

FOR SALE

5225 VILLAGE CREEK DR

PLANO, TEXAS 75093



9,944 SF OFFICE INVESTMENT OPPORTUNITY

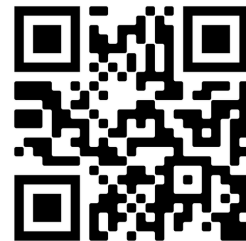
LJ ERICKSON | 972-841-6386 | LJ@DUGGANREALTY.COM

DUGGAN
Realty Advisors, LLC



Exceptional **INVESTOR** or **OWNER-USER** opportunity offering immediate cash flow and significant flexibility for future expansion. The 9,944 SF building currently offers 5,658 SF of available space, allowing an owner-user to move in immediately while benefiting from existing tenant income and the opportunity to expand further as additional leases roll.

CALL FOR PURCHASE PRICE



BUILDING HIGHLIGHTS



9,944

TOTAL SF

Total Building
Square Footage



5,658

SF AVAILABLE

Suite 200 Available
for Immediate Occupancy



4.62/1,000

PARKING RATIO

Ample Parking for
Tenants & Guests



43%

LEASED



**CLIMATE CONTROLLED
2ND STORY STORAGE**

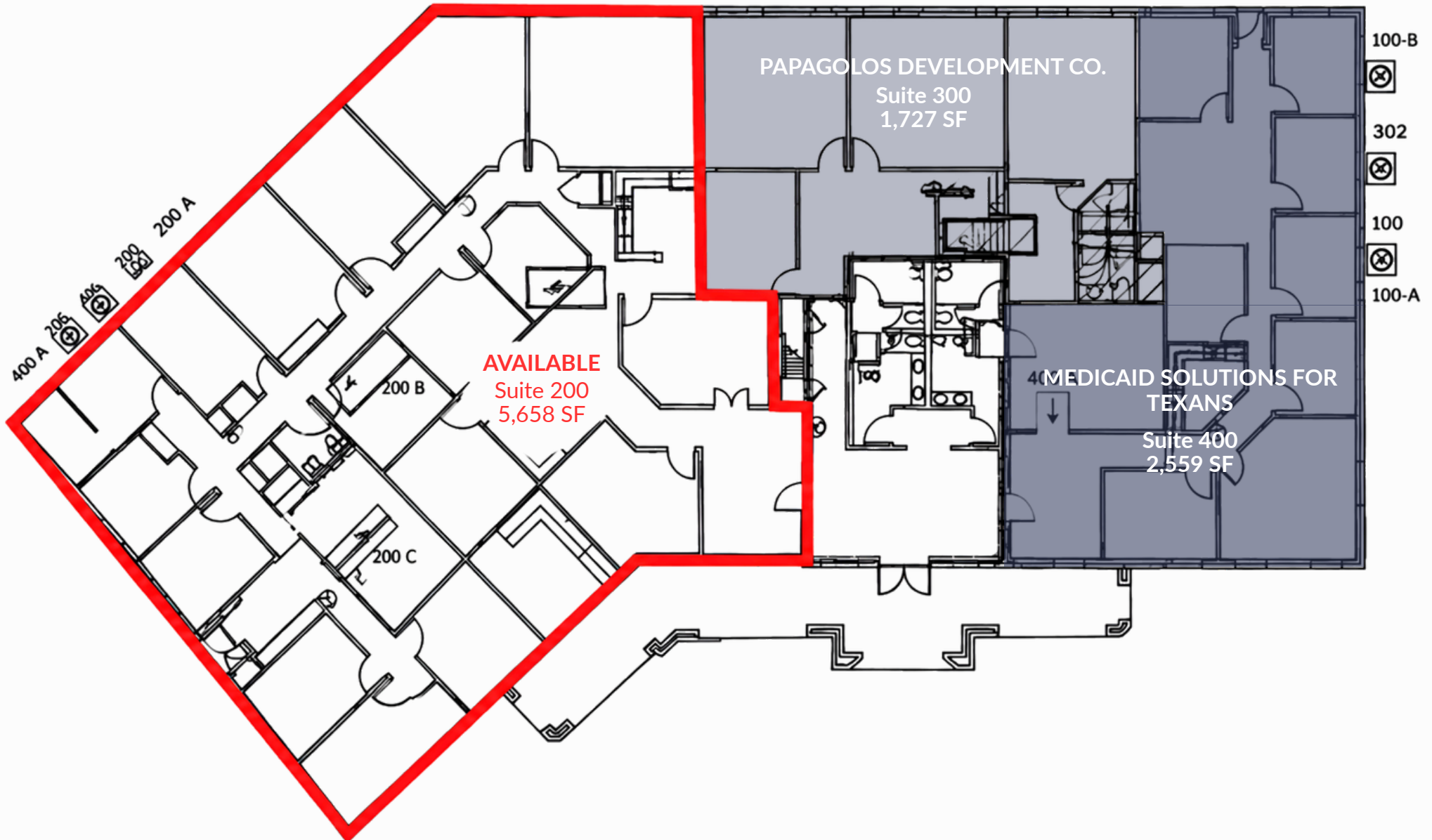
Additional storage space
with climate control.



**SELLER FINANCING
AVAILABLE**

For qualified buyers.

FLOORPLAN



LOCATION

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LOCATION HIGHLIGHTS

WEST PLANO

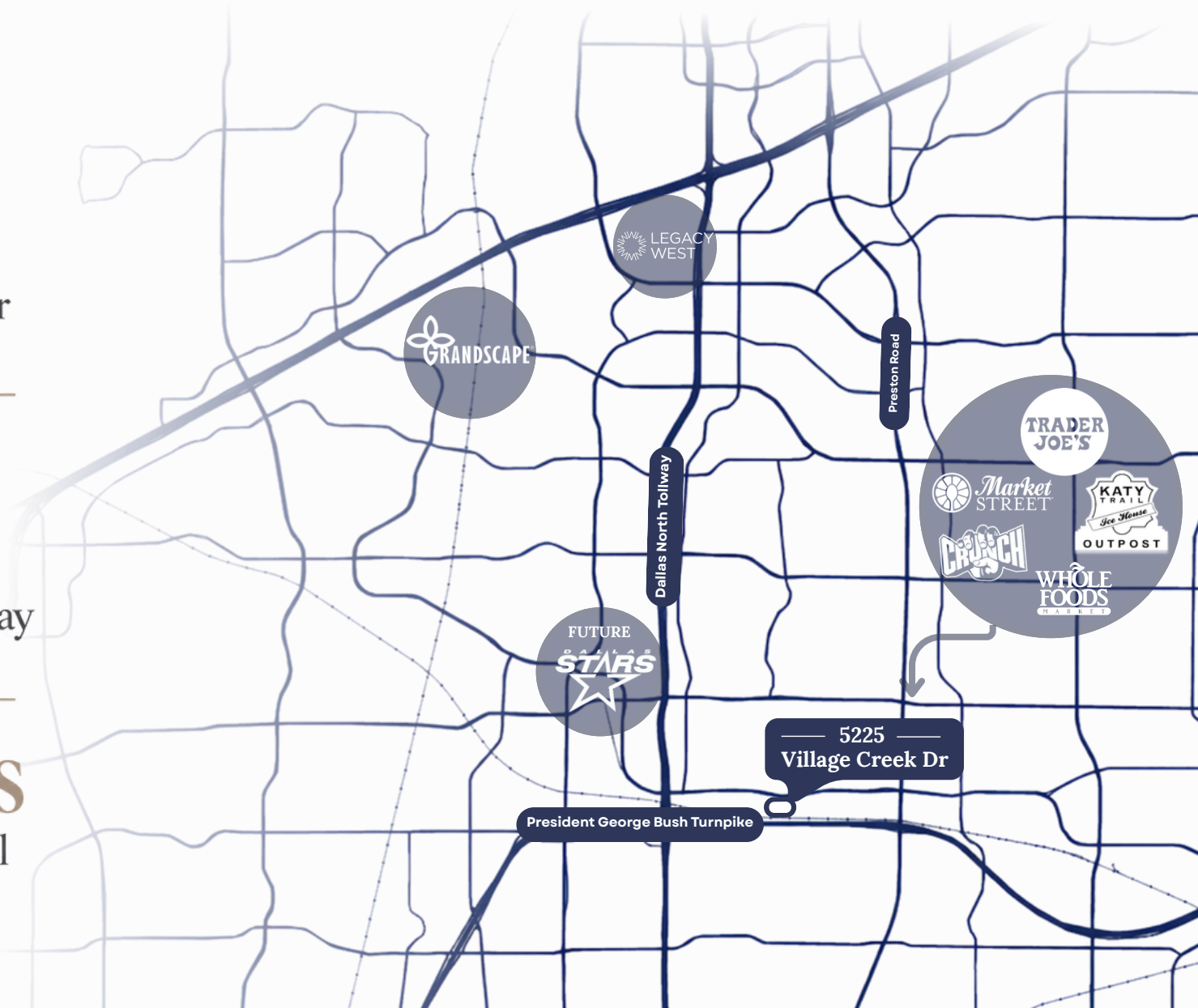
Established Business Corridor

PRIME ACCESS

President George Bush
Turnpike & Dallas North Tollway

NEARBY AMENITIES

Legacy West, Dining & Retail





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