

# FOR LEASE

**1701 Summit Ave, Ste 2 | Plano, TX 75074**

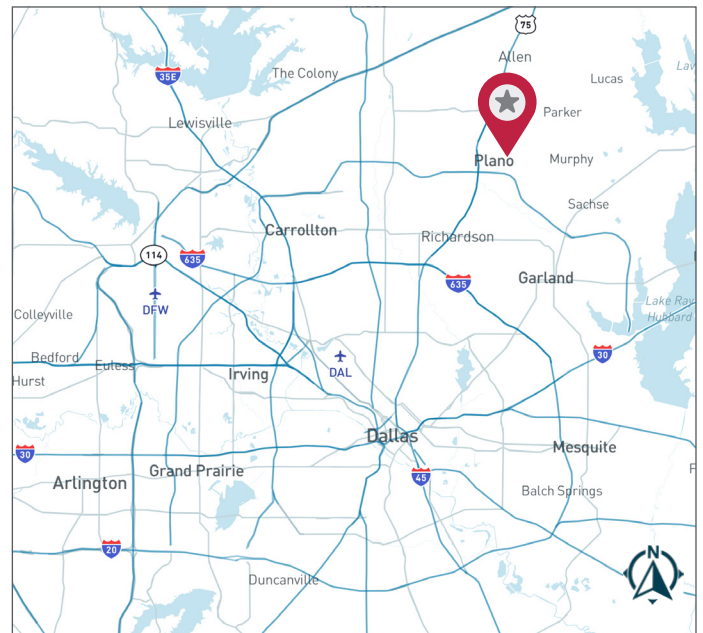
**100% HVAC**



**6,710 SF AVAILABLE**

## AVAILABILITY HIGHLIGHTS

|                |                                                                                                                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Vacancy Size:  | 6,710 SF                                                                                                                                                                                        |
| Office SF:     | 1,531 SF                                                                                                                                                                                        |
| Year Built     | 1986                                                                                                                                                                                            |
| Clear Height:  | 18' - 20'                                                                                                                                                                                       |
| Loading:       | 1 Dock high door (10'X12')<br>1 Ramped door (10'X16')                                                                                                                                           |
| Sprinklered:   | Yes                                                                                                                                                                                             |
| Parking Ratio: | 2.15/1,000 SF                                                                                                                                                                                   |
| Comments:      | 100% HVAC<br>Space will be put in make ready condition once vacated<br>Close proximity to a wide variety of restaurants, retail and hotels.<br>Easy access to I-75 & George Bush Turnpike (190) |



FOR MORE INFORMATION:

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LEASED BY:

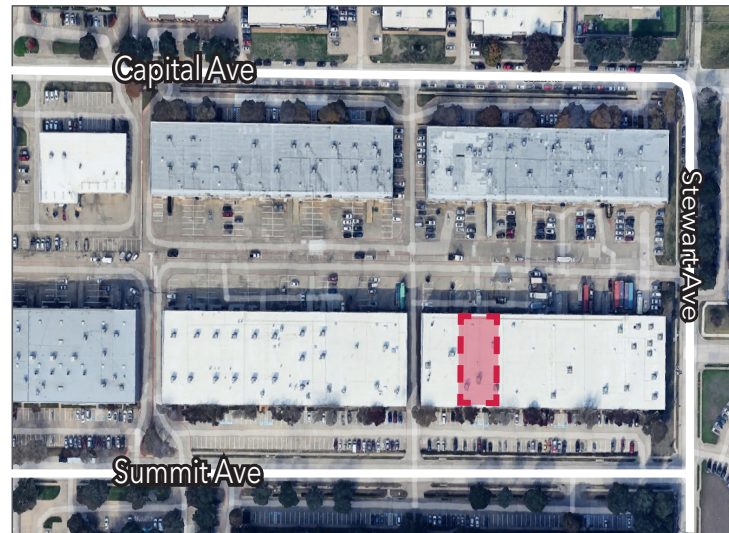
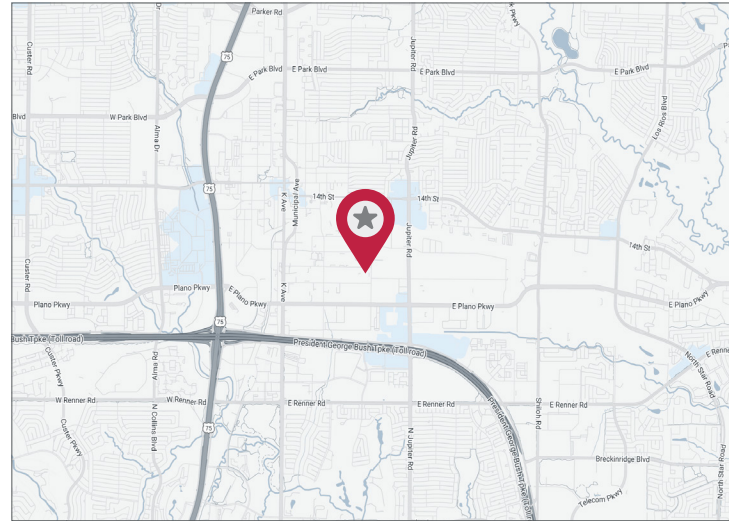
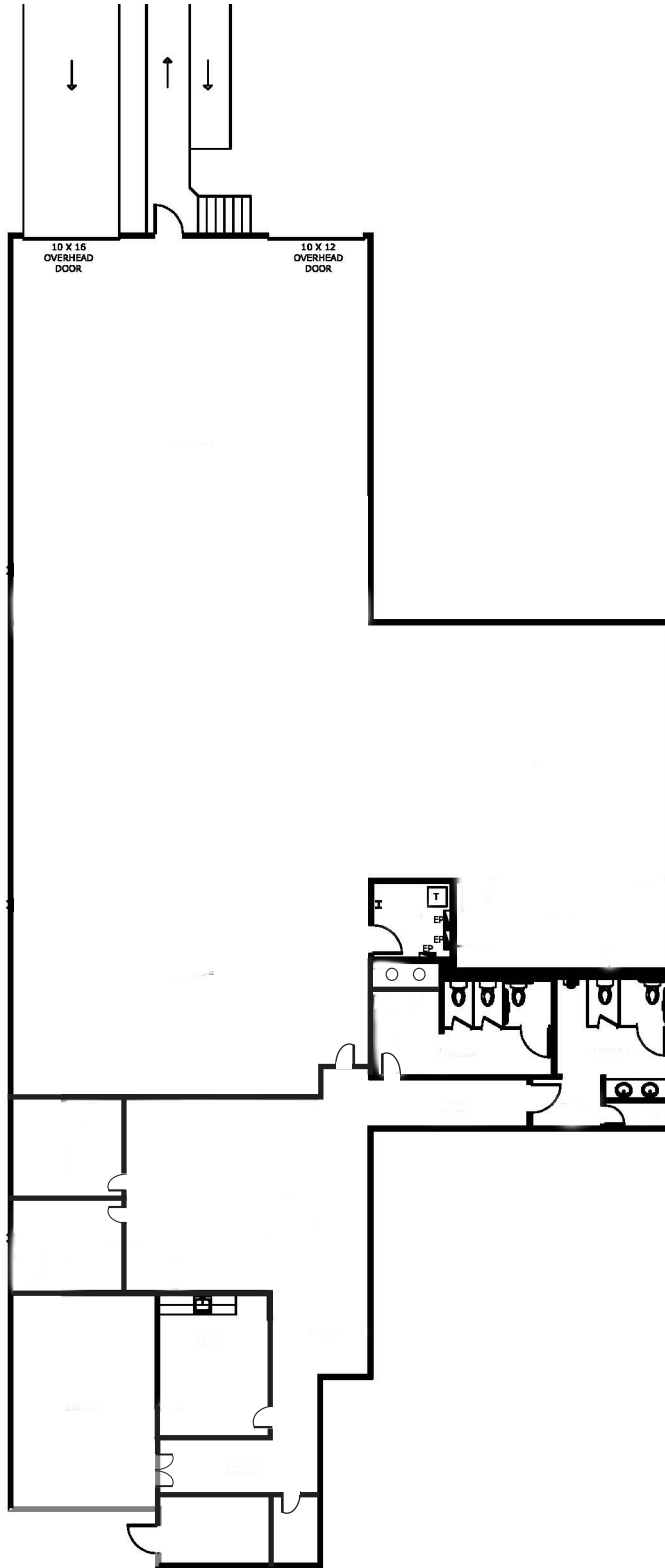
**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

OWNED BY:

**Bleecker Partners**

# 6,710 SF

# 1701 SUMMIT AVE STE 2 PLANO TX 75074



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