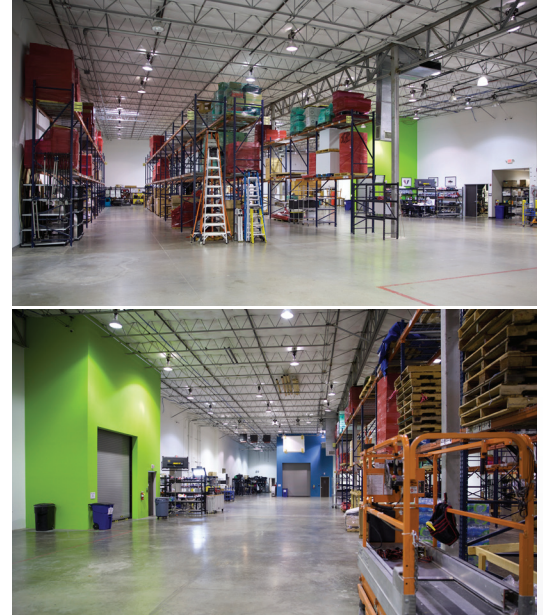


FOR SUBLEASE - 34,285 SF AVAILABLE

801 KLEIN ROAD

PLANO, TEXAS 75074



BUILDING HIGHLIGHTS

- 34,285 SF total
 - » +/- 40% office
 - » +/- 60% HVAC warehouse
- Available through May 1, 2026
- TI allowance available
- Ample high voltage power available
- 2 secured HVAC storage rooms in warehouse for high dollar value inventory
- 3 dock high doors
- 24' Clear height
- 1 ramped dock high door
- FF&E available (including furniture and racking)
- ESFR Sprinkler System



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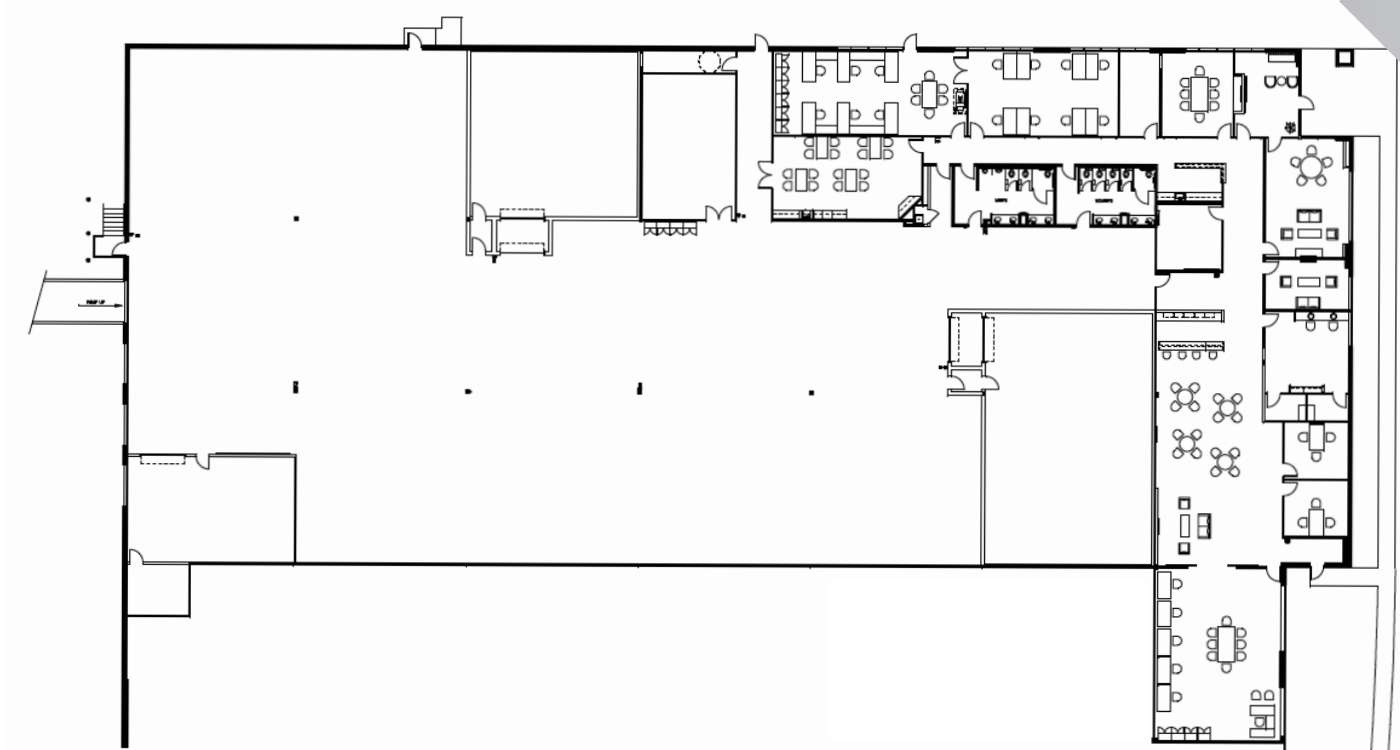


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Dallas, Texas 75201

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FLOOR PLAN

34,285 SF



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