

# PRESTON CREEK PROFESSIONAL PAVILION

FOR LEASE

LOCATED AT THE NE CORNER OF HEDGECOXE AND OHIO



*Brokered by:  
Wynmark Commercial Real  
Estate Group, PLLC.*

*Contact: Vicki Whitmer  
Cell: (214) 212-9699*



## 8,000 sf available on the 2nd Floor!

BEAUTIFULLY DESIGNED BUILDING!

### **Join other great medical users such as:**

- Orthodontist
- Oral Surgeon
- Pediatric Dentist

### **Features:**

- Great tree lined views out of the 2nd floor of the building.
- Beautiful travertine exterior.
- Great synergy with other established groups!

### **Suites Available:**

- 1st Floor: LEASED
- 2nd Floor: 8,000 sf available
- Suites are divisible to 2,000 sf minimums.
- \$21.00 psf + NNN with a market TI allowance.

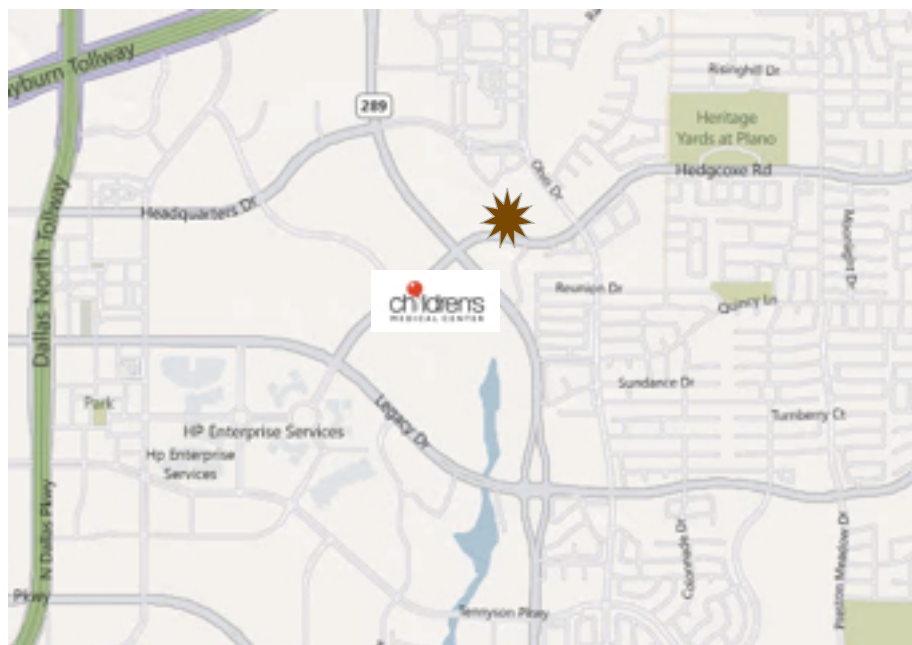
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## Why this location?

- Great location near Children's Hospital Plano Campus.
- Excellent accessibility to SH 121 Tollway, North Dallas Tollway and George Bush Tollway.
- Great synergy with other quality medical professionals in a beautiful office building.
- 5.0 per 1,000 parking.
- Monument Signage Available.

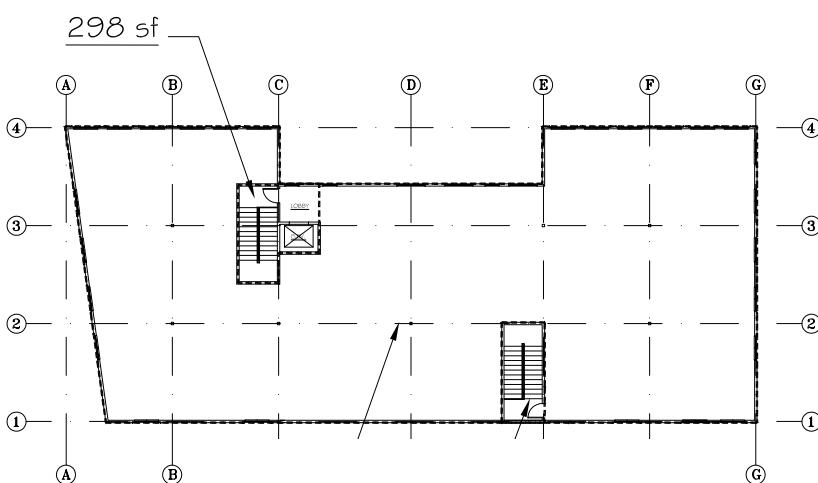
Interested in a great location?

Do you have 6 months left on your lease?



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TOTAL SECOND FLOOR AREA .....8069 sf