

# OFFICE & MEDICAL SPACE FOR LEASE

680 INDEPENDENCE PARKWAY  
AT SEC OF WEST PLANO PARKWAY • PLANO, TX 75075

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## BUILDING OVERVIEW:

- 7,436 total building SF
- 1,844 SF available for lease
- Two, 2-sided, monument signs and building signs available
- Available for new construction in shell space
- Ceiling height of up to 12 feet
- Mezzanine storage space possible
- Double-door entrance
- Sprinklered office space
- 4 per 1,000 SF parking ratio
- Average daily traffic volume:
  - 22,030 cars on W. Plano Parkway
  - 19,490 cars on Independence Parkway

## GENERAL LEASE TERMS:

- \$22.50/SF NNN rental rate
- 2022 NNN estimated at \$9.63/SF
- 7–10 year lease term
- Turnkey tenant improvement allowance on shell space

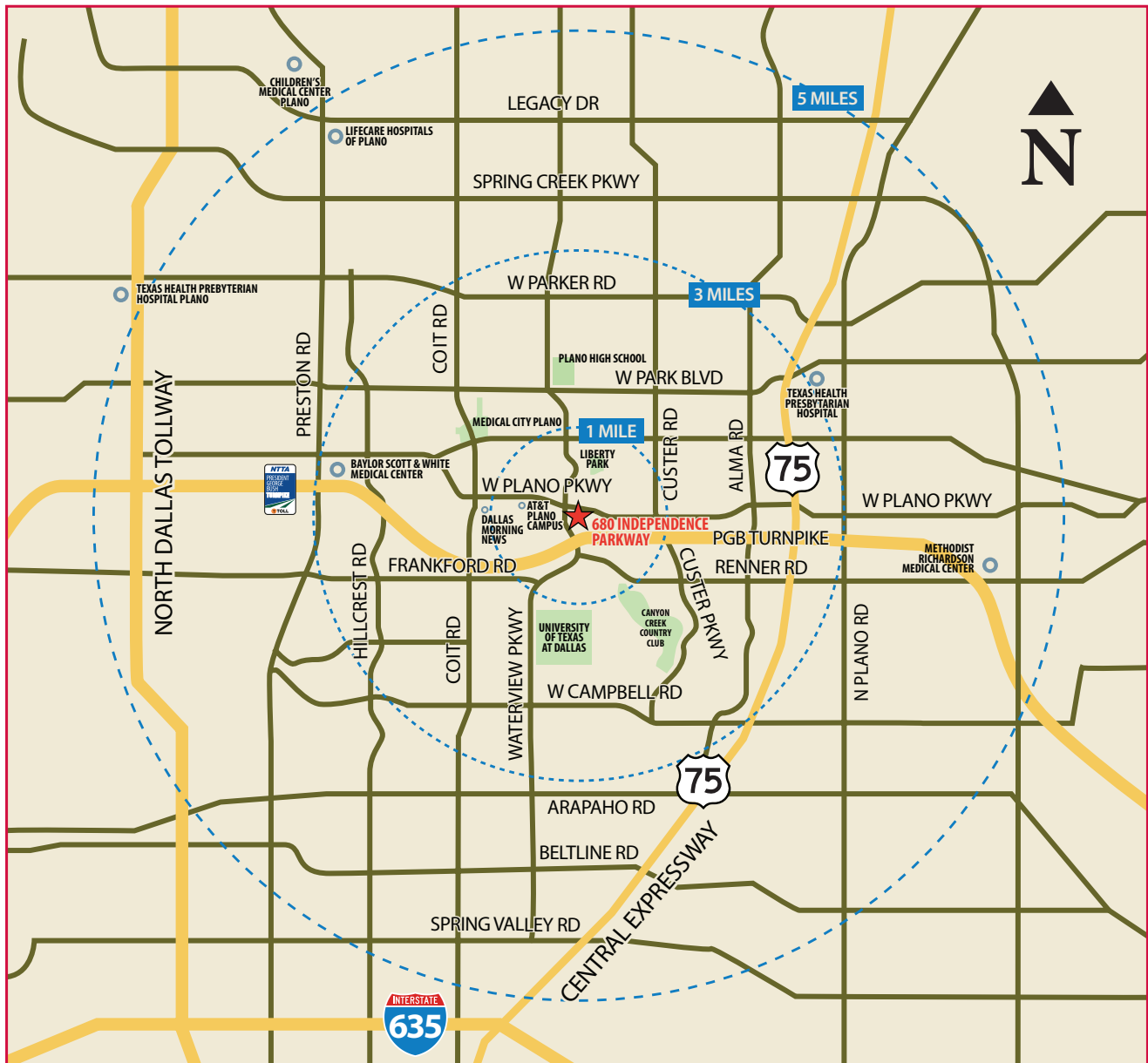
**POWELL**  
Realty Advisors

Robert B. Powell, CCIM  
214.908.3488

[Robert.Powell@PowellRealtyAdvisors.com](mailto:Robert.Powell@PowellRealtyAdvisors.com)  
[PowellRealtyAdvisors.com](http://PowellRealtyAdvisors.com)

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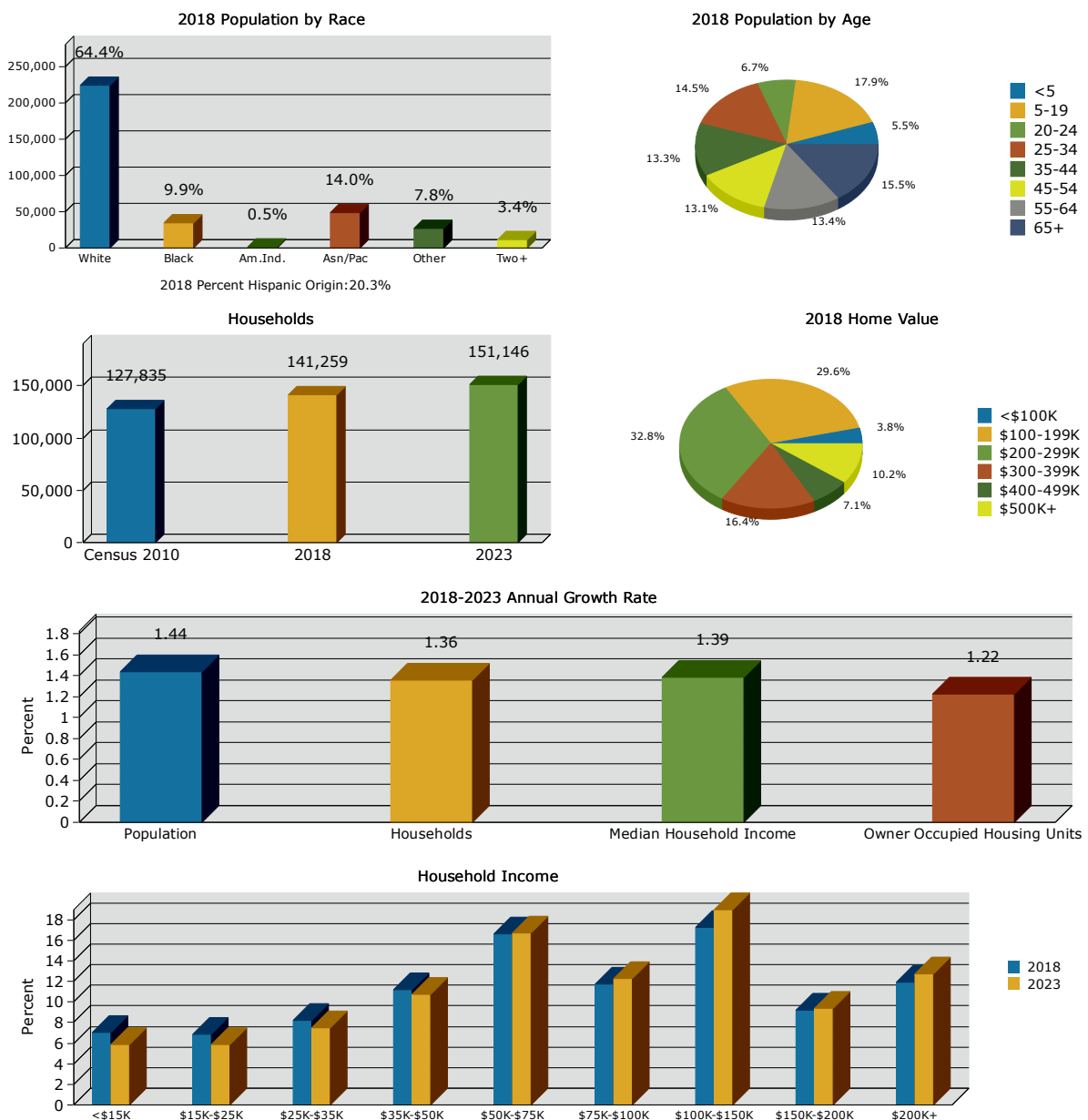
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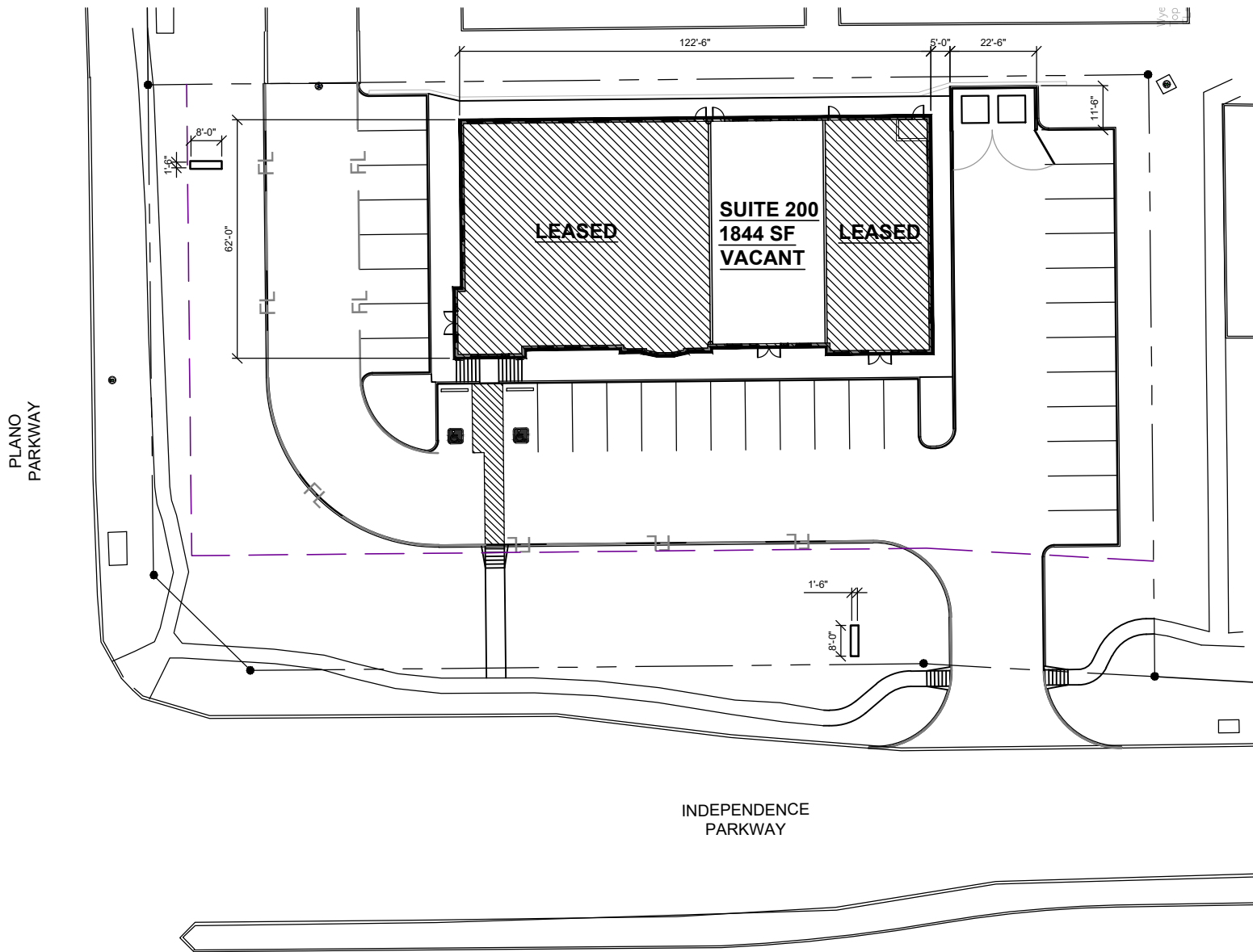
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## Demographics within 5 Miles



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.



1 SITE PLAN  
A1.0 scale: N.T.S.

Kris Calvert, AIA  
05/03/21

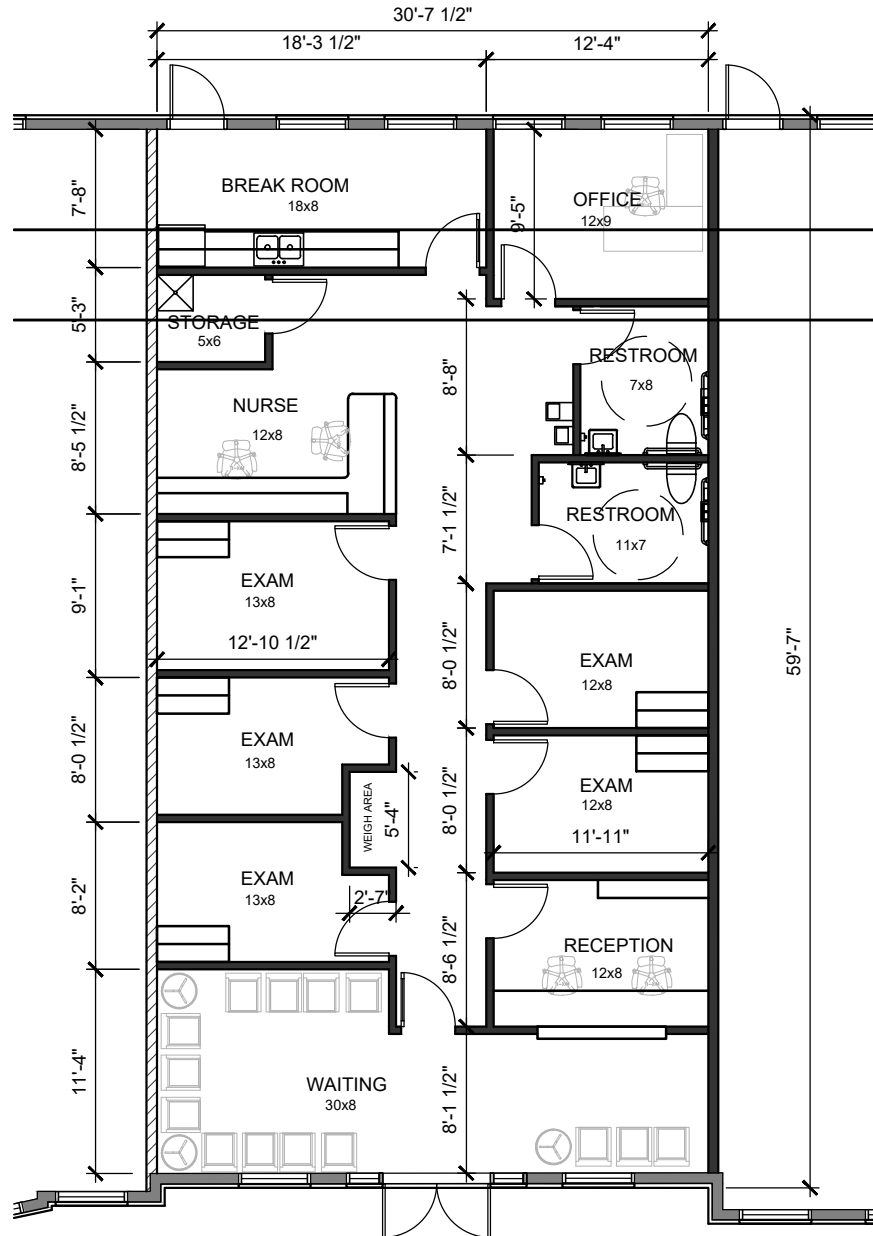


918 BRYAN AVENUE, SUITE 104  
FORT WORTH, TX 76104  
WWW.URBANBOBCAT.COM  
INFO@URBANBOBCAT.COM

**BUILDING LEASE PLAN**  
**680 INDEPENDENCE PARKWAY, PLANO, TX**  
**PROJECT # 20-108.01**

BUILDING PLAN  
N.T.S.  
05/03/21

A1.0



SUITE 200  
1844 SF

AVAILABLE  
CURRENTLY IN  
SHELL CONDITION



1 SPACE PLAN  
A1.2 scale: 3/32" = 1'-0"

Kris Calvert, AIA  
05/03/21



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**SAMPLE SPACE PLAN**  
**680 INDEPENDENCE PARKWAY, PLANO, TX**  
**PROJECT # 20-108.01**

SPACE PLAN  
3/32" = 1'-0"  
05/03/21

A1.2



## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>Powell Realty Advisors, LLC</b>	<b>9003152</b>	<b>Robert.Powell@PowellRealtyAdvisors.com</b>	<b>214-908-3488</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Robert B. Powell</b>	<b>265365</b>	<b>Robert.Powell@PowellRealtyAdvisors.com</b>	<b>214-908-3488</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date