

INFORMATION PACKAGE



EBG
EUREKA BUSINESS GROUP



FOR LEASE



800 N Plano Rd
Richardson, TX 75081

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Medical/Office

Executive Summary



Medical / Professional Office For Lease

- A modern, single-story professional office building designed for patient access, operational efficiency, and long-term stability in the heart of Richardson.
- Newly constructed (2023), Single-story building, high-end design with ample parking.
- 24-Hour Access, wheelchair accessibility & ADA compliant.
- Strong visibility along N Plano Rd. (**over 30,000 vehicles per day!**) Easy access to US-75 highway, the Telcom corridor and the Richardson IQ District
- Ideal for medical office, therapy, diagnostics, dental, or specialty care. Single-story depth allows efficient exam room layouts
- Works well for legal, accounting, consulting, or executive office users
- **Available Immediately**

Property Profile

Available SF:

Suite 200: 2,942 SF
Suite 300: 6,309 SF

Type:

Medical /
Professional Office

Year Built:

2023

Finish:

Higher standard Buildout,
clay tile roof, professional
grade finish

HVAC:

Full HVAC coverage

Other:

Suite 300 has three
entrances. Can separate
to multiple units if needed



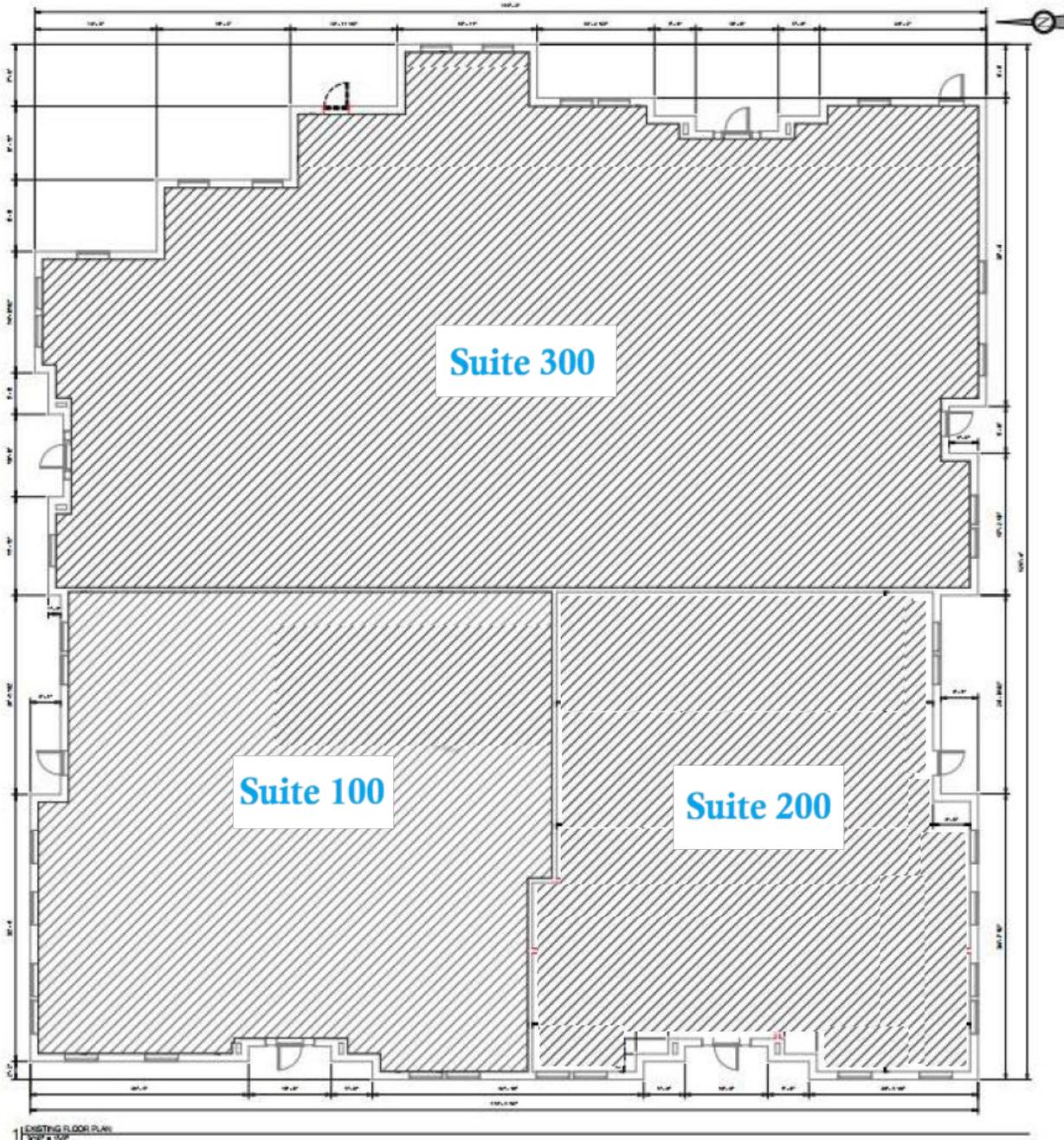
Click to View
Google Map



Click to View
Street View

Siteplan

800 N Plano Rd.
Richardson, TX 75081



□ N. Plano Road (30,338 VPD!) □



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Suite 200

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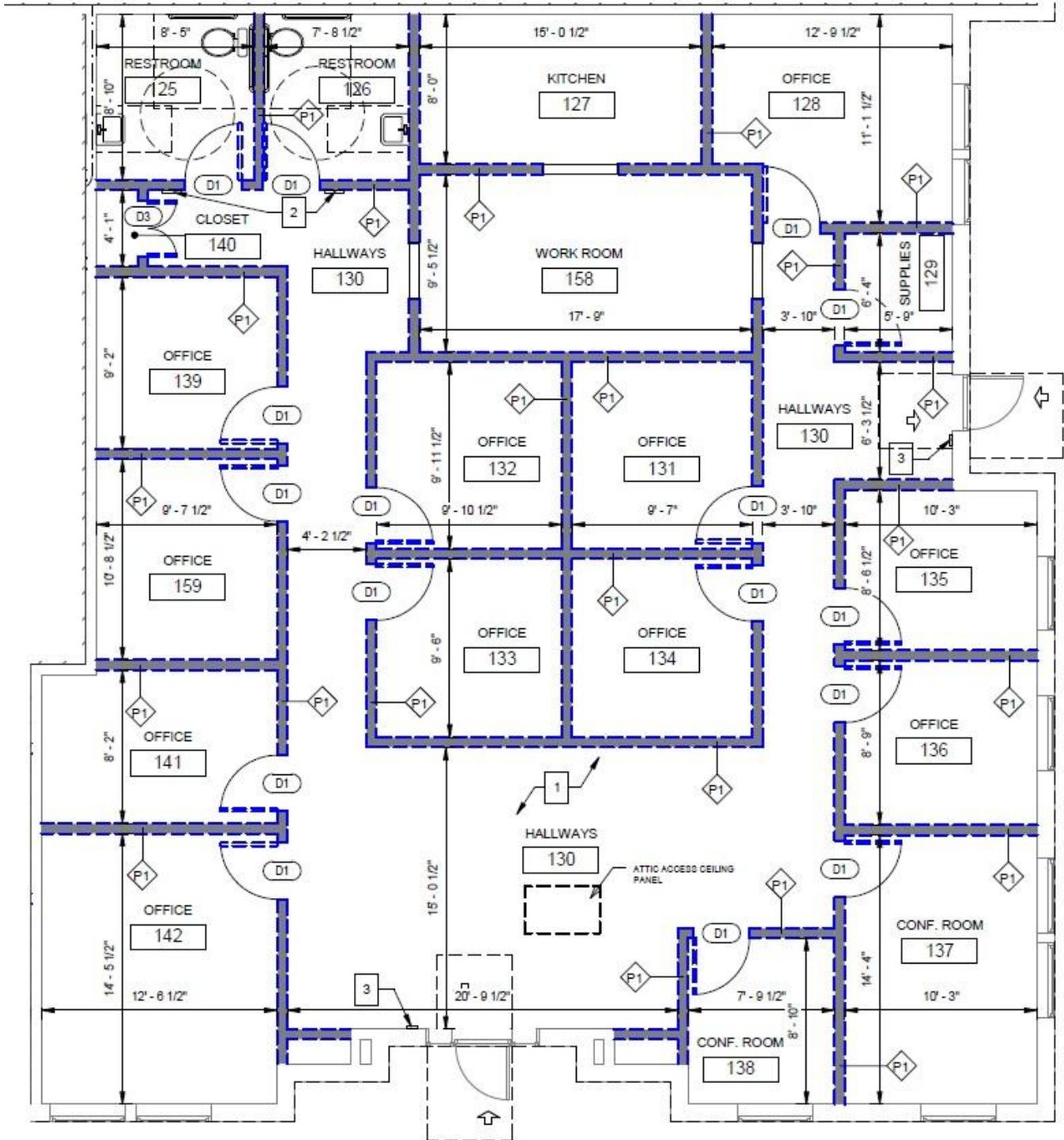
Suite 200 Highlights:

- Available SF: 2,942 SF
- 15 individual rooms
- 3 of the rooms large enough to be used as conference room or teaching classes
- Large kitchen/break area
- Two bathrooms
- Large windows on the West & South walls allow for natural light
- 24-Hour Access, wheelchair accessibility & ADA compliant



Suite 200

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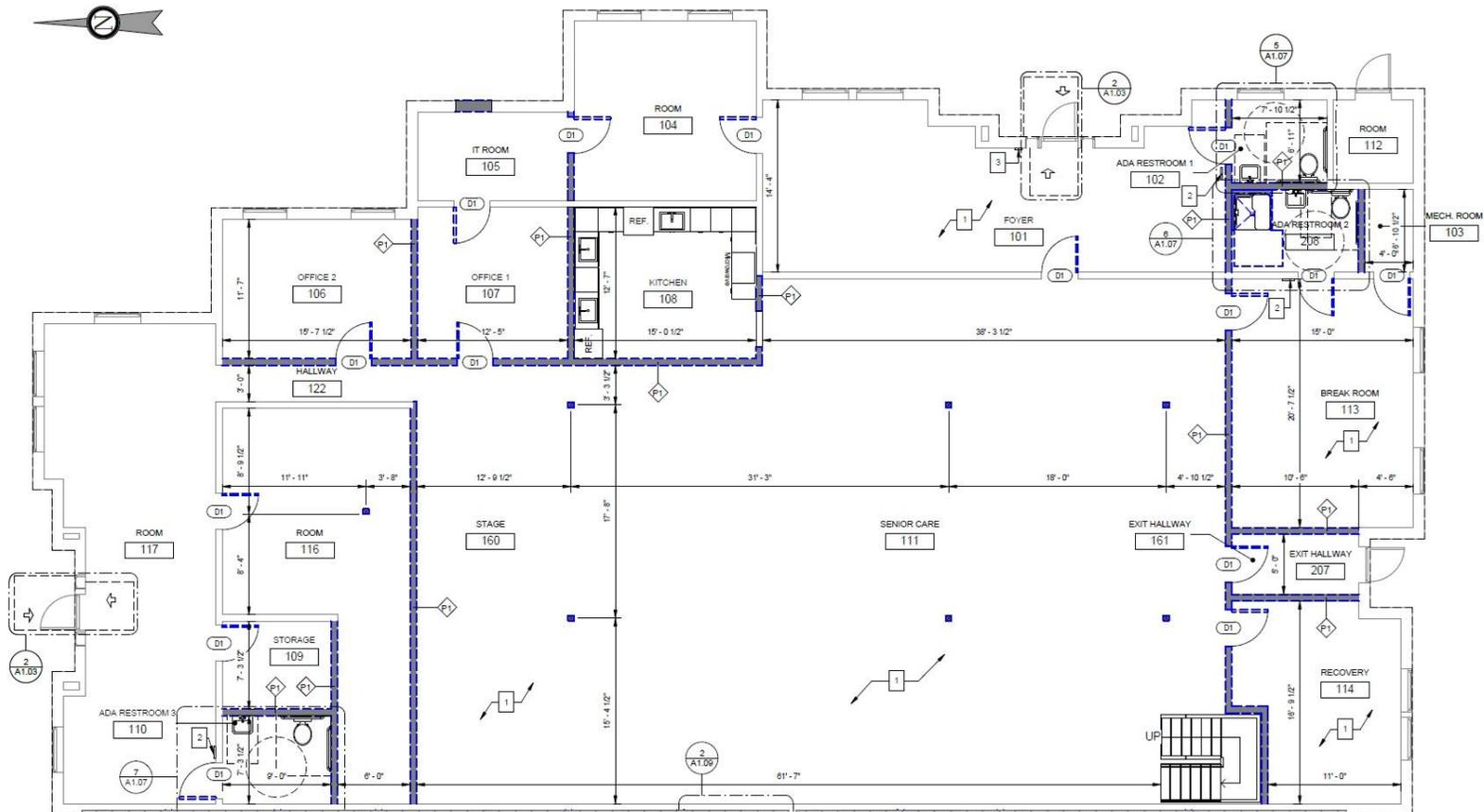
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Suite 300

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Suite 300 Highlights:

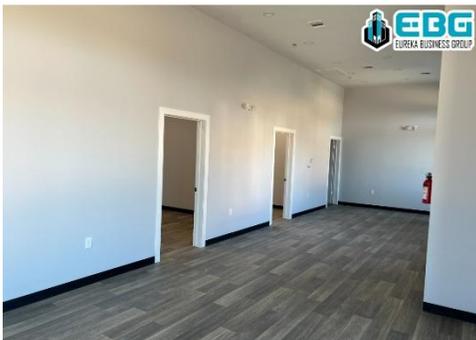
- Available SF: 6,309 SF
- Large open space in the center can be used as a seminar, gathering or teaching area.
- Professional grade kitchen
- Multiple entrances, possible split to smaller units
- 24-Hour Access, wheelchair accessibility & ADA compliant



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Pictures

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Richardson, TX 75081



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Video

800 N Plano Rd.
Richardson, TX 75081

Click Below to Watch the Video Tour

MEDICAL/OFFICE

FOR LEASE
2,942 - 6,309 SF

Suite 200  **Suite 300** 

Richardson, TX

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www.ebgtx.com

 30,000+ VPD per day
 Year Built: 2023
 Available Immediately!

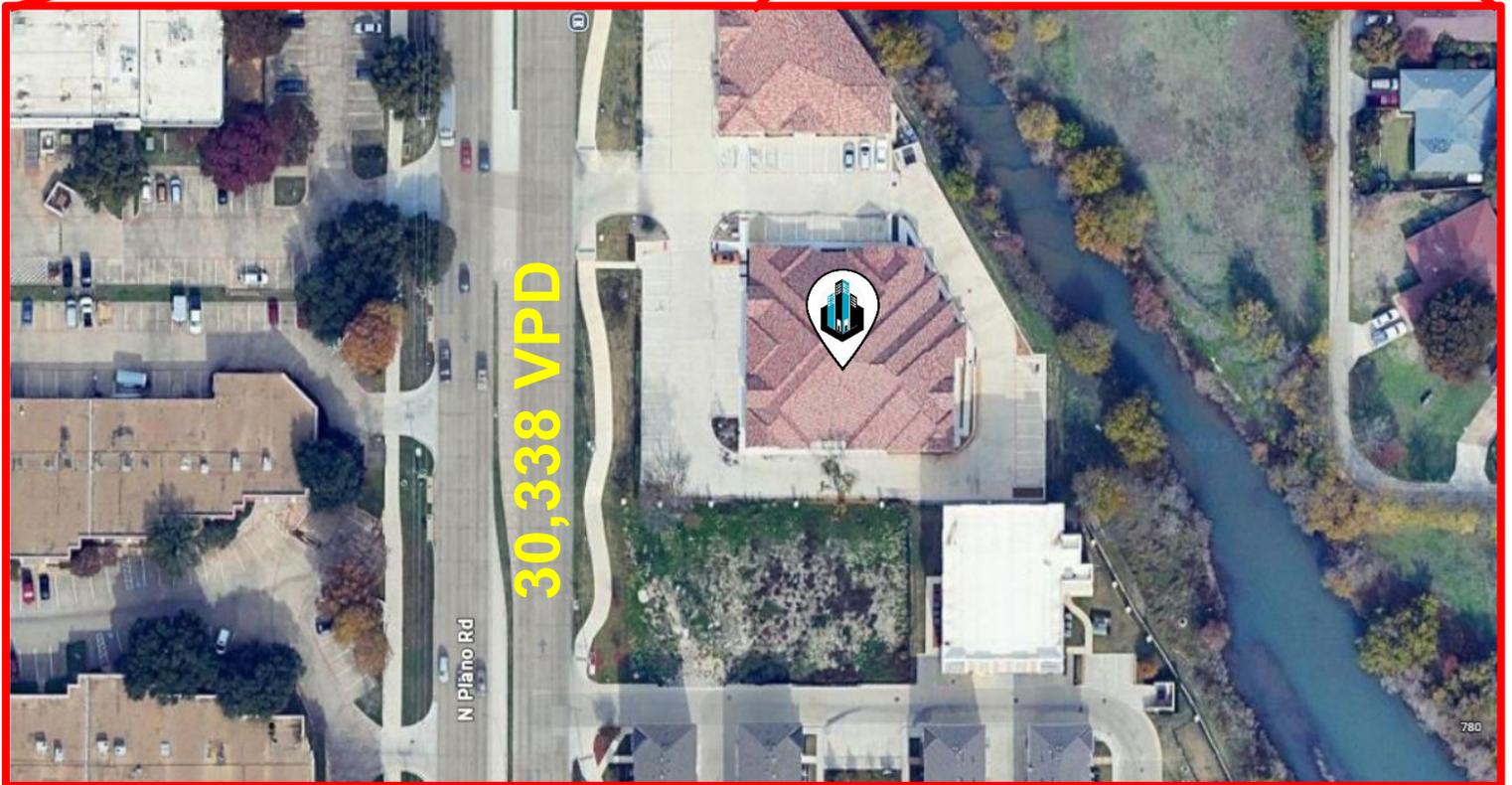
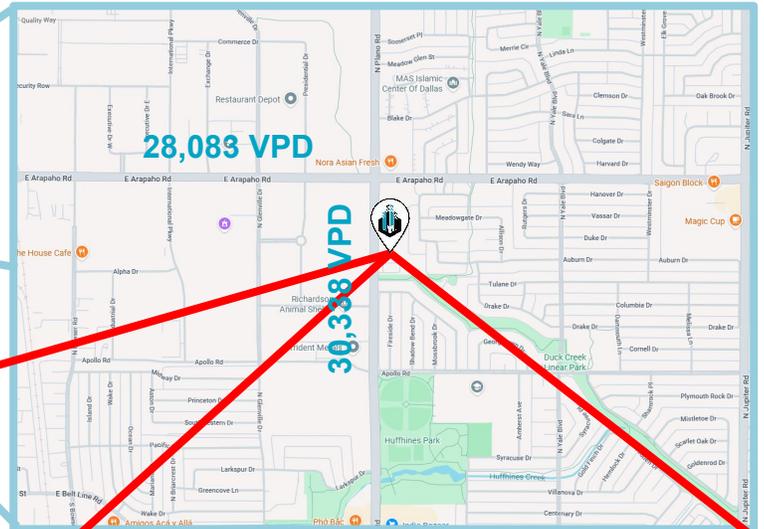
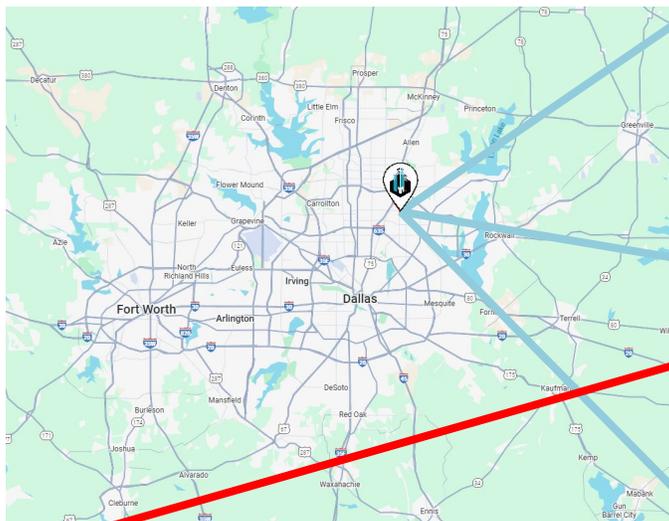
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→ **Call to Schedule a Tour**
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Location

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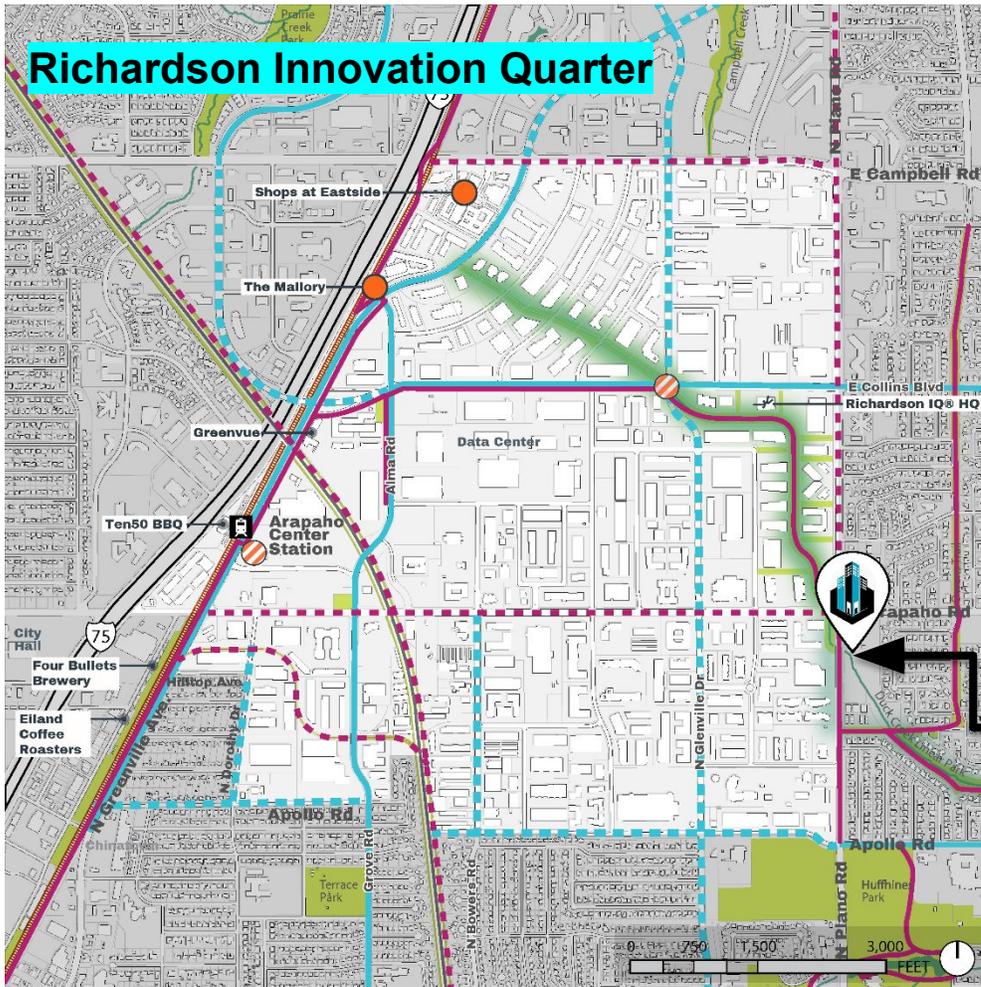
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IQ Amenities Proposed & Existing

- Richardson IQ® Boundary
- Duck Creek
- Bike Lanes
- Future Bike Lanes
- Trails
- Future Trails
- Plaza
- Proposed Plaza
- Existing Open Space
- Richardson IQ® HQ

800 N Plano Rd.
Richardson, TX
75081

Located minutes from the **Richardson Innovation Quarter**, 800 N Plano Rd benefits from immediate access to one of North Texas's premier technology and innovation hubs. The property captures the IQ's dense daytime workforce, highly educated talent pool, and continued public-private investment without paying core-district rents. Excellent connectivity to US-75 and PGBT provides efficient access to Richardson, Plano, and North Dallas, making this an ideal location for office, medical, and professional users seeking long-term growth in a proven market.

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The Market

800 N Plano Rd.
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Richardson Submarket Summary

Richardson Office

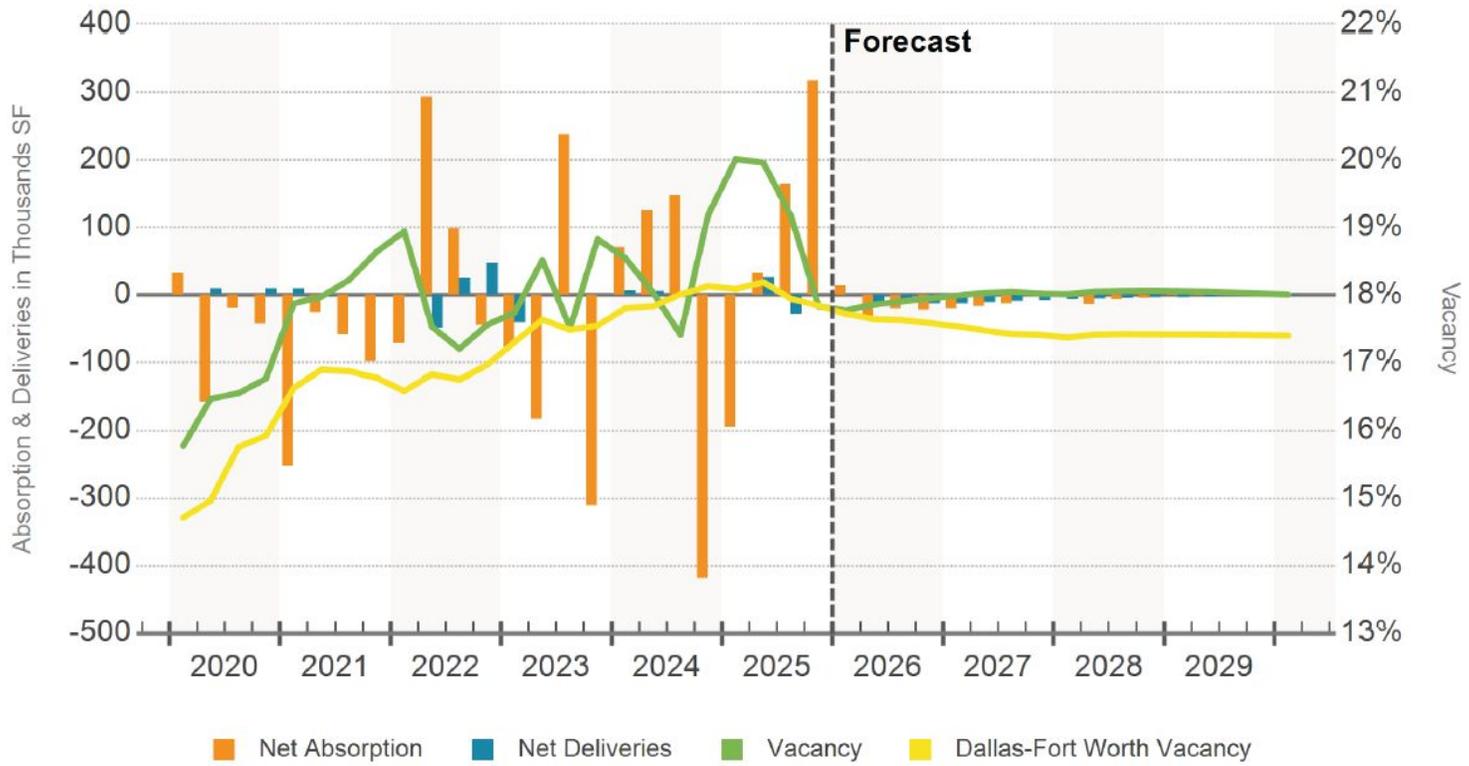
The Richardson office submarket is the home of the Telecom Corridor with tenants of some of the largest technology and communications companies, including Texas Instruments, Cisco, and Fujitsu Network Communications. Despite the moniker, Richardson has a diverse tenant base with healthcare and insurance firms as the largest occupiers in the submarket. It benefits from a highly talented labor force to draw from, with 55% of the population holding a bachelor's degree or higher with UT Dallas serving as a major center of higher education.

terms of major developments, CityLine has garnered most attention with build-to-suits for State Farm (2 million SF) and Raytheon (500,000 SF) in 2015, creating a mixed-use hub with thousands of new apartment communities and retail space along with transit-oriented development located near the DART line running parallel with US 75.

Richardson benefits from transit-oriented development with four stations that run parallel with US75. More transit is anticipated as the Silver Line is now active. The light rail line runs east-west, connecting CityLine with a new station located at UT Dallas and extending to DFW Airport.

Broadly, most office space in Richardson stems from the 1980s and 1990s when the submarket first developed. In

NET ABSORPTION, NET DELIVERIES & VACANCY



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Demographics

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Population			
	1 mile	3 miles	5 miles
2024 Population	9,869	132,986	369,705
2029 Population Projection	9,701	135,092	386,770



\$96,918

MEDIAN HOUSEHOLD INCOME

\$110K+

AVERAGE HOUSEHOLD INCOME

39.5

MEDIAN AGE

42%

BACHELOR'S DEGREE OR HIGHER



INSURED & STABLE POPULATION



AFFLUENT HOUSEHOLDS

CORE DEMOGRAPHICS



9,700

RESIDENTS WITHIN 1 MILE



8,300

HOUSEHOLDS WITHIN 1 MILE



59%

OWNER-OCCUPIED



1.1%

ANTICIPATED POPULATION GROWTH (2024–2029)



30,466

EMPLOYEES WITHIN 1 MILE



74,875

EMPLOYEES WITHIN 3 MILES



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Contact



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THE RETAIL NAVIGATOR™

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