

# Information Package



**EBG**  
EUREKA BUSINESS GROUP



# FOR LEASE

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

**Joseph Gozlan**

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E: [Joseph@ebgtexas.com](mailto:Joseph@ebgtexas.com)

**Professional  
Office/Medical  
Spaces Available**

# Executive Summary



## **Partial Whitebox Medical & Professional Office | Fast-Track Buildout | Plano**

Newly delivered Partial Whitebox professional office/medical space in Plano, allowing tenants to significantly reduce construction time and upfront costs.

Suites range from 2,370 SF to 5,460 SF, ideal for medical, therapy, and professional users seeking a **predictable, efficient path to occupancy**.

### **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
- **Partial Whitebox:** significantly reduces tenant buildout cost and time. Shortened buildout timeline & Lower upfront capital required
- **Diverse Usage Options:** Zoned O2 (Office/Medical) permitting general office, medical, business services, education, and therapy uses

### **Professional Management**

This property is professionally managed by [EBG Commercial Management](#), 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:** Partial Whitebox Condition: significantly reduces tenant buildout cost and time. **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

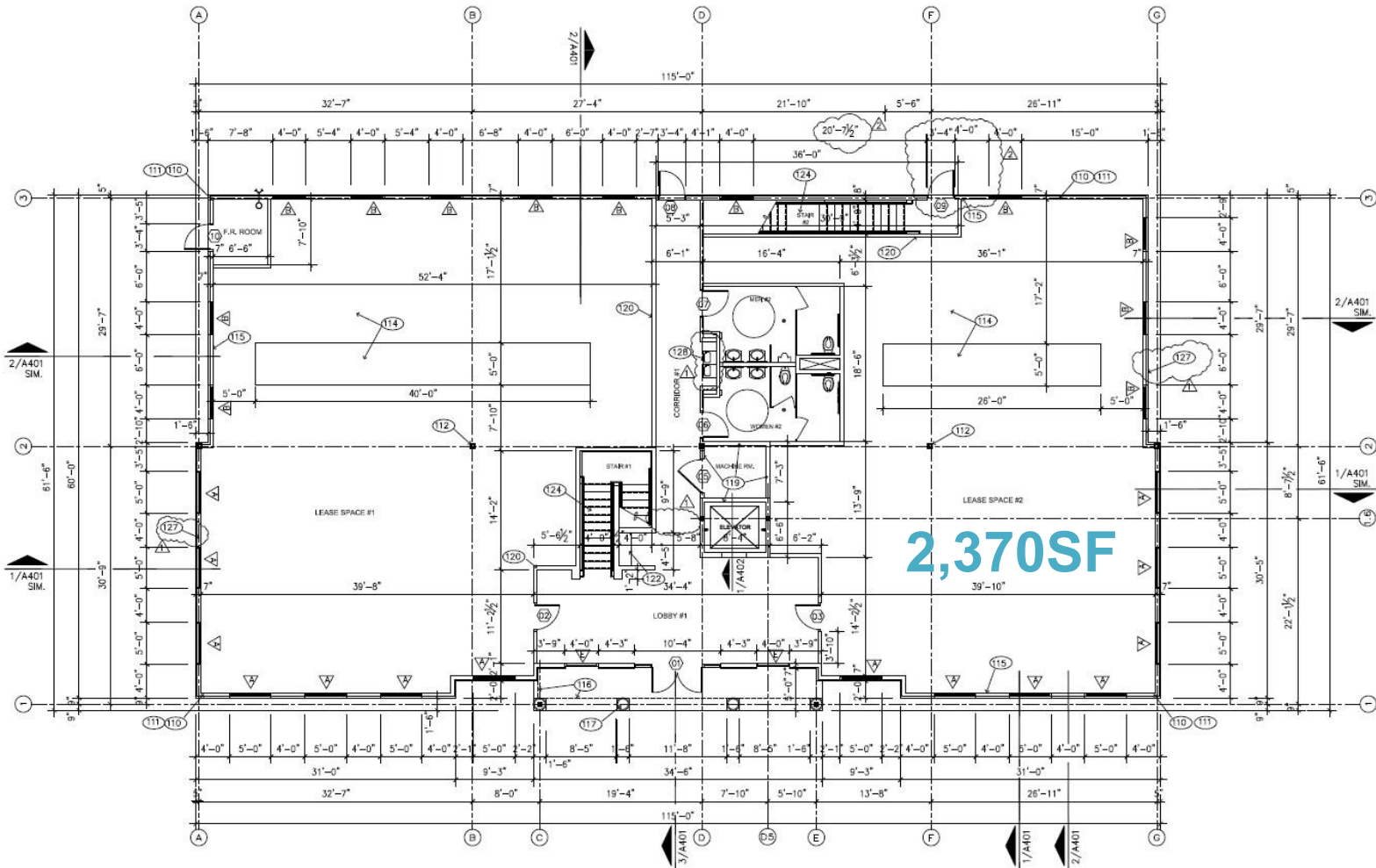
**Asking Rent:** **\$19-21/SF + NNN**

→ **Call to Schedule a Tour**  
**(903) 600-0616**

# Floorplan

6517 Chase Oaks Blvd,  
Plano, TX 75023

## Suite 102



### First Floor

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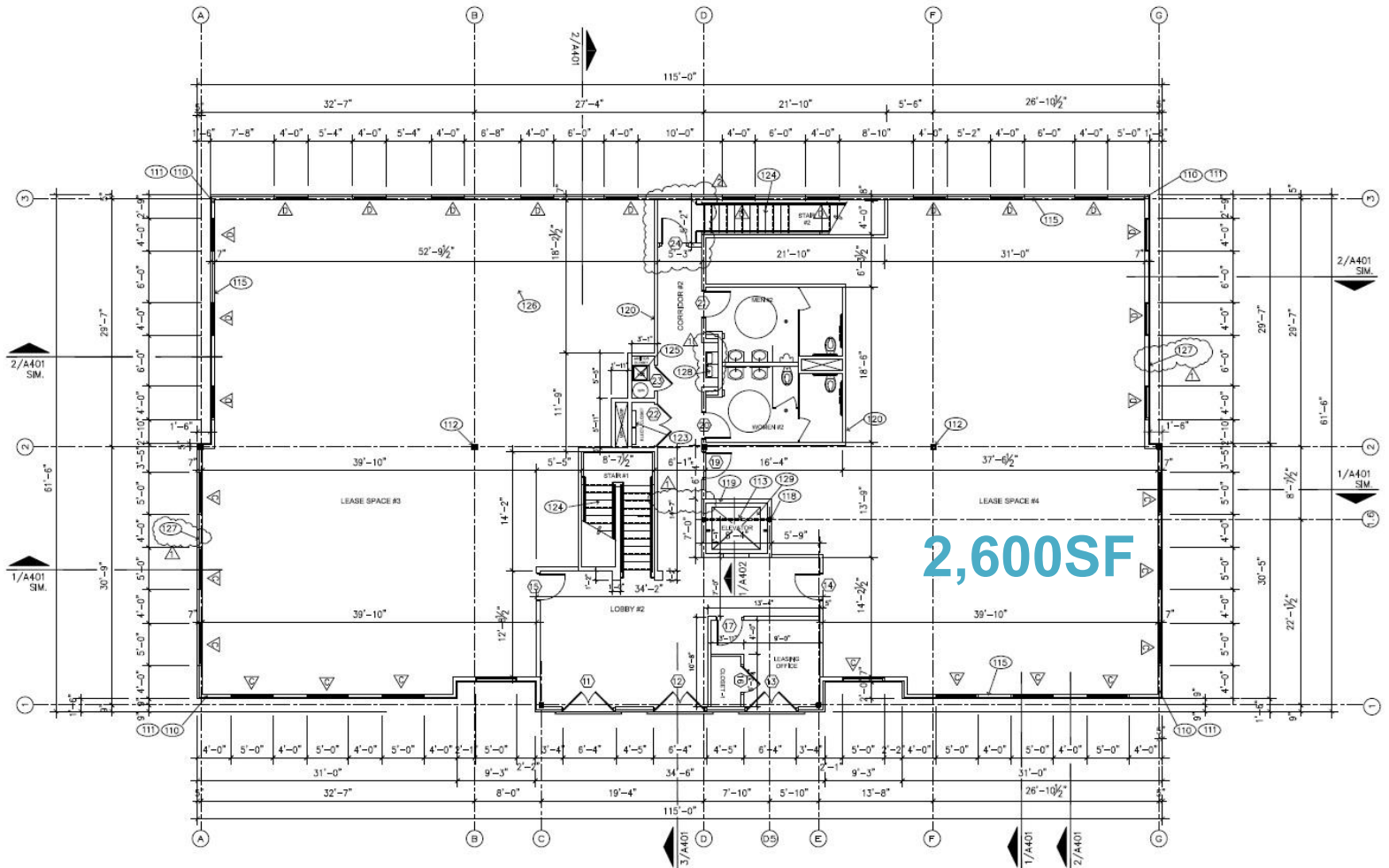
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# Floorplan

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## Suite 202



## Second Floor

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# Pictures

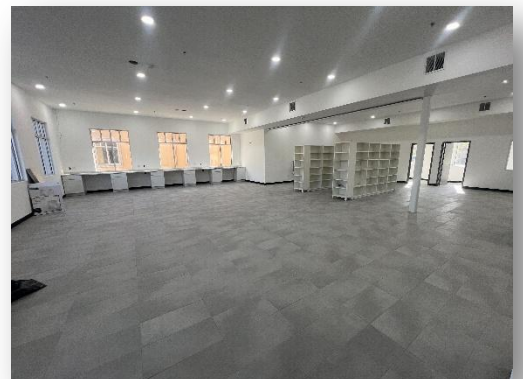
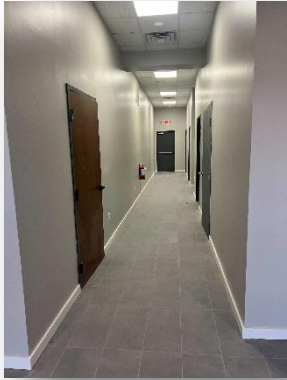
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# Pictures

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# Video Tour

6517 Chase Oaks Blvd,  
Plano, TX 75023

## 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**

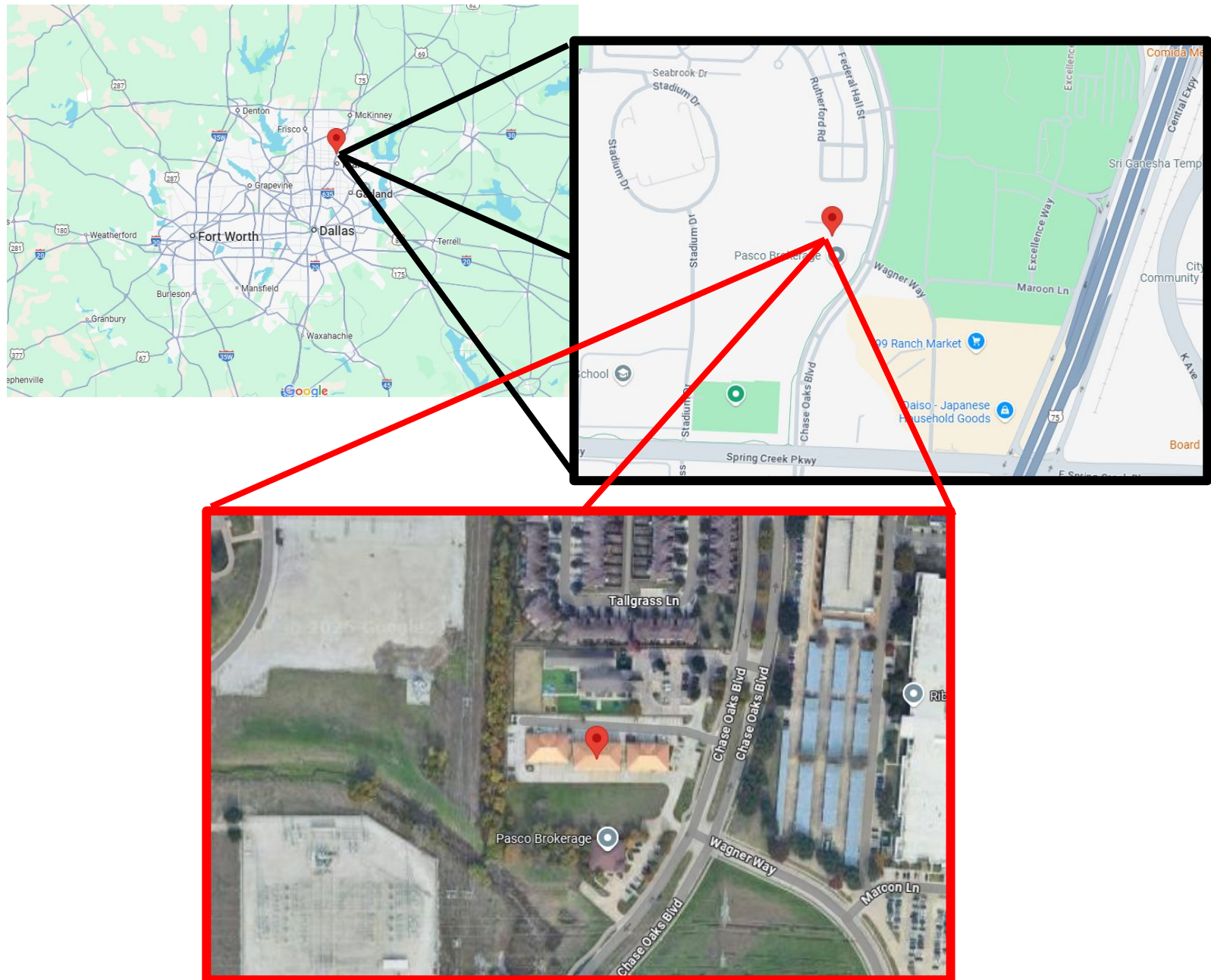
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# Location

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# The Market

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## 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.

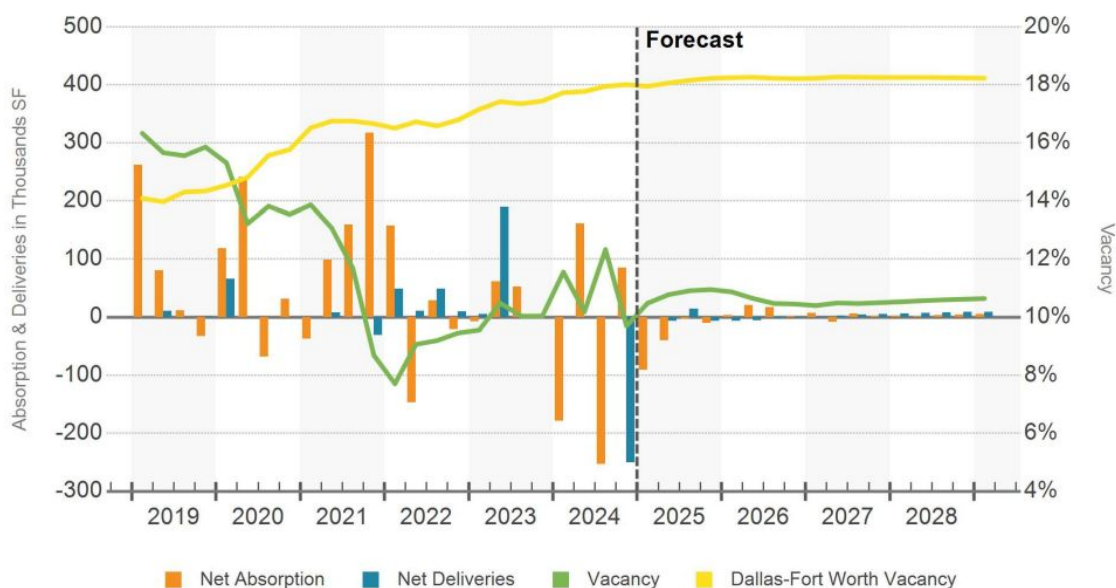
The largest corporate occupiers include NTT Data Services, Delta Electronics and Sanden International, each taking between 400,000 to 1,000,000 SF. Leasing activity is marked by smaller leases with most deals falling under 10,000 SF, tracing a similar pattern at the

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



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# Demographics

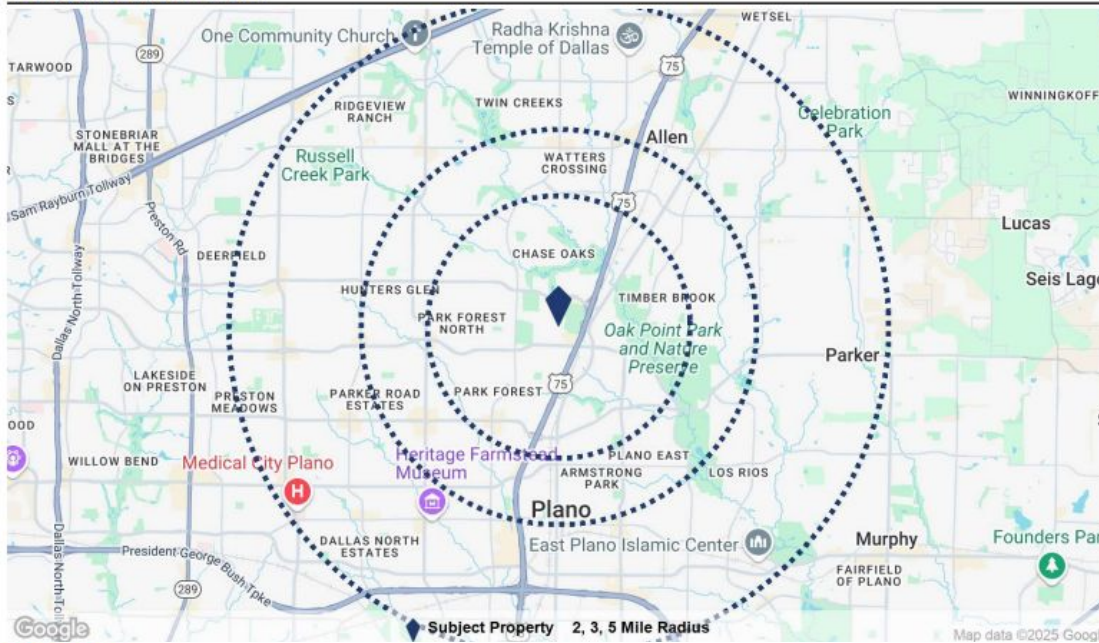
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## Demographic Overview

6517 Chase Oaks Blvd

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

### DEMOGRAPHIC RADIUS RINGS



### DEMOGRAPHIC SUMMARY

	2 Mile	3 Mile	5 Mile
<b>Population</b>			
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
<b>Households</b>			
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
<b>Housing</b>			
Median Home Value	\$311,242	\$338,588	\$370,923
Median Year Built	1990	1989	1993

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# Contact



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**Managing Principal**

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