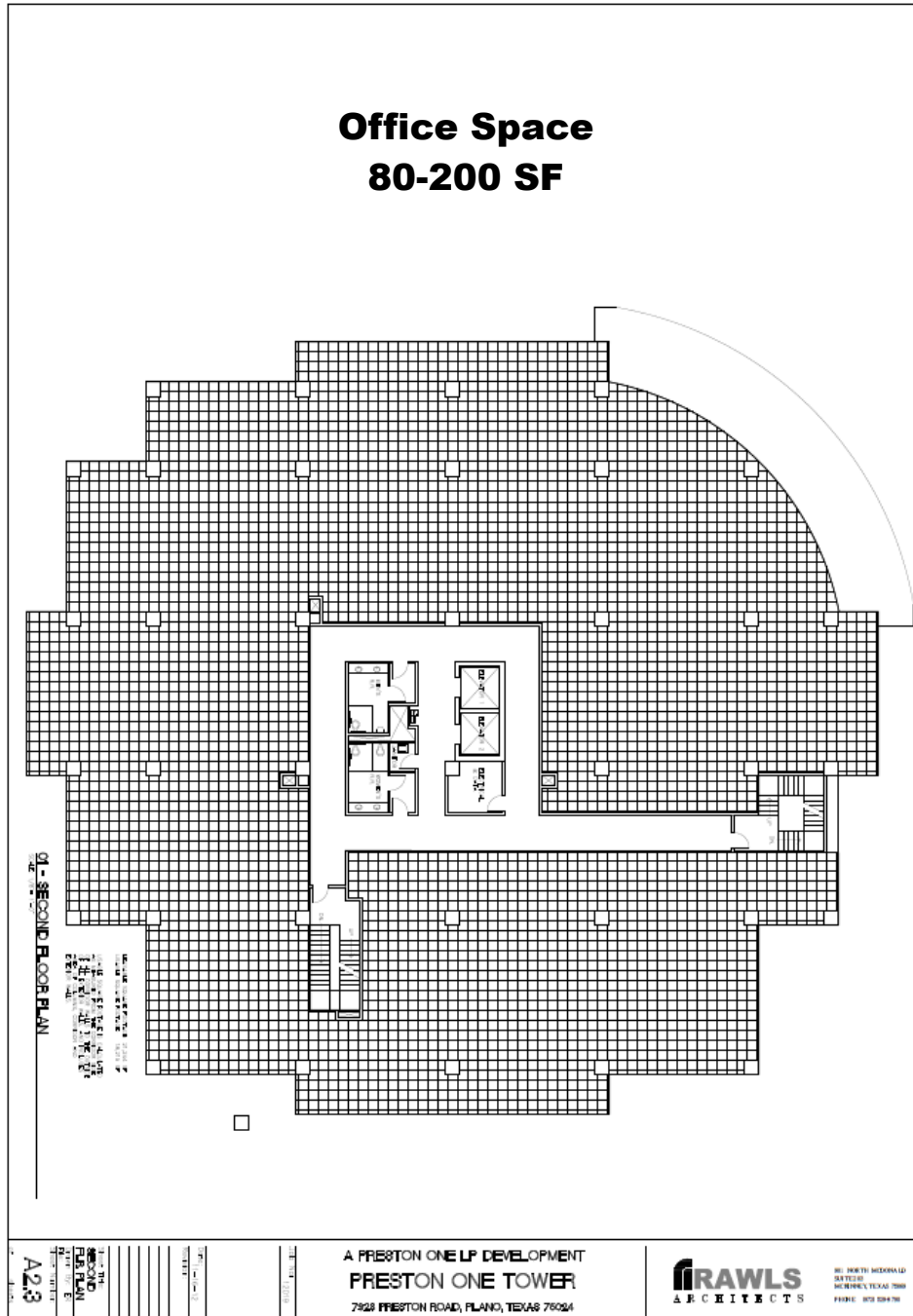
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SECOND FLOOR PLAN

Office Space
80-200 SF



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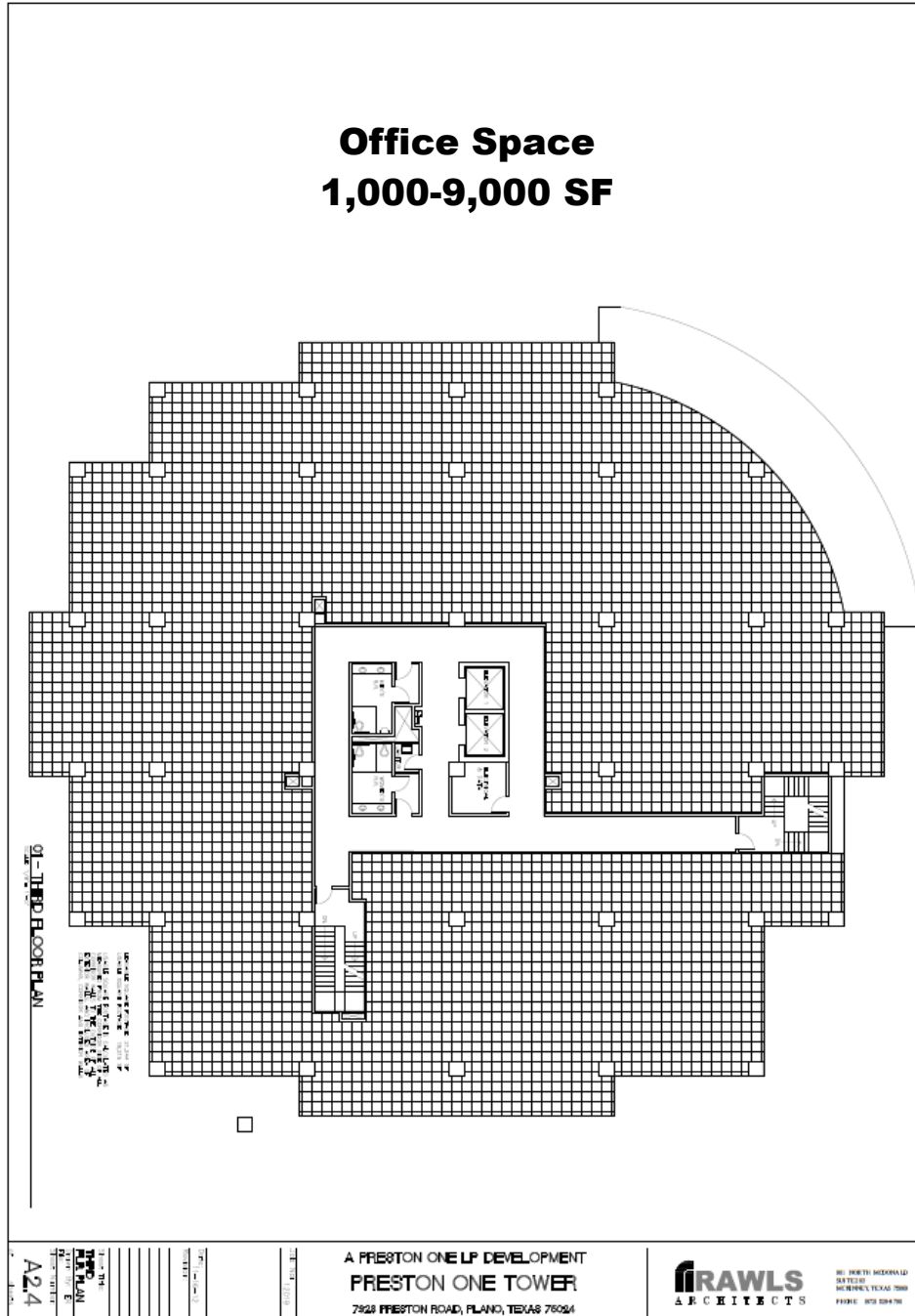
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THIRD FLOOR PLAN

Office Space
1,000-9,000 SF



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BUILDING SPECIFICATIONS

BUILDING HIGHLIGHTS

- **Building Size: 60,600 SF**
- **Typical Floor Plate: 20,000 SF**
- **Number of Floors: 3 Office**
- **Total Parking: 202 Spaces**
- **Total Parking Ratio: 1 space/300 SF**
- **Covered Garage Parking: 71 Spaces**

BUILDING OVERVIEW

- **Preston Road address**
- **Convenient access to Hwy 121 and North Dallas Tollway**
- **Additional acreage in park with creek view**
- **Wooded creek views along backside of building**
- **Landscaping exceeds City of Plano requirements**
- **48 corner offices**
- **Office has creek or park views**

EXTERIOR

- **Architectural glass panel exterior**
- **Structural concrete and steel**
- **Reflective energy efficient roof**
- **Energy saving 1" insulated low E glass**
- **Curtainwall glazing at lobby**
- **Ceiling height-10 feet**
- **Elevators-two 3,000 lb capacity**
- **First level underground parking**

BUILDING TEAM



Preston One, LP
"Experience Counts"

MECHANICAL/ELECTRICAL SYSTEM

- **Energy efficient variable volume rooftop HVAC units with economizer cycle**
- **Medium pressure insulated ductwork to fan powered boxes for cooling and heating**
- **Fully automated energy management system**
- **Plumbing chases for tenant amenities**
- **Fully sprinklered building meeting NFPA standards**
- **Intelligent fully addressable fire alarm system**
- **Electrical capacity of 1.0 watts per r.s.f.**
- **Dual feed electrical power available from McDermott and Tenyson sub-stations**
- **Electrical rooms with 277/480V and 120/208V panels per floor**
- **Telephone data rooms per floor for tenant connections**

PREMISE CONDITION

- **Ceiling grid in place, 2X2 tile stacked on floor for installation**
- **Medium pressure ductwork and fan powered boxes installed**
- **Energy management system installed and connected**
- **Plumbing stacks for tenant usage installed**
- **Base building sprinkler system installed**
- **Fire alarm system with additional tenant capacity installed**
- **Base building electrical panels installed**
- **Window treatments provided by landlord**

COMMON AREAS

- **Covered pedestrian plaza @ entry**
- **Building core through garage**
- **Porcelain tile and granite countertop finishes in restrooms**

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

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 or subagent by the buyer or buyer's agent.

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.

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 coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
CHET WILKE	379957	CHETWILKE@GMAIL.COM	(972)618-1047
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0