

Information Package



EBG
EUREKA BUSINESS GROUP



FOR LEASE

6517 Chase Oaks Blvd.

Plano, TX 75023

Joseph Gozlan

P: (903) 600-0616

E: Joseph@ebgtexas.com

**Office/Medical
Spaces Available**

Executive Summary



Premium Office Space in Plano's Thriving Market

This listing presents an exceptional opportunity to secure office space in one of DFW's most coveted submarkets. Located at **6517 Chase Oaks Blvd in Plano**, this newly constructed (2021) office building offers multiple configuration options with available suites ranging from 2,370 SF to 5,460 SF.

Market Advantages

Plano stands at the epicenter of economic growth in Collin County:

- Robust corporate presence in Plano including Fortune 500 companies
- Strong demographic profile with median household income of \$84,061 within a 2-mile radius
- Projected **population growth of 22%** by 2029
- Strategic location near major transportation corridors (minutes from US-75 Hwy)

Property Highlights

- **Modern Construction:** Built in 2021 with contemporary design and premium finishes
- **Flexible Configurations:** Three available suites that can be leased separately or combined
 - Suite 102: 2,370 SF (First Floor)
 - Suite 201: 2,860 SF (Second Floor)
 - Suite 202: 2,600 SF (Second Floor) - can be combined with Suite 201
- **ADA Accessible:** Full accessibility features including elevator and ADA bathrooms
- **Shell Condition:** Ready for custom buildout with TI budget available
- **Diverse Usage Options:** Zoned O2 (Office) permitting general office, medical, business services, education, and therapy uses

Professional Management

This property is professionally managed by [EBG Commercial Management](#), a specialized commercial real estate management firm managing properties throughout the DFW market.

Don't miss this opportunity to establish your business in one of Plano's premier office locations with excellent accessibility, professional management, and growth potential in a thriving market.



The Property

6517 Chase Oaks Blvd.
Plano, TX 75023

Address: 6517 Chase Oaks Blvd. Plano, TX 75023

Available RBA:

- Suite 102: 2,370SF – First Floor
- Suite 201: 2,860SF – Second Floor
- Suite 202: 2,600SF – Second Floor, can be combined with Suite 201

Year Built: 2021

Roofs: Pitched / Metal

Zoning: O2 (Office)

Permitted Uses: General Office, Medical, Business Services, Education, Therapy, Community Center, R&D Center, Photographer, Banking, etc.

Condition: Excellent / Shell (TI Budget available)

Accessibility: ADA compliant building with elevator, ADA bathrooms and ADA ramps at the entrance to the building!

Fire Protection: 100% coverage fire suppression system!

Availability: Immediate

Asking Rent: **Contact Broker**

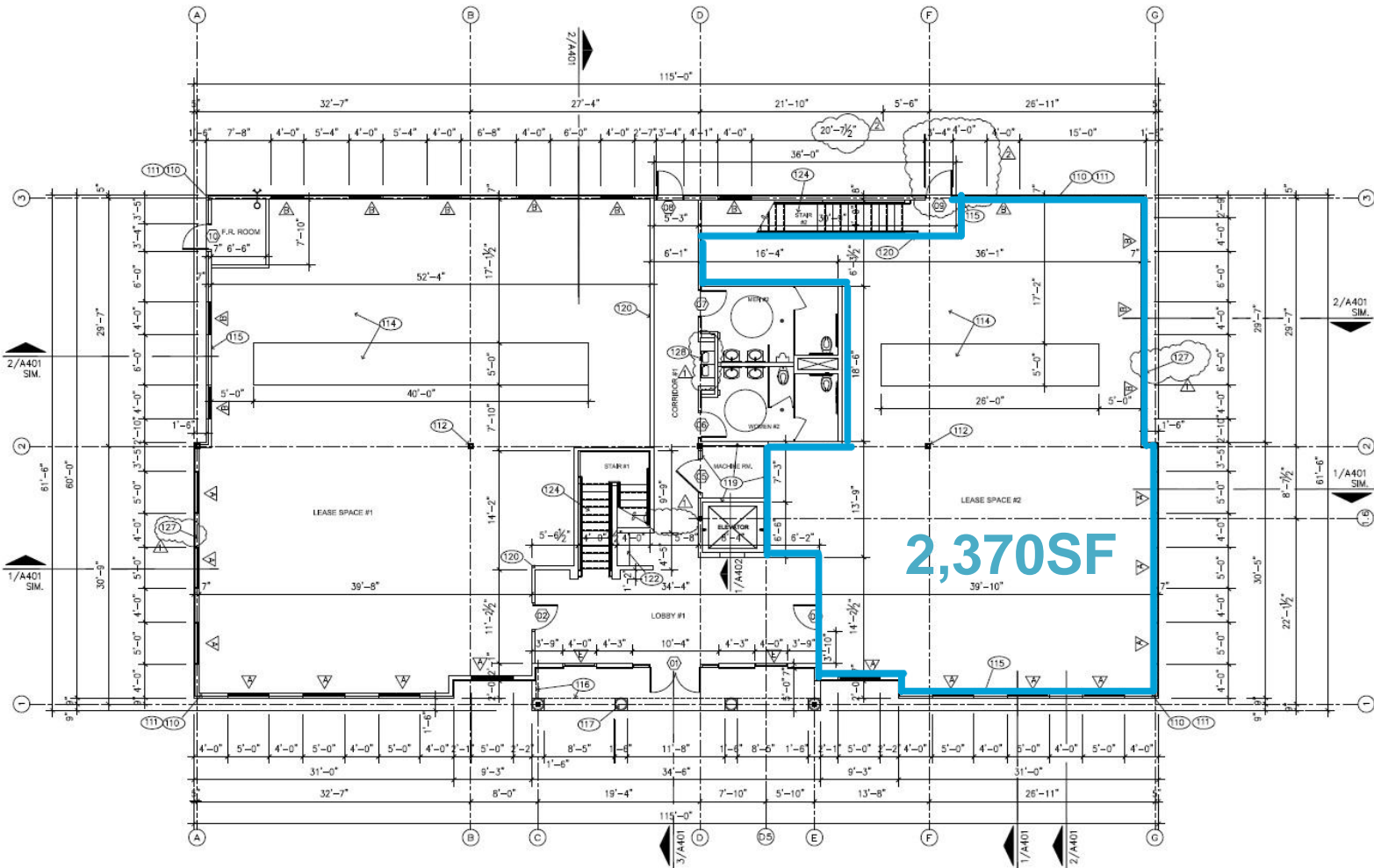
→ **Call to Schedule a Tour**

(903) 600-0616

Floorplan

6517 Chase Oaks Blvd,
Plano, TX 75023

Suite 102



First Floor

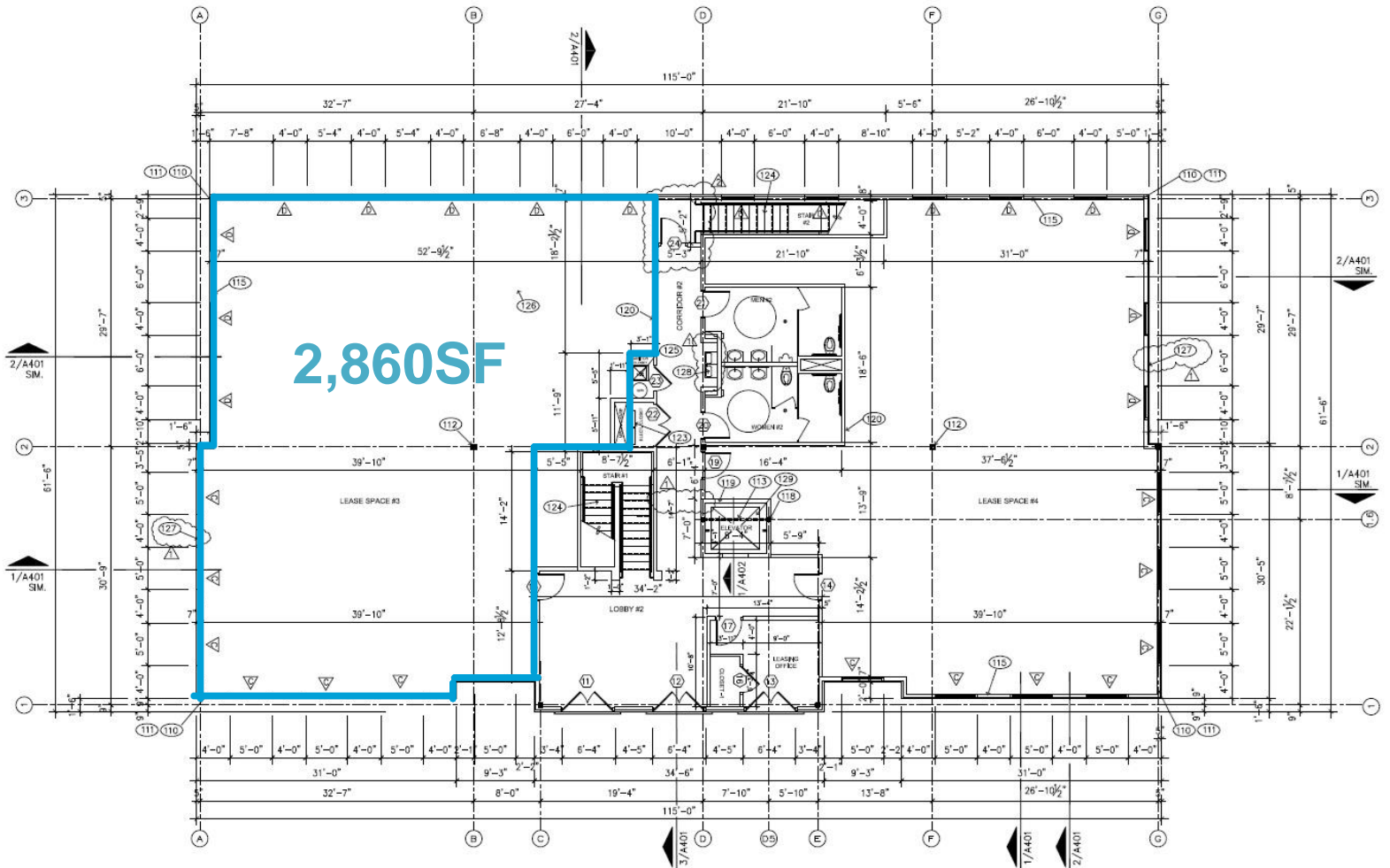
Call to Schedule a Tour
(903) 600-0616

Your Retail Navigator in DFW;
Charting the Course for Retail Growth!

Floorplan

6517 Chase Oaks Blvd,
Plano, TX 75023

Suite 201



Second Floor

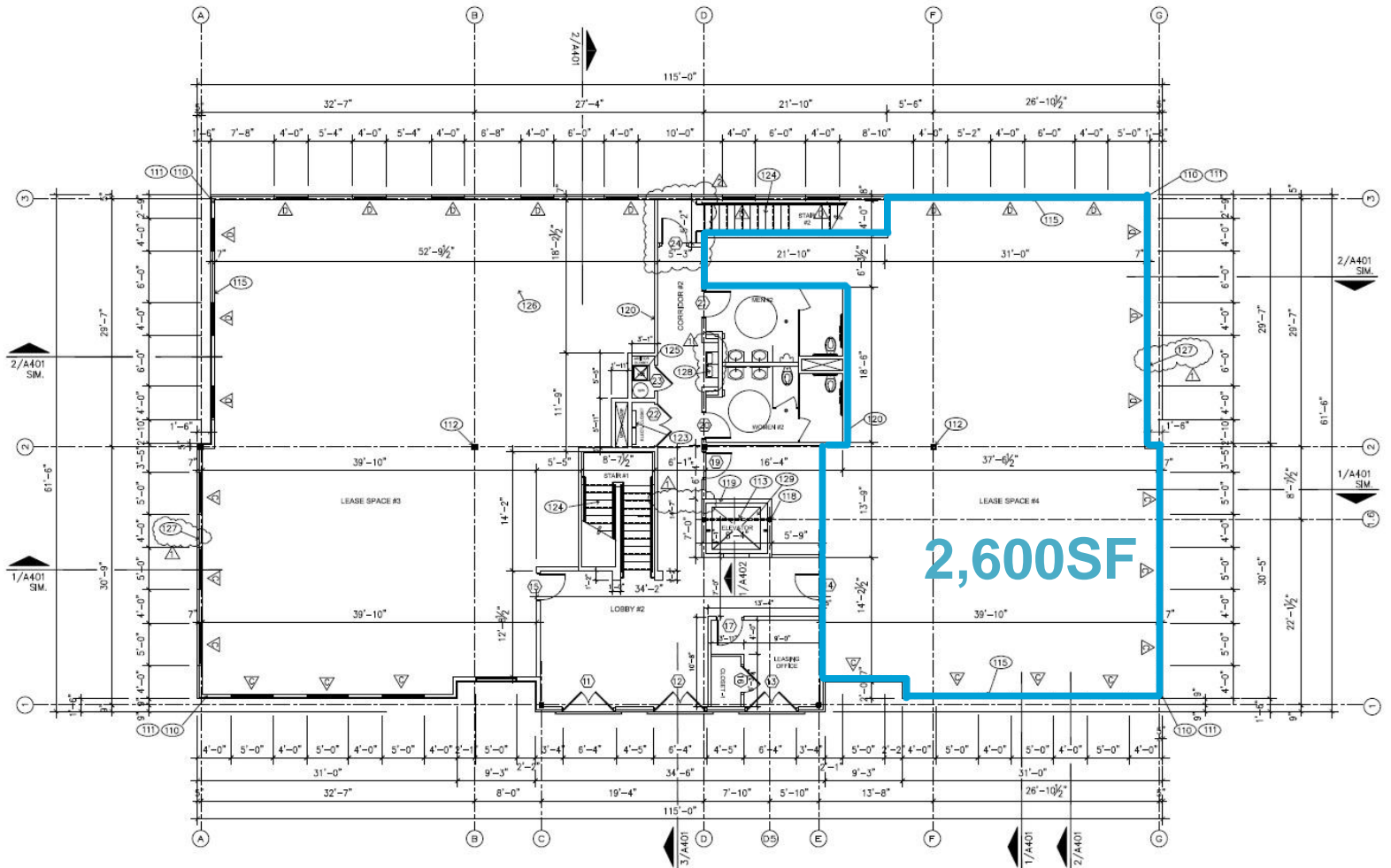
Call to Schedule a Tour
(903) 600-0616

Your Retail Navigator in DFW;
Charting the Course for Retail Growth!

Floorplan

6517 Chase Oaks Blvd,
Plano, TX 75023

Suite 202



Second Floor

Call to Schedule a Tour
(903) 600-0616

Your Retail Navigator in DFW;
Charting the Course for Retail Growth!

Pictures

6517 Chase Oaks Blvd,
Plano, TX 75023



Your Retail Navigator in DFW;
Charting the Course for Retail Growth!

Video

Click Below to Watch
the Video Tour



Office/Medical Spaces For Lease

6517 Chase Oaks Blvd, Plano, TX 75023

Available Space

2,370 - 5,460 SF

Zoning

Year Built

Office/Medical 2021

Newly constructed office space in Plano's business hub. Up to 7,830SF available with tenant buildout allowance. Located minutes from US-75 & Spring Creek in a growing area with strong corporate presence. ADA accessible building with elevator.

JOSEPH GOZLAN

(903) 600-0616 Joseph@EBGTexas.com



EBG

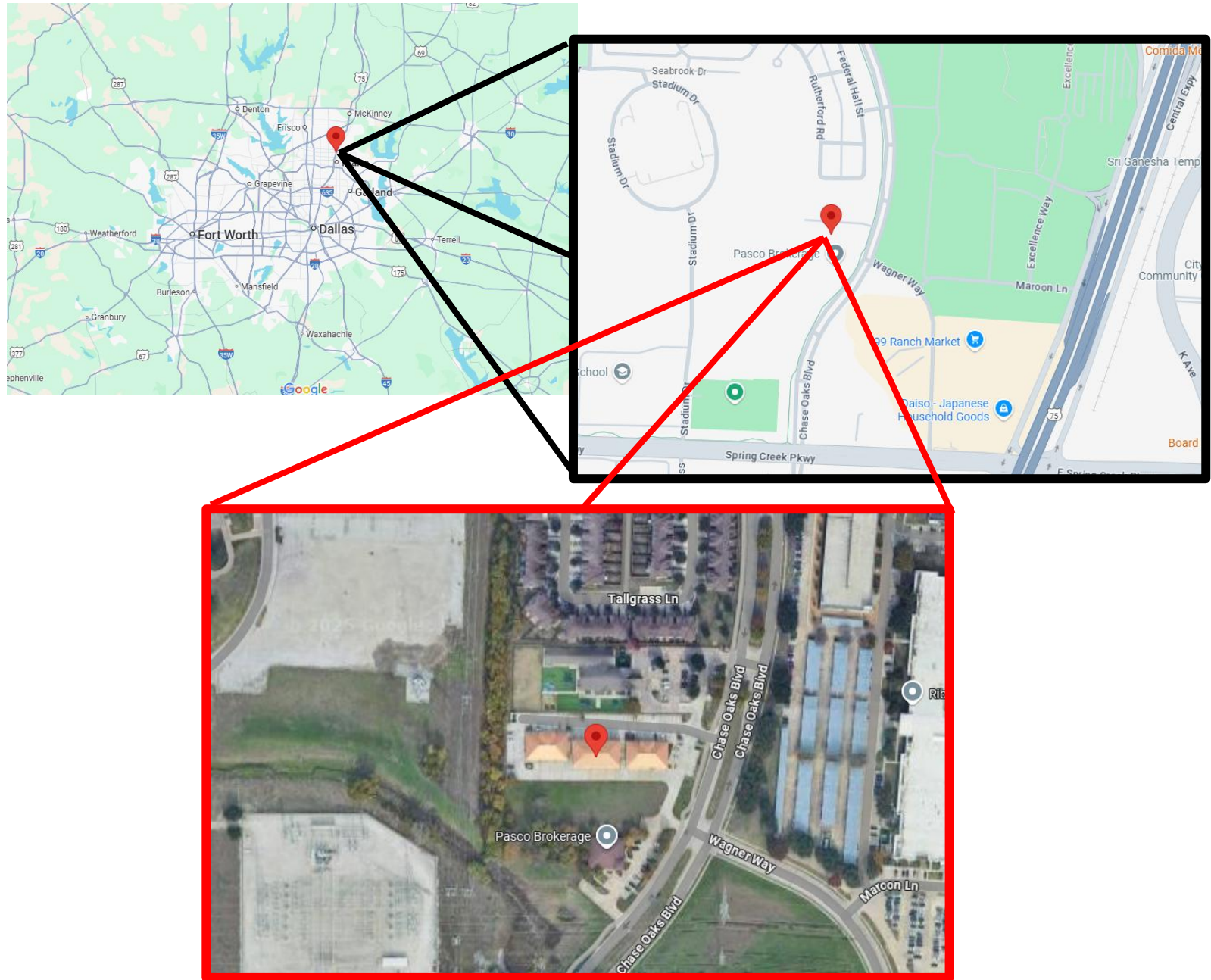
EUREKA BUSINESS GROUP

Call to Schedule a Tour
(903) 600-0616



Location

6517 Chase Oaks Blvd,
Plano, TX 75023



→ **6517 Chase Oaks Blvd,
Plano, TX 75023**

Your Retail Navigator in DFW;
Charting the Course for Retail Growth!

The Market

6517 Chase Oaks Blvd.
Plano, TX 75023

Plano Submarket Summary

Plano Office

Plano is at the heart of economic and demographic growth in Collin County. The area benefits from corporate expansions and relocations, a growing population, and higher incomes. Given the more attainable home prices and Plano's well-regarded school district, the area is a popular destination for families. Once considered a suburban satellite, Plano has created its own center of gravity as an economic and demographic heavyweight in Dallas-Fort Worth. The Plano Submarket encompasses east Plano, and most of its office inventory is along the North Central Expressway or President George Bush Turnpike.

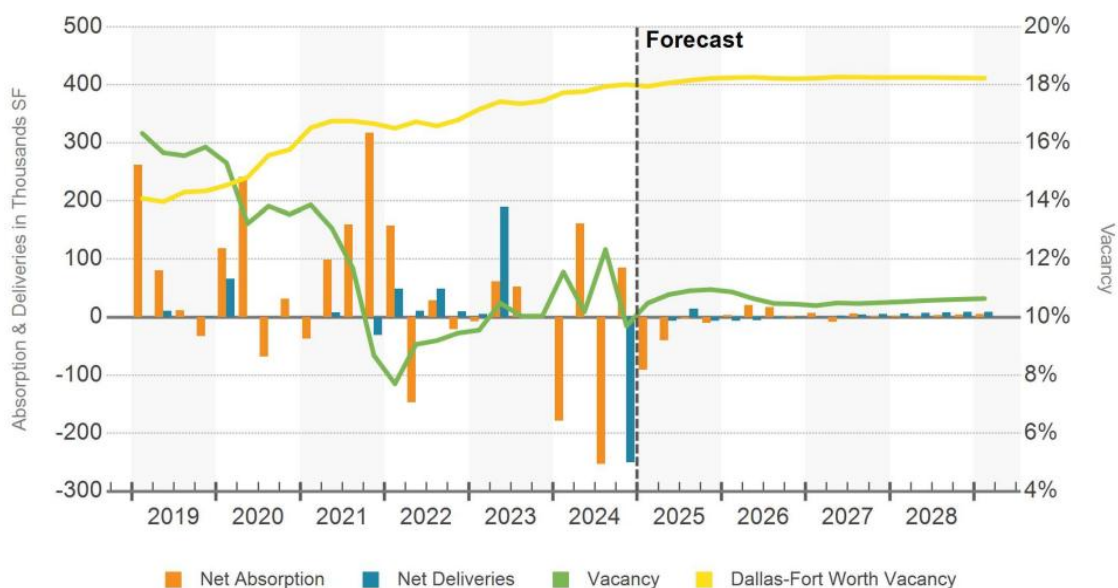
The largest corporate occupiers include NTT Data Services, Delta Electronics and Sanden International, each taking between 400,000 to 1,000,000 SF. Leasing activity is marked by smaller leases with most deals falling under 10,000 SF, tracing a similar pattern at the

market level. One exception is Delta committing to 423,100 SF at 601 Data Drive in an owner-user transaction. The EV electronics manufacturer selected the building for the new campus for R&D, manufacturing and sales functions.

Plano has seen some reductions in inventory over the past year, led by Foundry Commercial demolishing the 250,000 SF building at 2700 W. Plano Parkway to make way for two distribution centers.

Vacancies in Plano are 10.5%, below the Dallas-Fort Worth average of 18.0%. The submarket's inventory is mostly 3-star buildings, similar to other suburban office nodes in Lewisville and HEB/Mid-Cities. Annual rent growth has increased 3.0% over the past 12 months. However, accounting for concessions and TI, effective rent growth remains tepid.

NET ABSORPTION, NET DELIVERIES & VACANCY



Demographics

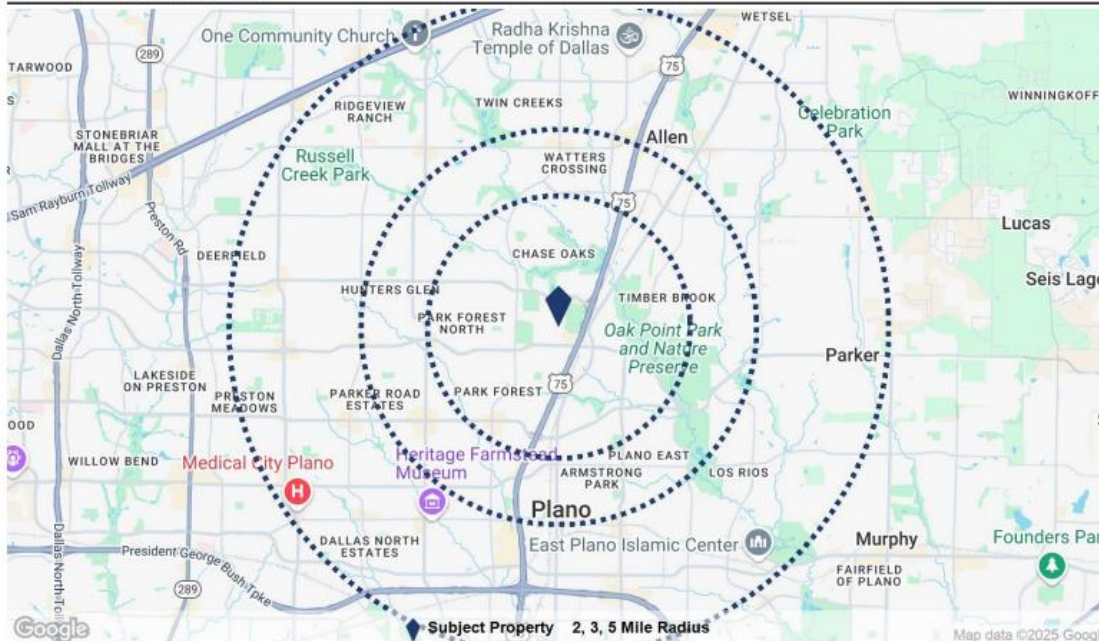
6517 Chase Oaks Blvd.
Plano, TX 75023

Demographic Overview

6517 Chase Oaks Blvd

Population (2 mi)	Avg. HH Size (2 mi)	Avg. Age (2 mi)	Med. HH Inc. (2 mi)
55,947	2.5	38	\$84,061

DEMOGRAPHIC RADIUS RINGS



DEMOGRAPHIC SUMMARY

	2 Mile	3 Mile	5 Mile
Population			
2024 Population	55,947	122,738	334,481
2029 Population	68,258	149,374	406,354
Pop Growth 2024-2029	22.0%	21.7%	21.5%
2024 Average Age	38	39	39
Households			
2024 Households	21,749	45,859	124,035
2029 Households	26,659	56,018	151,167
Household Growth 2024-2029	22.6%	22.2%	21.9%
Median Household Income	\$84,061	\$90,747	\$98,410
Average Household Size	2.5	2.6	2.6
Average HH Vehicles	2	2	2
Housing			
Median Home Value	\$311,242	\$338,588	\$370,923
Median Year Built	1990	1989	1993

Contact



Joseph Gozlan

Managing Principal

M: (903) 600-0616

E: Joseph@EBGTexas.com

W: www.EBGTX.com



EBG
EUREKA BUSINESS GROUP

Your Retail Navigator in DFW;
Charting the Course for Retail Growth!

Our Services



COMMERCIAL REAL ESTATE



Investment Sales



Commercial Property
Management



Consulting Services



Landlord/Tenant
Representation



www.ebgtx.com



[\(903\) 600-0616](tel:(903)600-0616)



EBG

EUREKA BUSINESS GROUP



Your Retail Navigator

Charting the Course for Retail Growth!



Your Retail Navigator in DFW;
Charting the Course for Retail Growth!

Legal Disclaimer

All materials and information received or derived from Eureka Business Group its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Eureka Business Group its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Eureka Business Group will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eureka Business Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Eureka Business Group does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eureka Business Group in compliance with all applicable fair housing and equal opportunity laws.





Information About Brokerage Services

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

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

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

- Put the interest 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 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.

<u>Joseph Gozlan</u>	<u>0593483</u>	<u>Joseph@EBGTexas.com</u>	<u>(903)600-0616</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	LicenseNo.	Email	Phone
<u>Designated Broker of Firm</u>	<u>LicenseNo.</u>	<u>Email</u>	<u>Phone</u>
Licensed Supervisor of Sales Agent/ Associate	LicenseNo.	Email	Phone
<u>Sales Agent/Associate's Name</u>	<u>LicenseNo.</u>	<u>Email</u>	<u>Phone</u>
<u>Buyer/Tenant/Seller/Landlord Initials</u>		<u>Date</u>	