

FOR LEASE

1714 14th Street | Plano, TX 75074

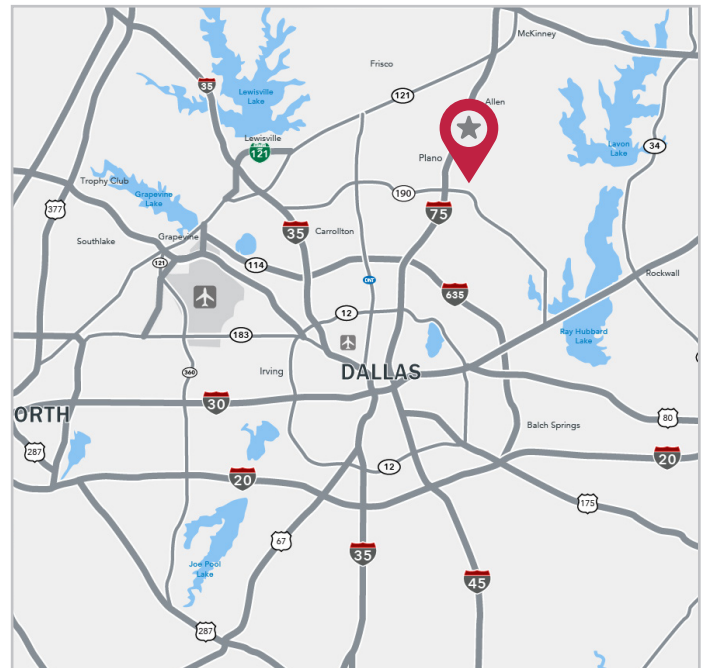


AVAILABILITY HIGHLIGHTS

Available: 118,181 SF (Divisible)
Suite 100-200: 48,075 (Divisible to 29,455 SF & 18,260 SF)
Suite 300: 70,106 SF
Clear Height: 15' - 29'
Loading: Dock high and grade level loading available
Parking Ratio: Approximately 2.50/1,000 SF (expandable)
Sprinklered: Yes
Zoning: Light Industrial (LI) [Click here for allowed uses](#)

Comments:

- Suite 300 is a high end finished out recreational space equipped with a full kitchen, walk-in coolers, 2 bars & more.
- Potential for fenced, paved & lit outside storage
- Can re-purpose parking area or excess land for recreational purposes.2
- Within walking distance to downtown Plano
- Easy access to George Bush Turnpike (190) and Highway 75
- Ownership will consider a wide variety of uses such as, industrial, light manufacturing, dead storage, heavy parking requirements, outside storage, sports uses, training facilities and other recreational uses



FOR MORE INFORMATION:

BRETT LEWIS, SIOR

972.934.4018

blewis@lee-associates.com

TAYLOR STELL

214.558.1969

tstell@lee-associates.com

GEORGE TANGHONGS

972.934.4008

george@lee-associates.com

RJ FLORES

310.968.9362

rjflores@lee-associates.com

LEASED BY:

LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

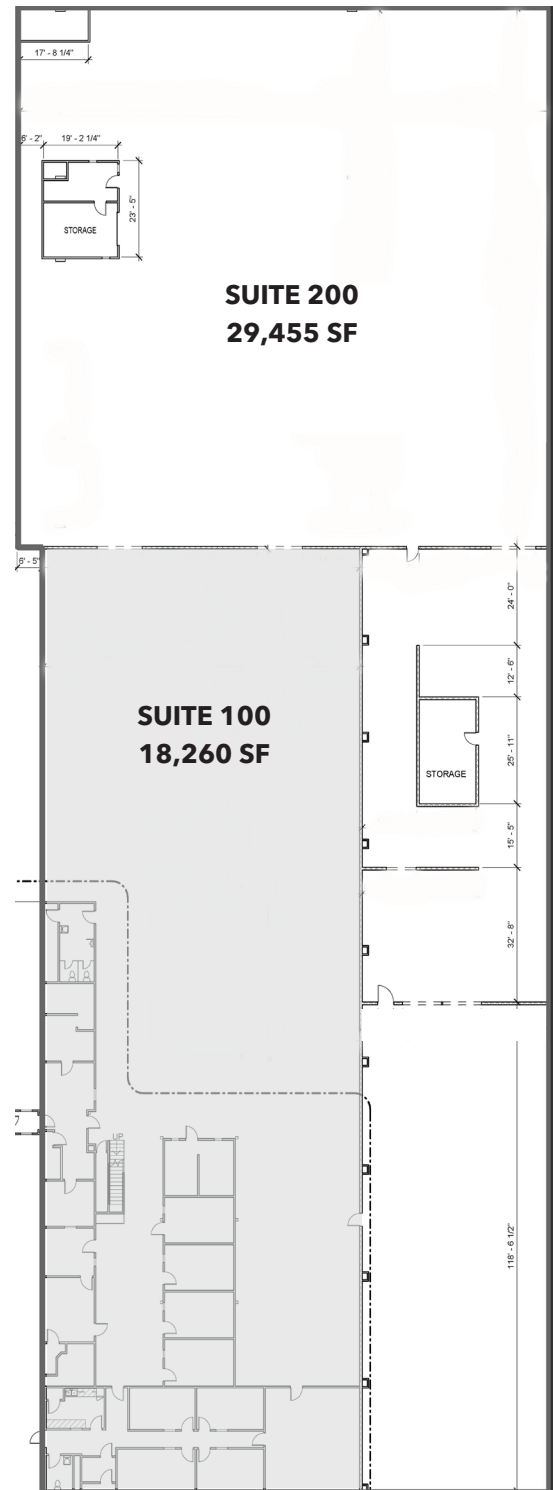
leedallas.com

FOR LEASE

1714 14TH STREET
PLANO, TX 75074

SUITE 100/200

- 48,075 (Divisible to 29,455 SF & 18,260 SF)
- 14' - 20' Clear height
- 5 Grade level doors (ownership is willing to install a dock high loading platform)
- Suite 100 features a vintage Quonset hut structure with known roof leaks, making it suitable for weather-resistant uses only. Offered at a discounted rate. Full details and as-is condition to be outlined in lease agreement.
- Suite 200 is clean, functional warehouse space with multiple grade level doors.



FOR MORE INFORMATION:

BRETT LEWIS, SIOR
972.934.4018
blewis@lee-associates.com

TAYLOR STELL
214.558.1969
tstell@lee-associates.com

GEORGE TANGHONGS
972.934.4008
george@lee-associates.com

RJ FLORES
310.968.9362
rjflores@lee-associates.com

LEASED BY:

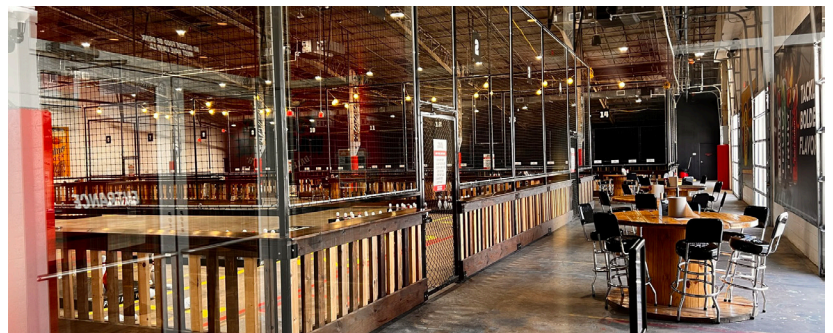
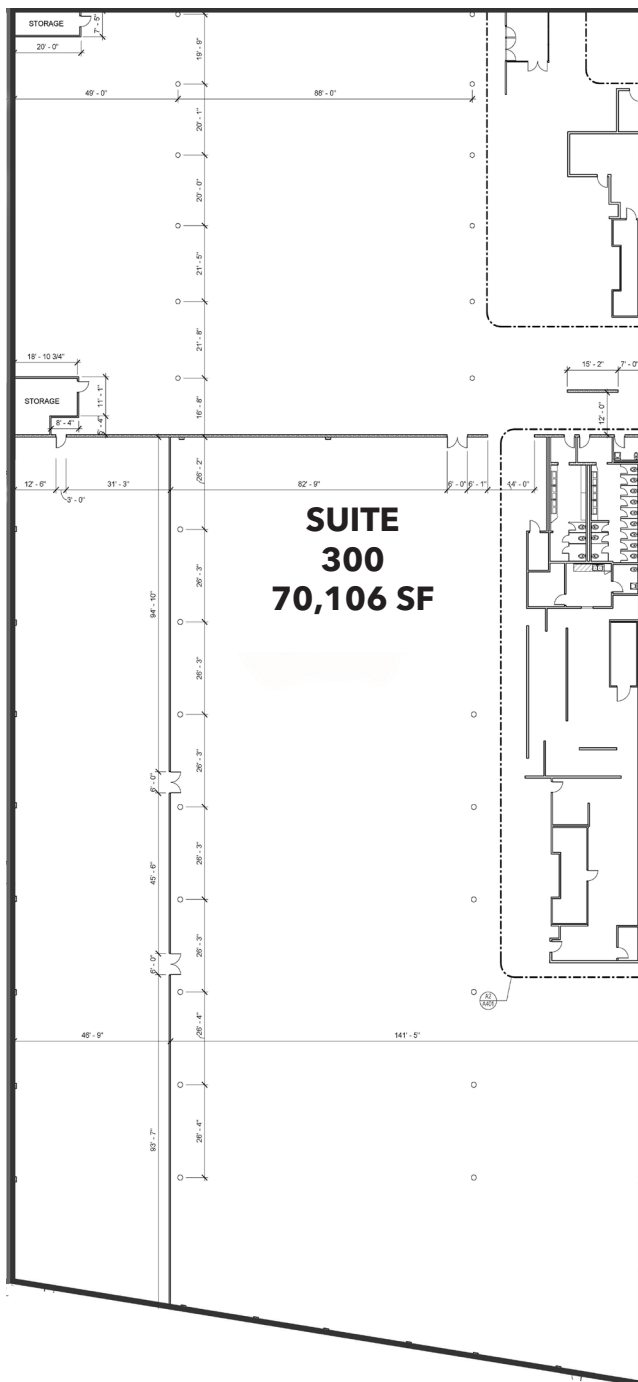
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
leedallas.com

FOR LEASE

1714 14TH STREET
PLANO, TX 75074

SUITE 300

- 70,106 SF available
- 22' - 29' Clear height
- 1 Dock high door
- 4 Grade level doors
- Fully built out recreational space
- 2 walk in coolers
- Commercial kitchen
- 100% HVAC
- High-end finish out
- 2 bars
- Suite 300 is a unique opportunity for a recreational user to come in and operate with minimal improvements required



FOR MORE INFORMATION:

BRETT LEWIS, SIOR
972.934.4018
blewis@lee-associates.com

TAYLOR STELL
214.558.1969
tstell@lee-associates.com

GEORGE TANGHONGS
972.934.4008
george@lee-associates.com

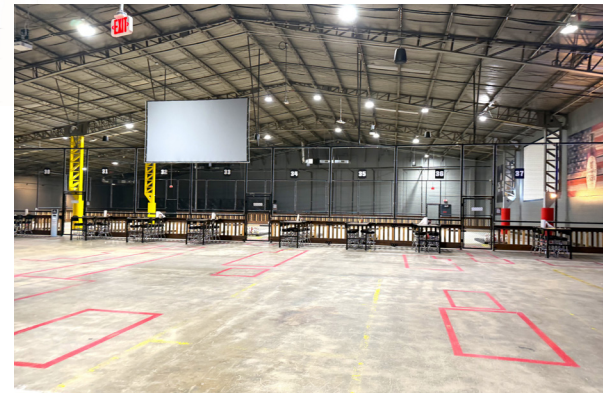
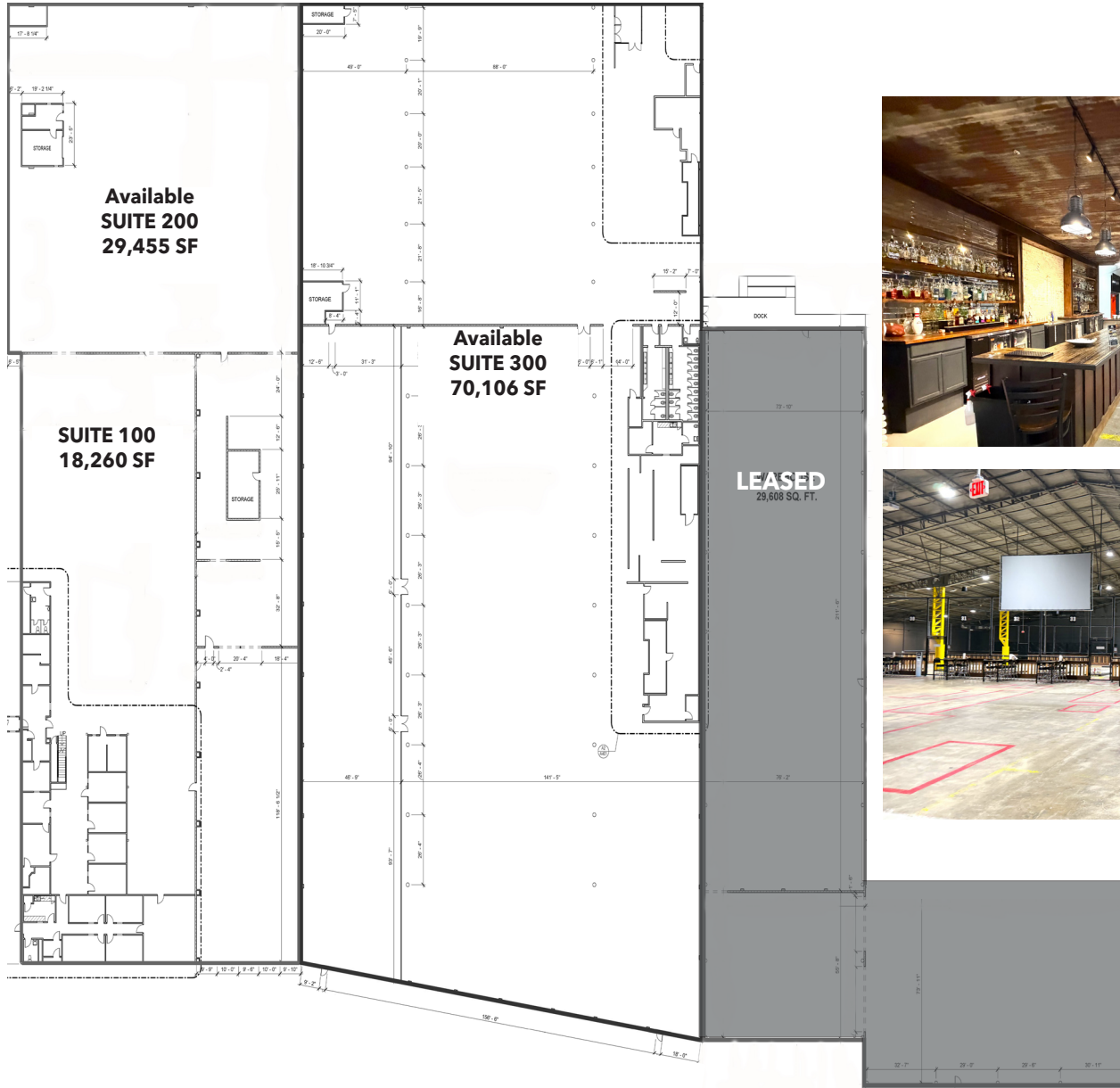
RJ FLORES
310.968.9362
rjflores@lee-associates.com

LEASED BY:

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
leedallas.com

SITE PLAN

1714 14TH STREET
PLANO, TX 75074



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR MORE INFORMATION:

BRETT LEWIS, SIOR
972.934.4018
blewis@lee-associates.com

TAYLOR STELL
214.558.1969
tstell@lee-associates.com

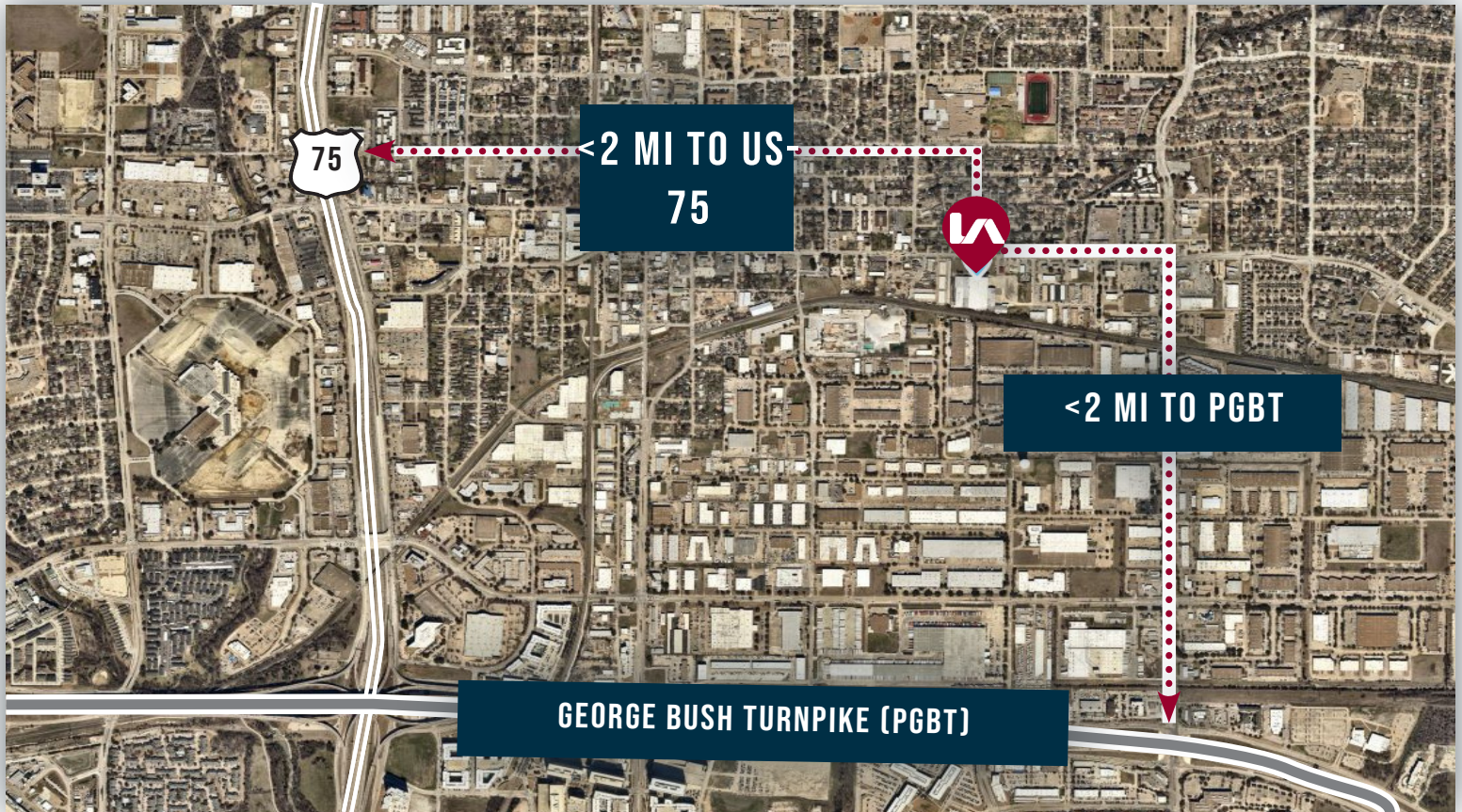
GEORGE TANGHONGS
972.934.4008
george@lee-associates.com

RJ FLORES
310.968.9362
rjflores@lee-associates.com

LEASED BY:

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
leedallas.com

1714 14TH STREET
PLANO, TX 75074



FOR MORE INFORMATION:

BRETT LEWIS, SIOR

972.934.4018

blewis@lee-associates.com

TAYLOR STELL

214.558.1969

tstell@lee-associates.com

GEORGE TANGHONGS

972.934.4008

george@lee-associates.com

RJ FLORES

310.968.9362

rjflores@lee-associates.com

LEASED BY:



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

leedallas.com

1714 14TH STREET
PLANO, TX 75074



FOR MORE INFORMATION:

BRETT LEWIS, SIOR

972.934.4018

blewis@lee-associates.com

TAYLOR STELL

214.558.1969

tstell@lee-associates.com

GEORGE TANGHONGS

972.934.4008

george@lee-associates.com

RJ FLORES

310.968.9362

rjflores@lee-associates.com

LEASED BY:

LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

leedallas.com