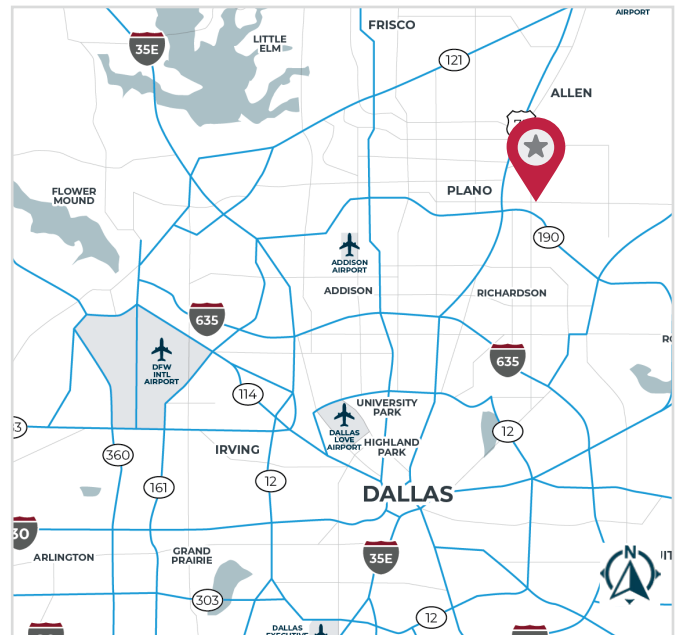


1701 Summit Avenue, Suite 12 | Plano, TX 75074

10,692 SF AVAILABLE

Vacancy Size:	10,692 SF
Office SF:	4,190 SF (can be reduced)
Year Built	1986
Clear Height:	18' - 20'
Loading:	2 Dock high doors
Sprinklered:	Yes
Parking Ratio:	2.15/1,000 SF
Notes:	• End Cap Suite • 100% HVAC • Space is being put in make ready condition with all new paint, flooring, lighting, fixtures & finishes • Close proximity to a wide variety of restaurants, retail and hotels • Easy access to I-75 & George Bush Turnpike (190)



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TAYLOR STELL 214.558.1969 tstell@lee-associates.com



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

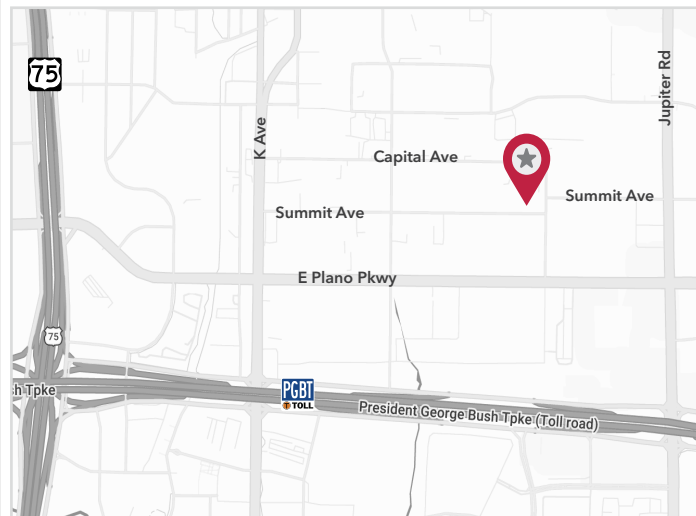
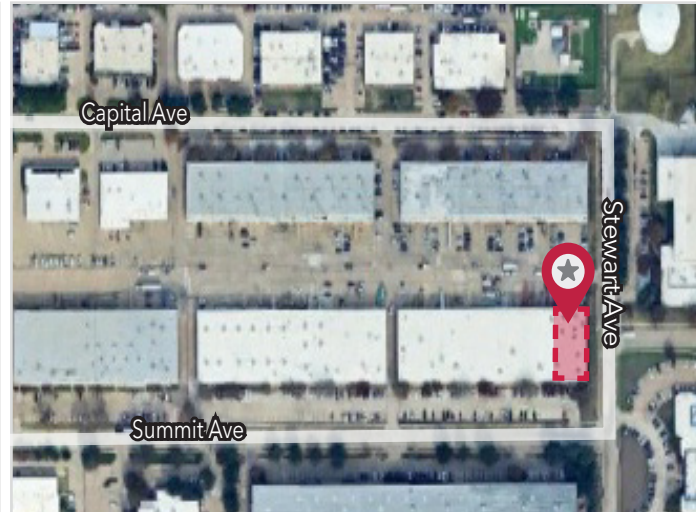
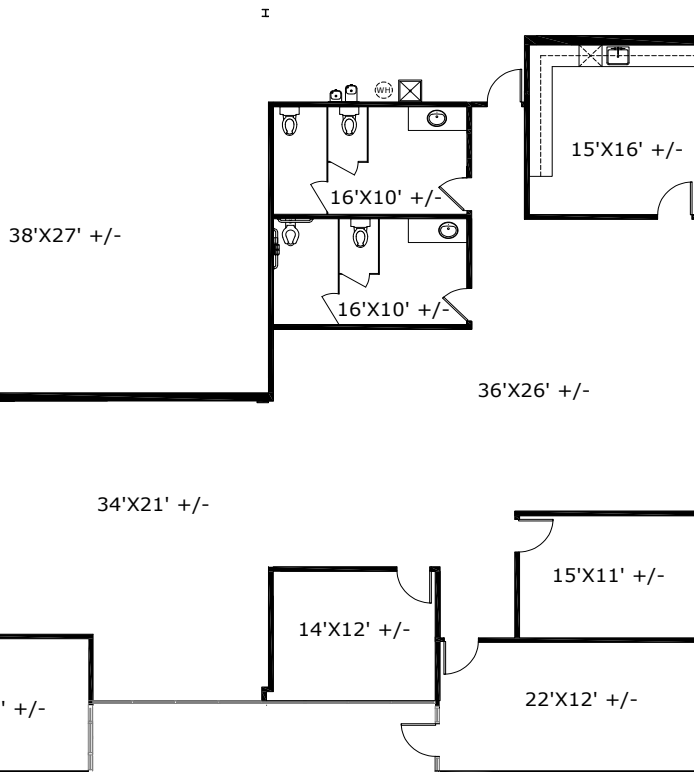


10,692 SF

1701 Summit Avenue Ste 12 Plano, TX 75074

Suite 12

- 10,692 SF Total SF
- 4,190 SF office
- 6,502 SF warehouse
- 2 dock high doors
- 100% HVAC



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.

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