



**FOR LEASE:
812 LEXINGTON DR.
PLANO TX 75075**



**LISTED BY:
BILL KUKLA REALTY**

SURBHI AGRAWAL



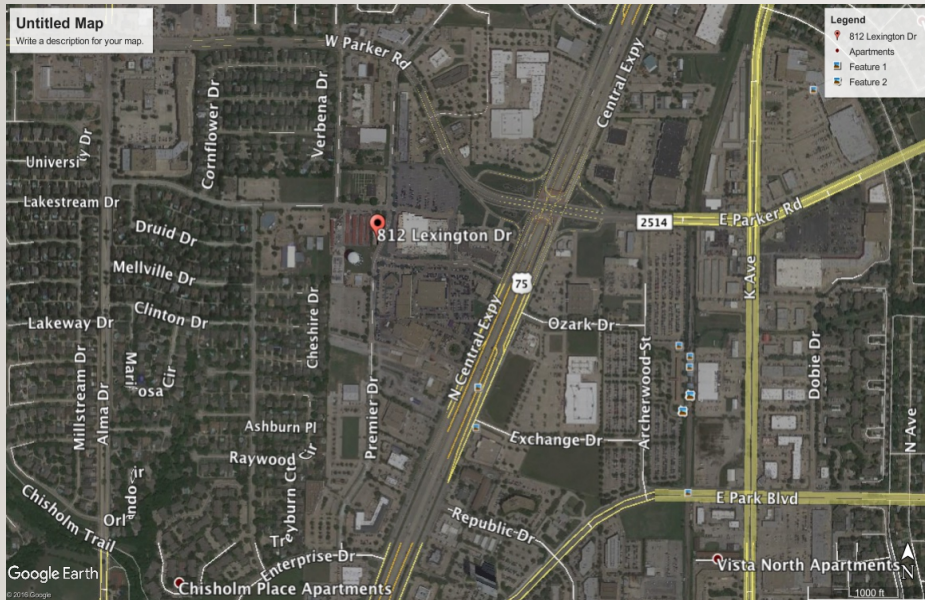
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PROPERTY DESCRIPTION



- **Aggressive Rental Rate : \$14/ PSF/ ANNUM plus NNN**
- **Highly Desirable Location: One Block off Parker & US 75, next to Target.**
- **7480 SF available**
- **Zoned Corridor Commercial (CC) – Retail, Service, Office & Limited Manufacturing**
- **Ideal for Single Tenant and Corporate Branding**
- **Great Mix of Offices, Board Rooms and Open Spaces**
- **2 level Building - Each level has Restrooms (Male & Female) and Kitchen**
- **Ample parking Space at 3.74/1000 SF**

Very Desirable Location with High Visibility and convenient access to US 75, Retail Center and Restaurants.

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OFFICE DETAILS: LEVEL 1



Level 1

- Reception Entrance: 14'x13'
- Reception Lobby: 28'x15'
- Office 1: 14'x 13'
- Office 2: 17' x 11'
- Office 3: 14' x 12'
- Office 4: 12'x 11'
- Office 5: 16' x 12'
- Office 6: 16' x 12'
- Board Room 1: 19'x 14'
- Board Room 2*: 24' x 16'

Level 1 Amenities:

- Printer Room: 17' x 14'
- Men's Restroom
- Women's Restroom
- Kitchen

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OFFICE DETAILS: LEVEL 2



Level 2

- Office 1: 18' x 12'
- Office 2: 12' x 11'
- Office 3: 12' x 10'
- Office 4: 12' x 10'
- Office 5: 12' x 10'
- Server Room: 12' x 12'
- Conf Room: 16' x 10'
- Open Space 1: 33' x 16'
- Open Space 2: 14' x 12'
- Open Space 3: 33' x 17'

Level 2 Amenities:

- Mail Room: 12' x 10'
- Men's Restroom
- Women's Restroom
- Kitchen