

# PRESTONWOOD MEDICAL CENTER

7000 W Plano Pkwy  
Plano, TX 75093

 Transwestern







# BUILDING HIGHLIGHTS

7000 W Plano Pkwy offers move-in ready suites applicable to many different specialties.

Landscaping, lobby, and common area renovations coming soon.



Located near major hospitals and several corporate campuses



4.00 / 1,000 parking ratio with canopy covered walking paths; building parking meets City of Plano regulations



Physician ownership opportunities available



Building and monument signage available



Competitive tenant improvement packages

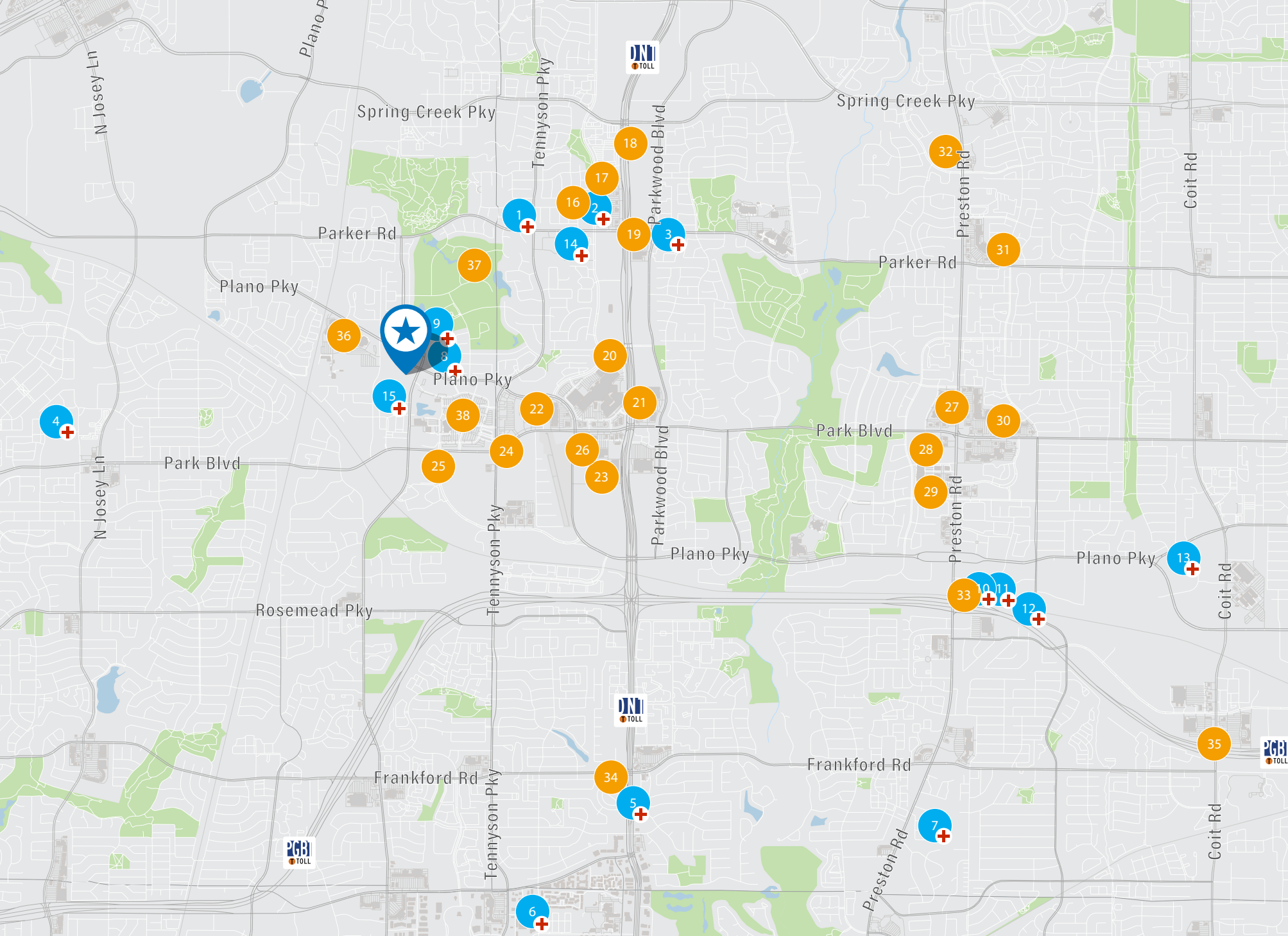


ParkHill Surgery Center, first floor surgical anchor tenant; Texas Health Resources









## Hospital & Medical Systems

- |   |   |
|---|---|
| 1 Greater Therapy Centers               | 9 Prestonwood Rehabilitation                |
| 2 Touchstone Imaging Plano              | 10 Texas Breast Specialists                 |
| 3 Genecov Orthodontics                  | 11 DFW Sarcoma Group PA                     |
| 4 Carrollton Regional Medical Center    | 12 Instit. For Sports & Spine Rehab         |
| 5 Equilibrium Weight Loss & Longevity   | 13 U.S. Renal Care                          |
| 6 AI Family Dental                      | 14 Texas Health Presbyterian Hospital Plano |
| 7 Legacy Chiropractic & Sports Medicine | 15 Texas Surgical Center & Accel Rehab      |
| 8 Texas Clinic                          |   |

## Restaurants, Retail, and Education

- |                               |                               |
|-------------------------------|-------------------------------|
| 16 Academy Sports & Outdoors  | 28 Market Street              |
| 17 Whiskey Cake Kitchen & Bar | 29 Nordstrom Rack             |
| 18 Chuy's                     | 30 Trader Joe's               |
| 19 Newk's Eatery              | 31 Campisi's Restaurant       |
| 20 Whistle Britches           | 32 Taverna Rosa               |
| 21 Target                     | 33 Jolibee                    |
| 22 Cowboy Chicken             | 34 Pappadeaux Seafood Kitchen |
| 23 Costco Wholesale           | 35 Sam's Club                 |
| 24 LA Fitness                 | 36 Hebron Highschool          |
| 25 LA Burger                  | 37 Club's at Prestonwood      |
| 26 Home Depot                 | 38 Prestonwood Baptist Church |
| 27 Whole Foods                |                               |

# NEARBY AMENITIES

7000 W Plano Pkwy is surrounded by several large healthcare and hospital systems as well as dining and retail destinations.





# LOCATION

Nestled in between Hebron High School and Prestonwood Baptist Church, 7000 W Plano Pkwy offers proximity to all that Plano offers.

0.5 MI

HEBRON HIGH SCHOOL

1 MI

PRESTONWOOD COUNTRY CLUB

## VISIBILITY

25,800 VPD on Plano Pkwy  
10,200 VPD on Marsh Ln

PLANO PKWY

MARSH LN





0.5 MI

PRESTONWOOD BAPTIST CHURCH

1 MI

LIONS FIELD

7000 W PLANO PKWY

MARSH LN

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LEADING EMPLOYERS

Company	Sales (Billions)	Ranking
JP Morgan Chase	\$124.5	4
Bank of America	\$96.8	9
Toyota	\$281.8	10
Samsung Electronics	\$244.2	14
Siemens	\$76.5	77
Cigna	\$174.3	84
Pepsico	\$79.5	86
Capital One Finance	\$32.1	111
Coca Cola	\$38.7	113
Abbott	\$44.5	134

RECENT ACCOLADES

#1 BEST PLACE IN TEXAS TO LIVE  
LIVABILITY

#1 BEST PARK SYSTEMS IN TEXAS TRUST FOR  
PUBLIC LAND'S PARKSCORE

#4 BEST CITY TO RAISE A FAMILY  
WALLETHUB

#4 BEST CITY FOR REMOTE WORKERS  
COMMERCIAL CAFE

POPULATION/INCOME INDEX

Population/Income	2 Miles	5 Miles	10 Miles
2010 Population	45,327	278,134	947,908
2021 Population	57,888	334,765	1,296,973
2026 Population	64,247	364,267	1,346,785
Median HH Income	\$82,257	\$82,094	\$84,823
Average HH Income	\$121,376	\$118,331	\$118,847

72

LAND AREA SQUARE MILES

3

FORTUNE 1000 HEADQUARTERS

57%

DECENNIAL POPULATION GROWTH

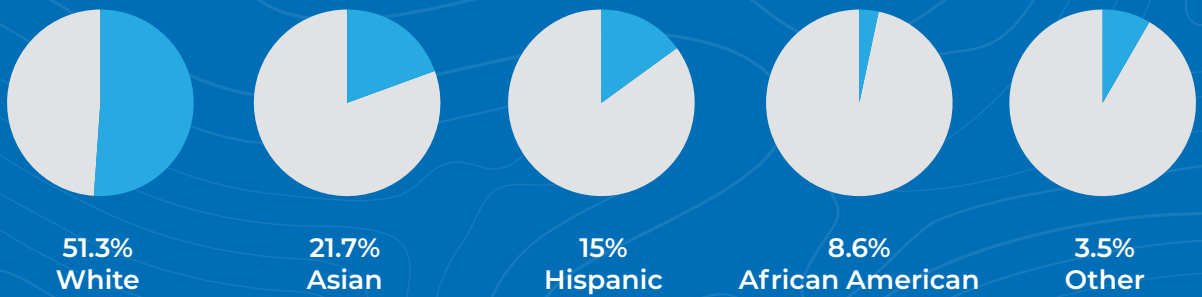
57%

WITH A BACHELOR'S DEGREE

38.7

MEDIAN AGE

POPULATION BY RACE



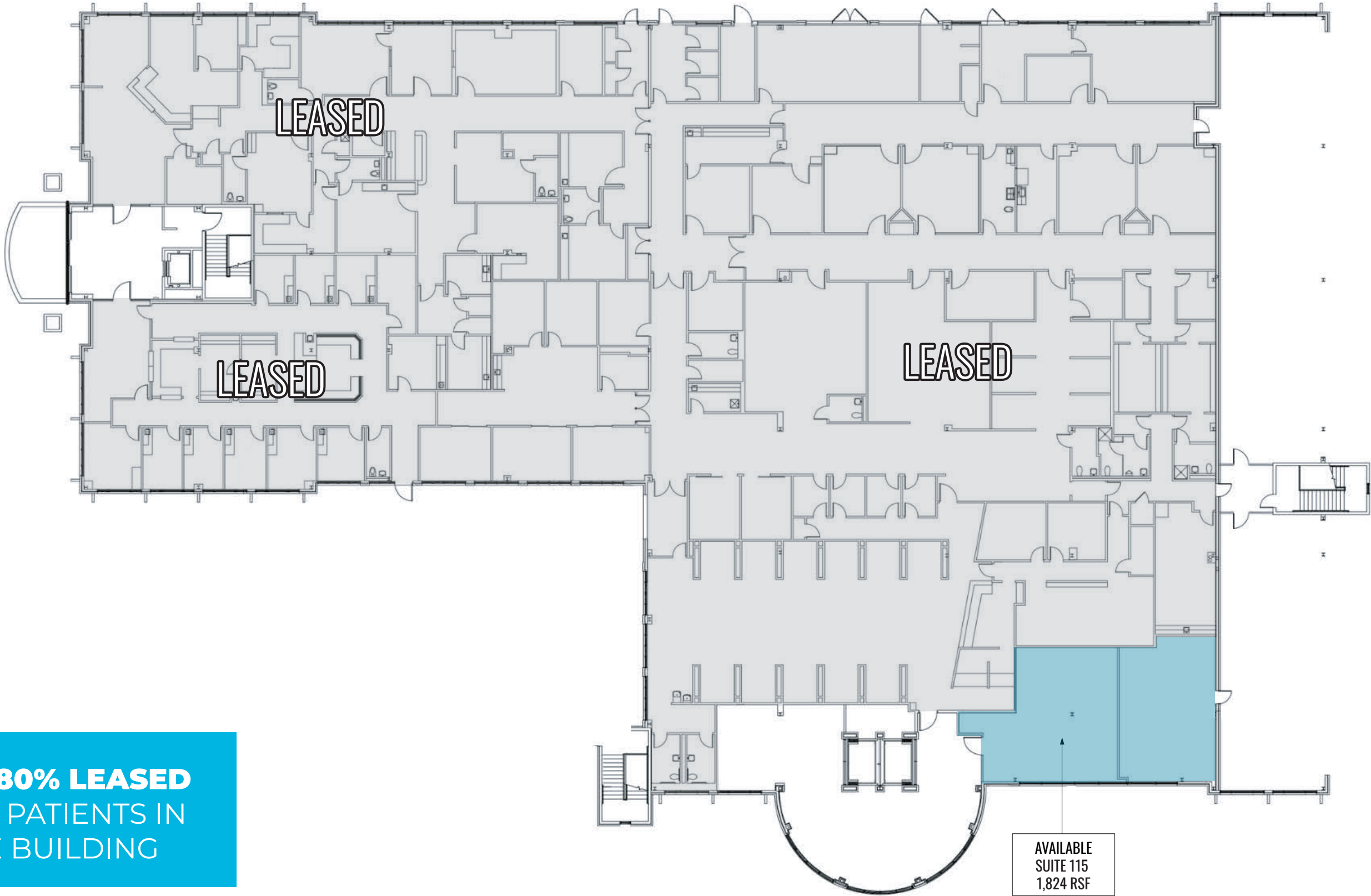
SOURCE - PLANOTEXAS.ORG

DEMOGRAPHICS

- Less than 5 miles from The Shops at Legacy and Legacy West
- 1 mile to Arbor Hills Nature Preserve
- 1.8 miles from Dallas North Tollway
- 2.9 miles from President George Bush Tollway



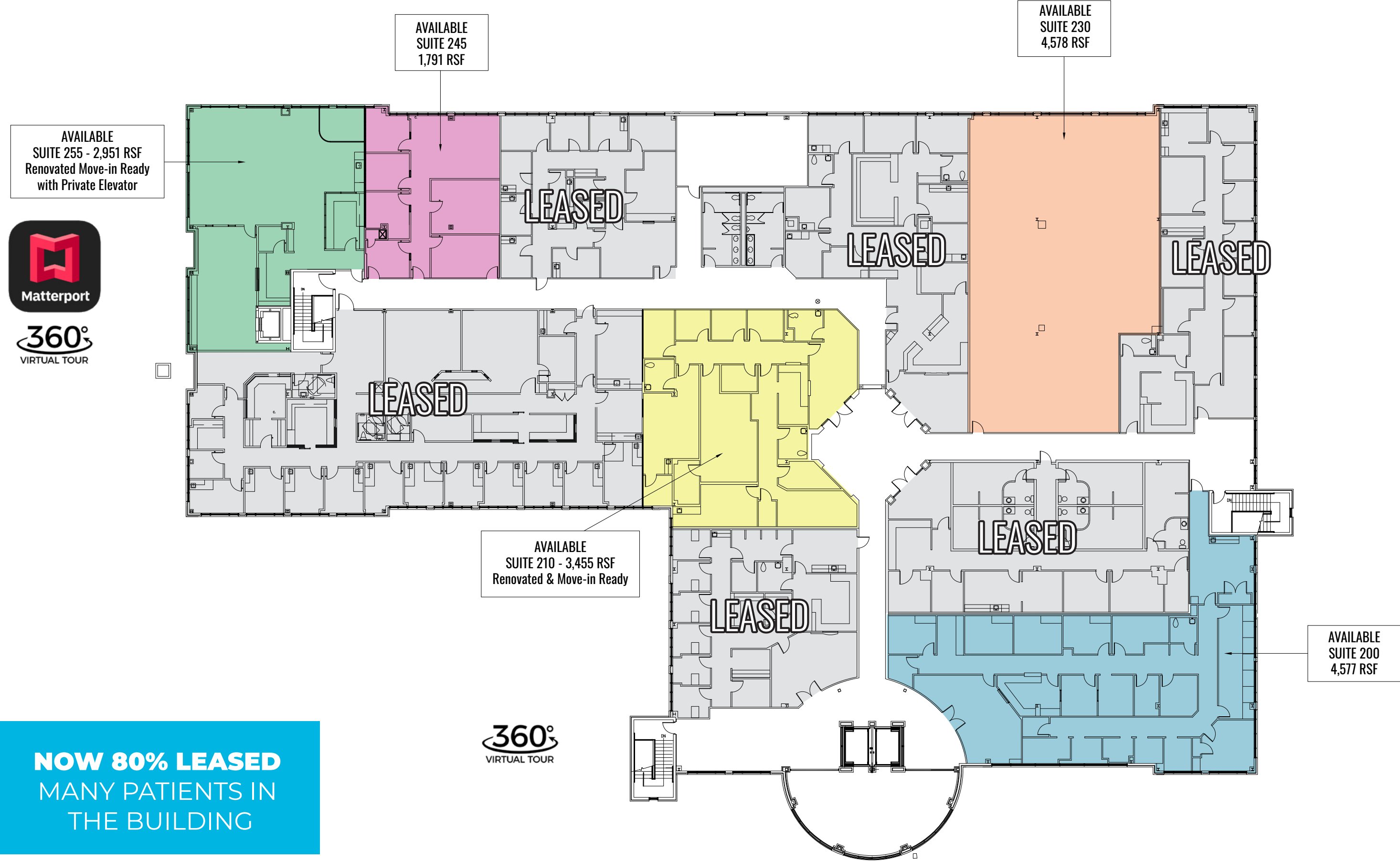
# FLOOR 1 - 1,824 SF AVAILABLE



**NOW 80% LEASED**  
MANY PATIENTS IN  
THE BUILDING

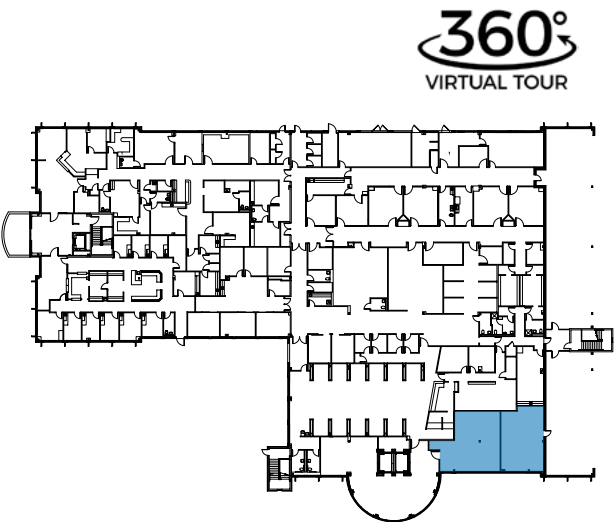
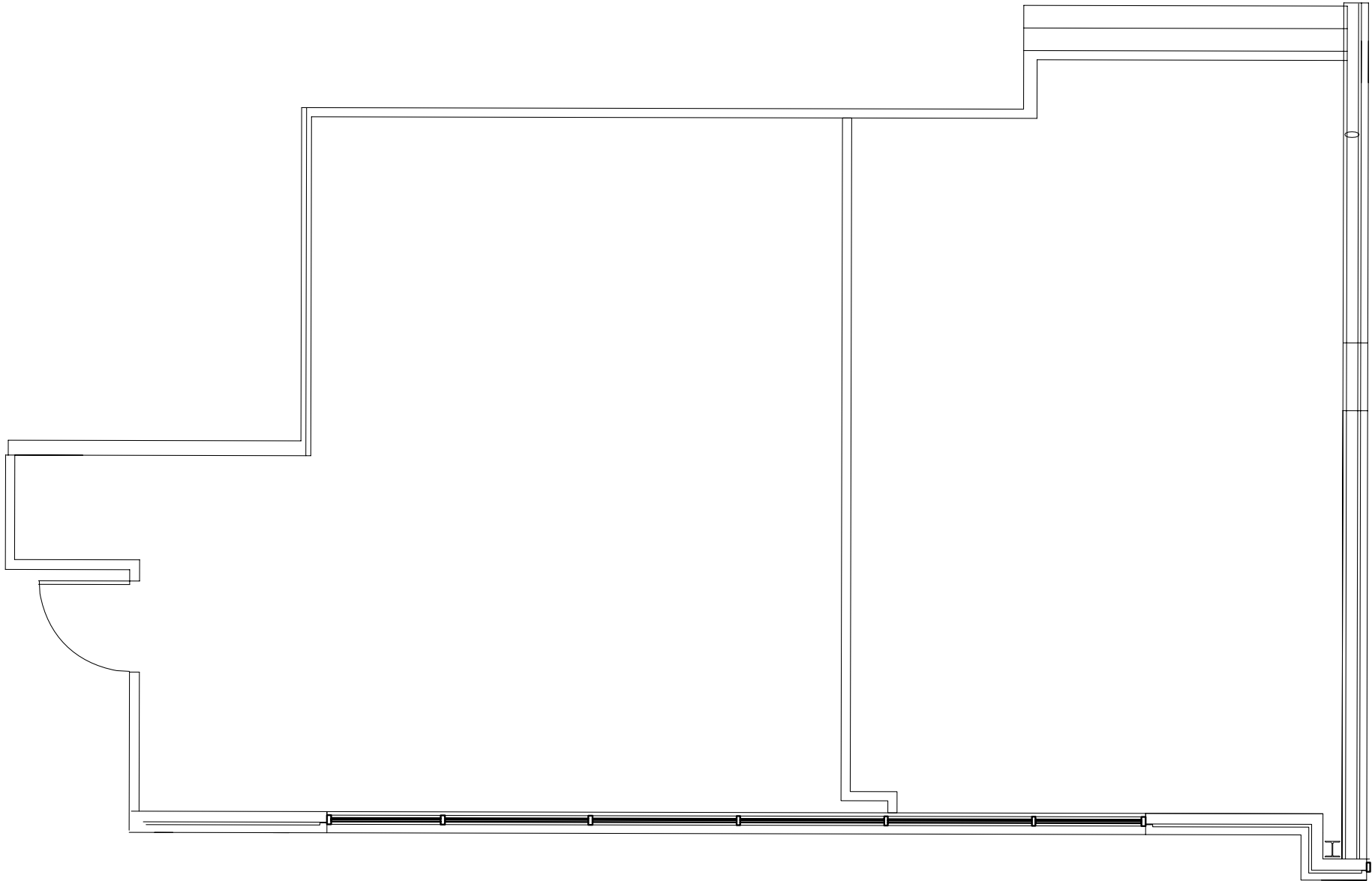


# FLOOR 2 - 1,791 to 4,742 SF AVAILABLE



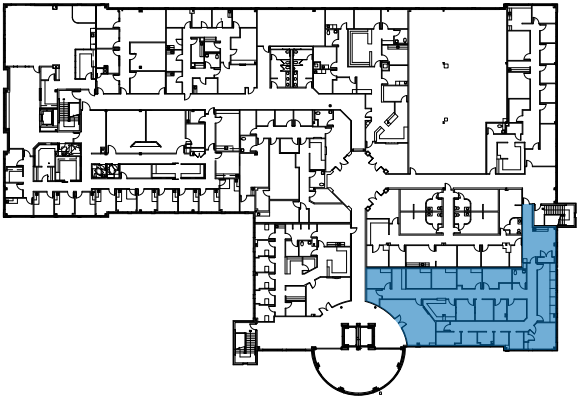
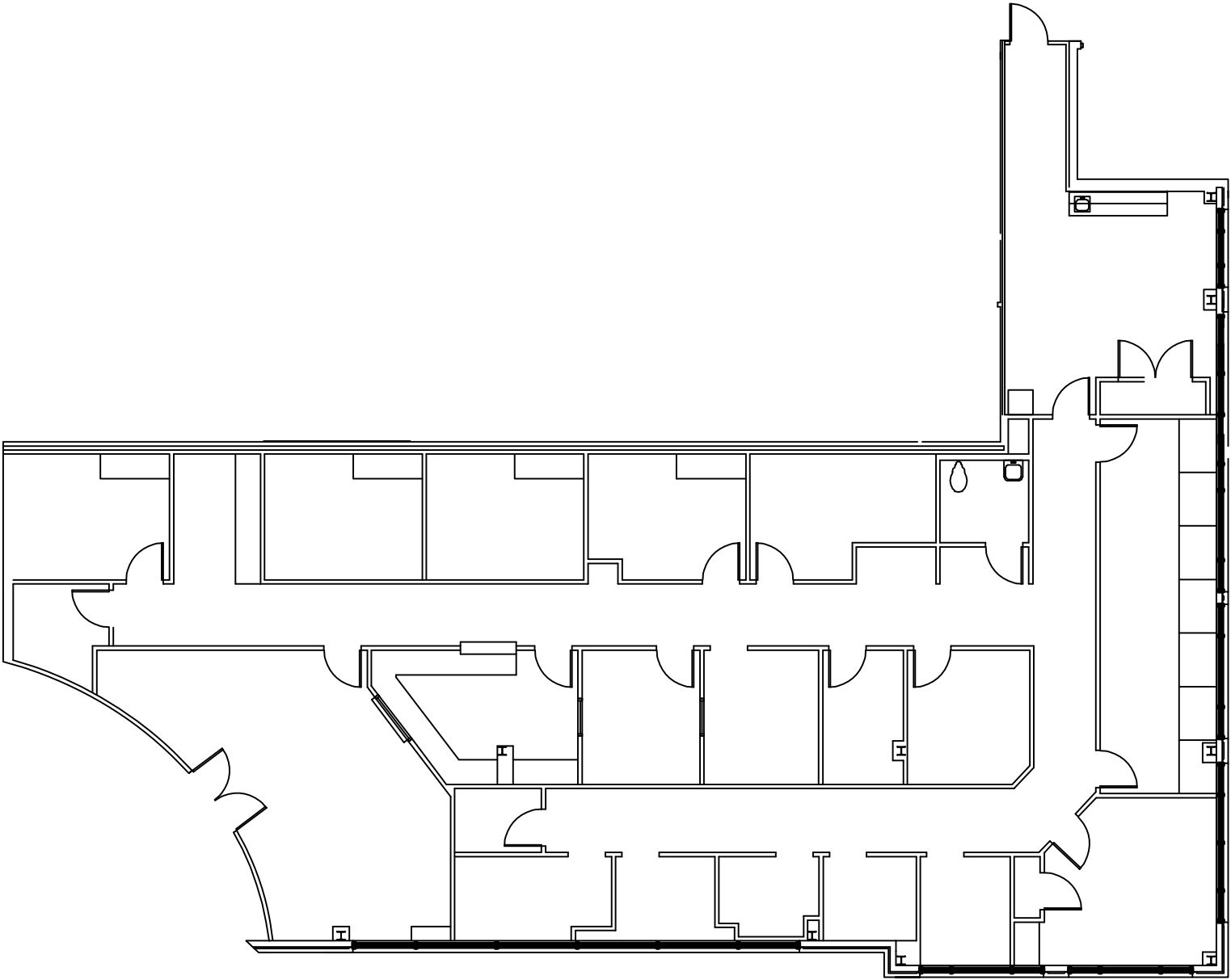


# SUITE 115 - 1,824 SF



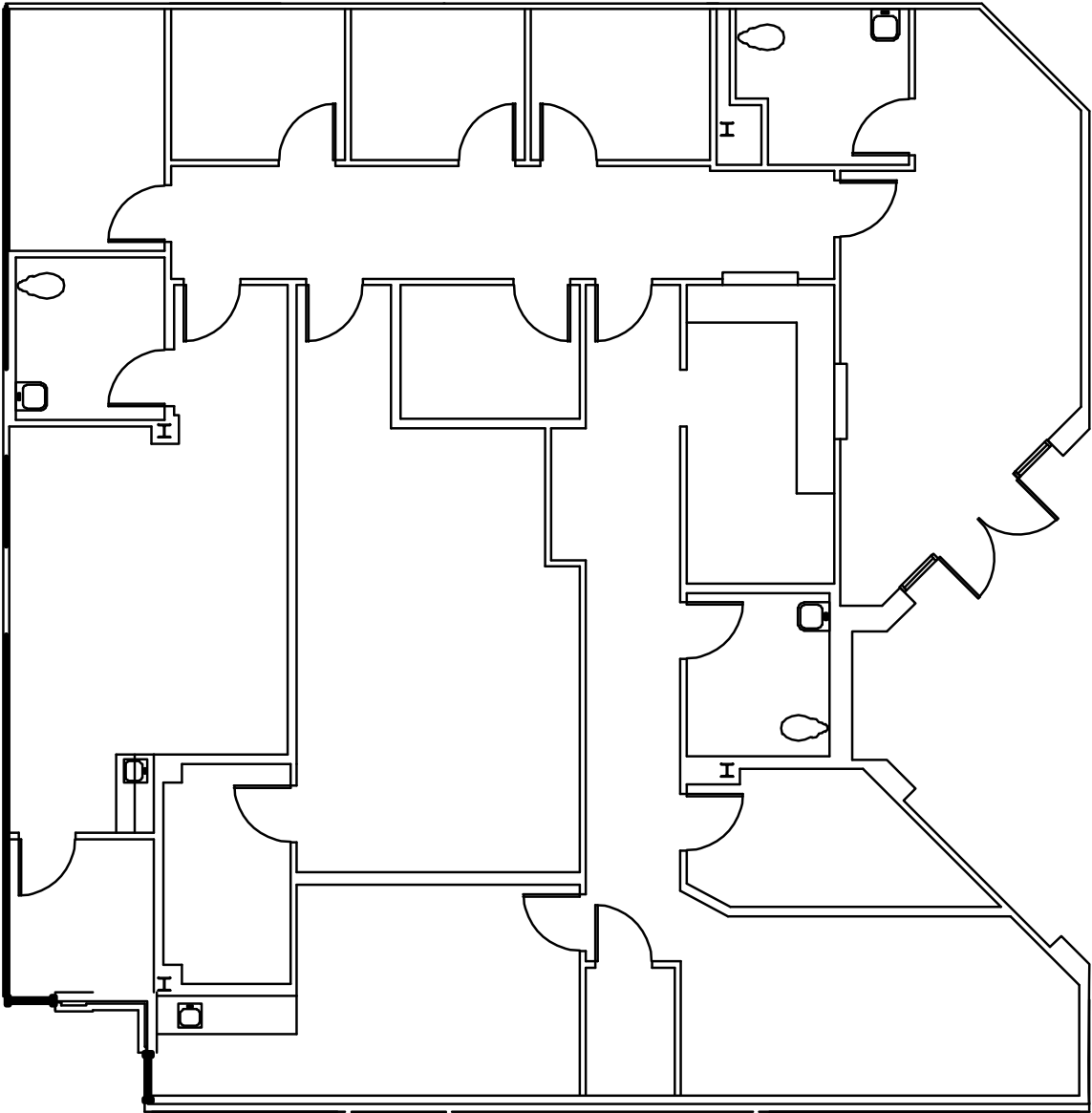


SUITE 200 - 4,577 SF

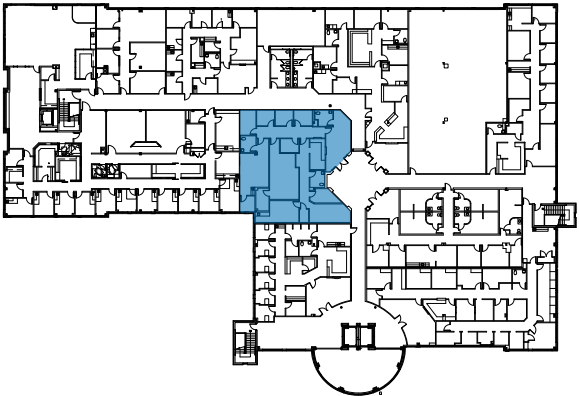




# SUITE 210 - 3,455 SF

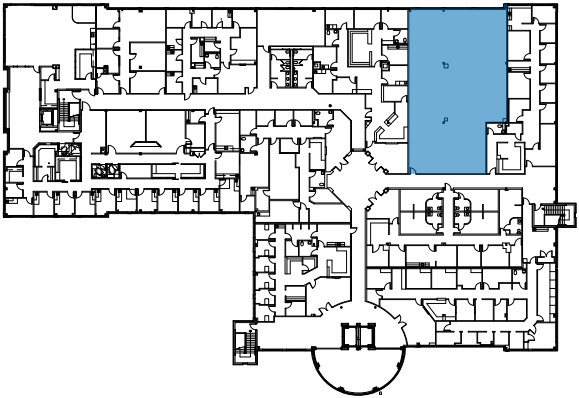
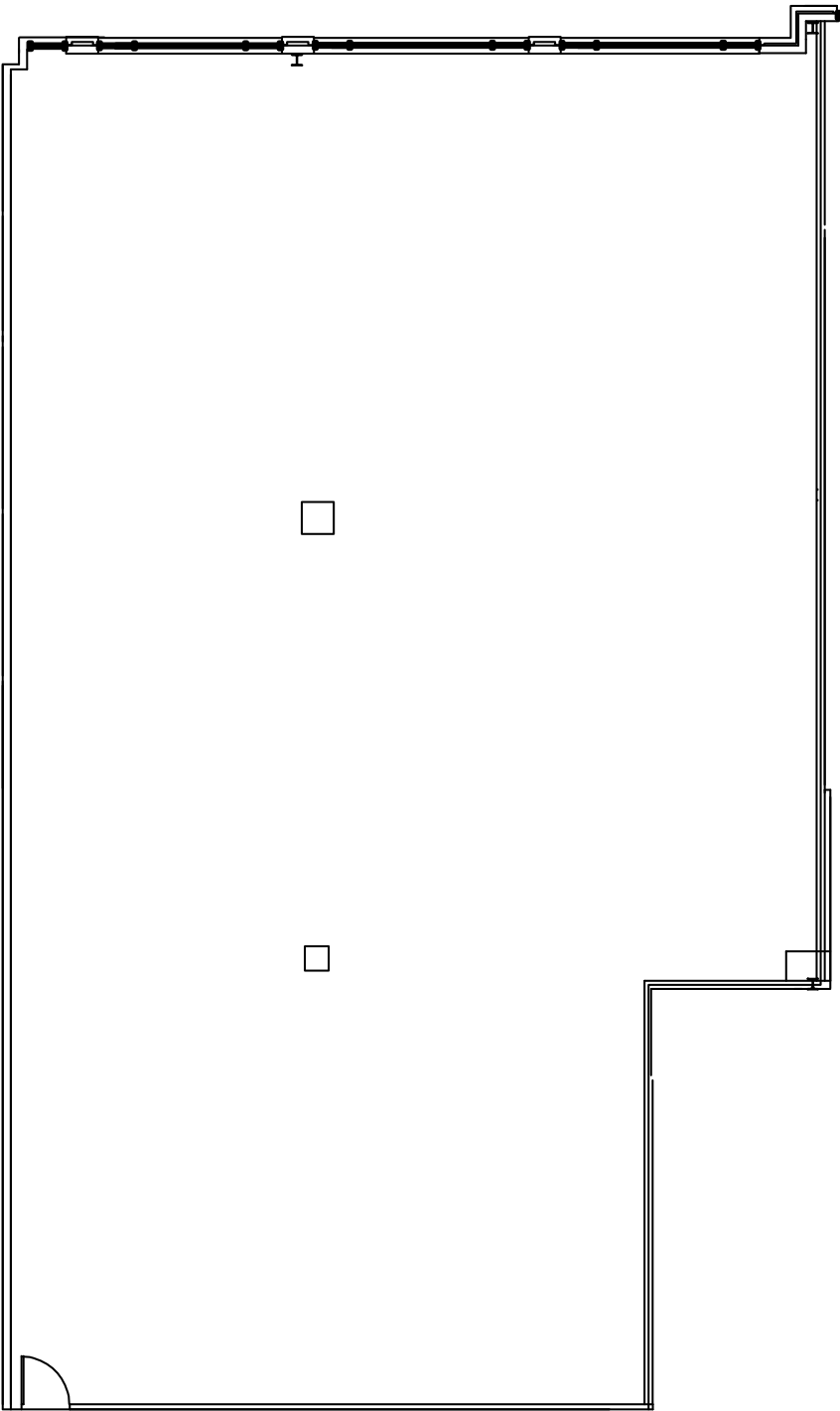


360°  
VIRTUAL TOUR



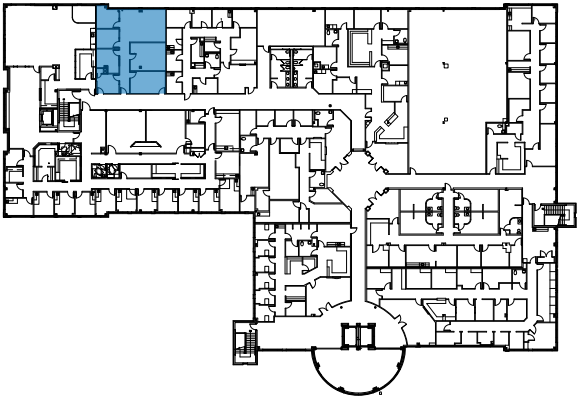
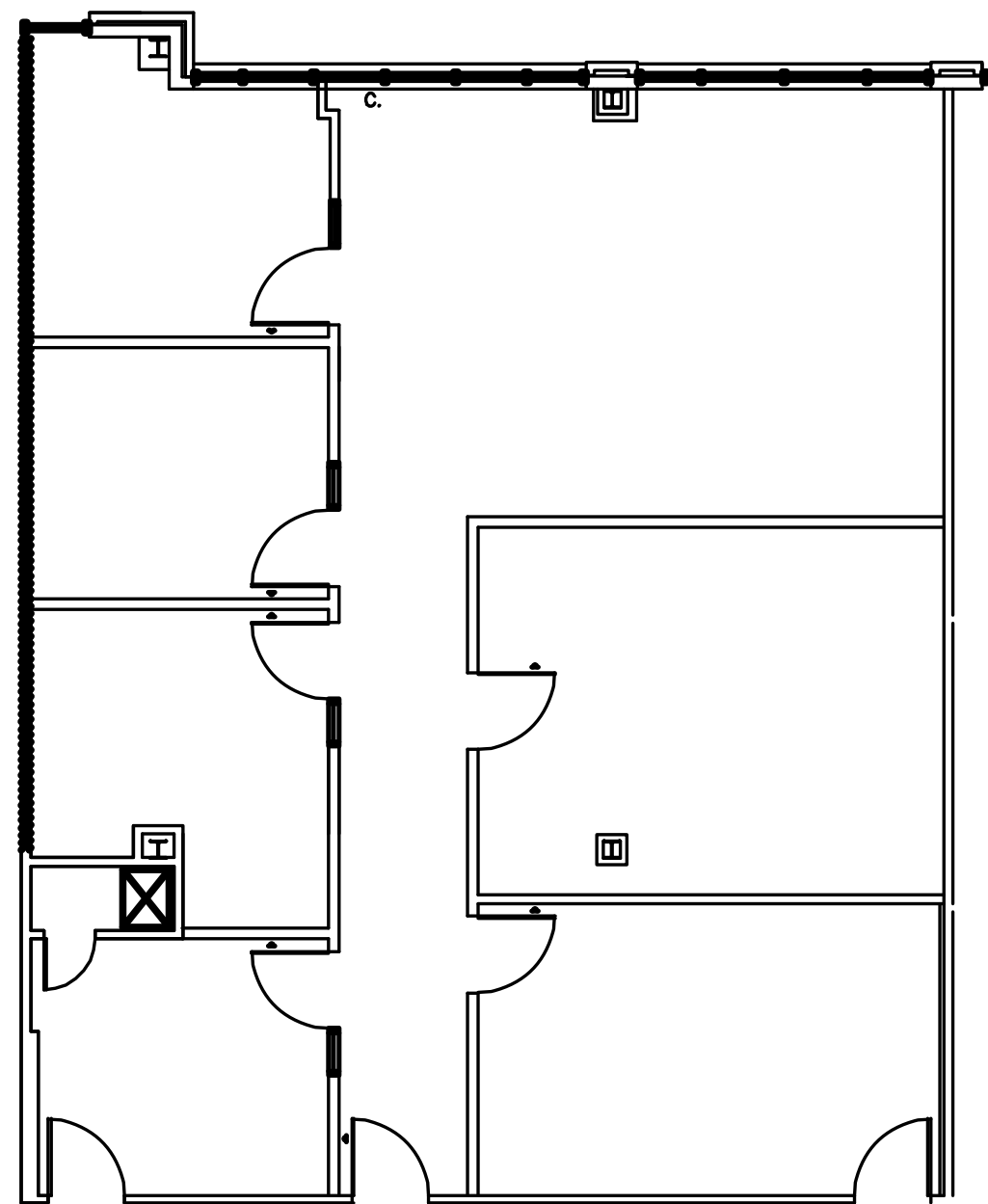


# SUITE 230 - 4,578 SF (SHELL)



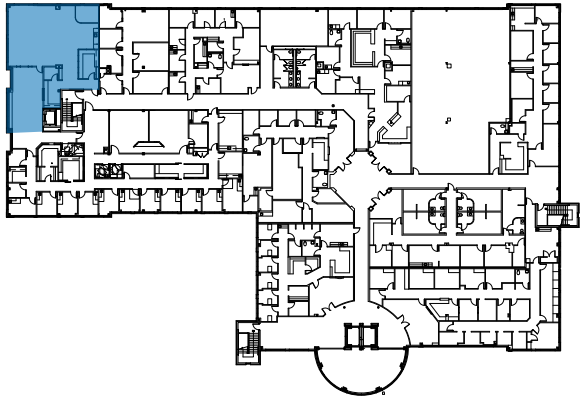
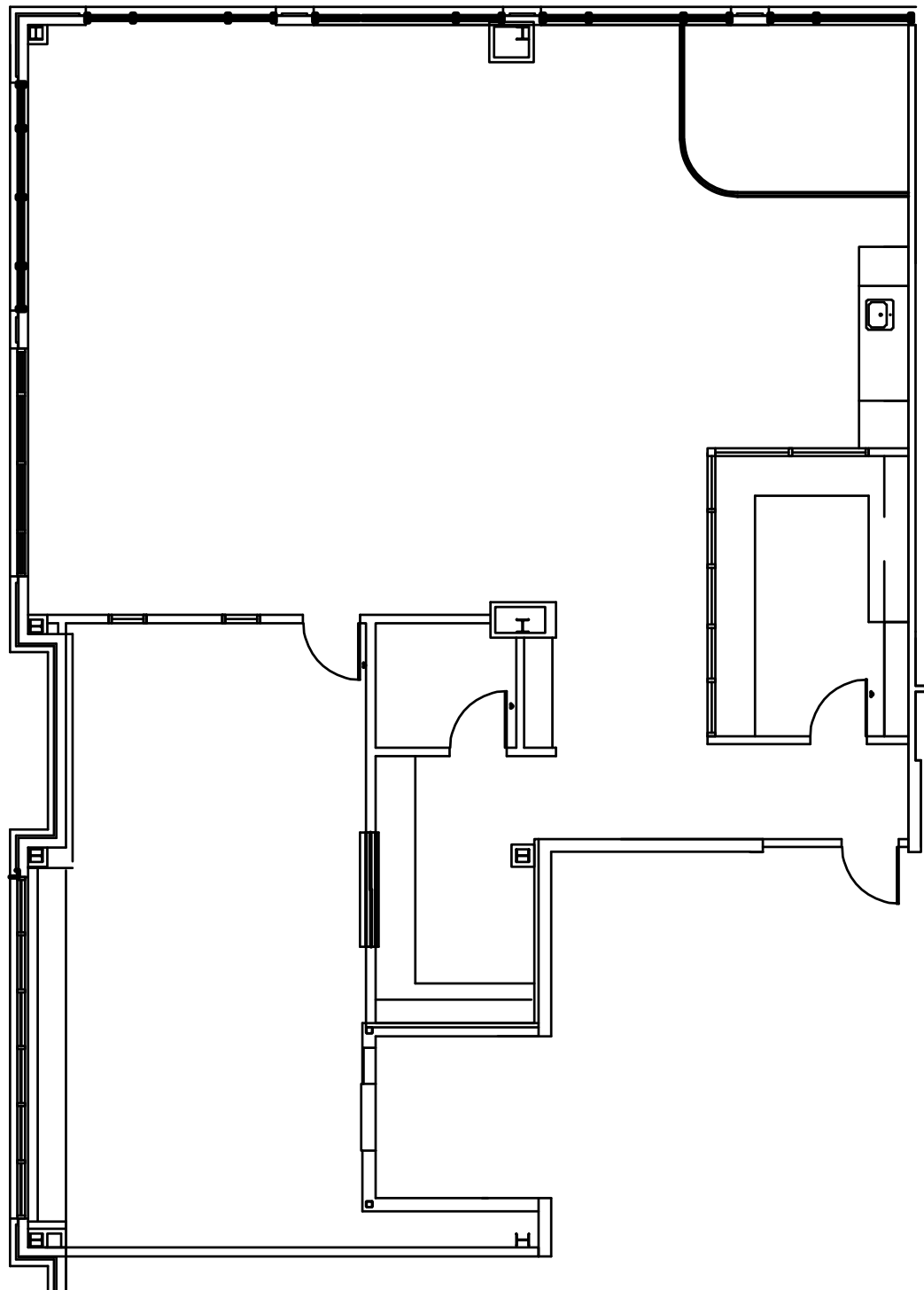


# SUITE 245 - 1,791 SF





# SUITE 255 - 2,951 SF





LEASED BY:



FOR MORE INFORMATION CONTACT:



**BROOKE HUME**

Senior Associate

[brooke.hume@transwestern.com](mailto:brooke.hume@transwestern.com)

214.292.6422



**COLLIN BURWINKEL**

Senior Associate

[collin.burwinkel@transwestern.com](mailto:collin.burwinkel@transwestern.com)

972.774.2531





# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



## 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 confidential 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Paul Wittorf	479373	paul.wittorf@transwestern.com	214.446.4512
Designated Broker of Firm	License No.	Email	Phone
Paul Wittorf	479373	paul.wittorf@transwestern.com	214.446.4512
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone