

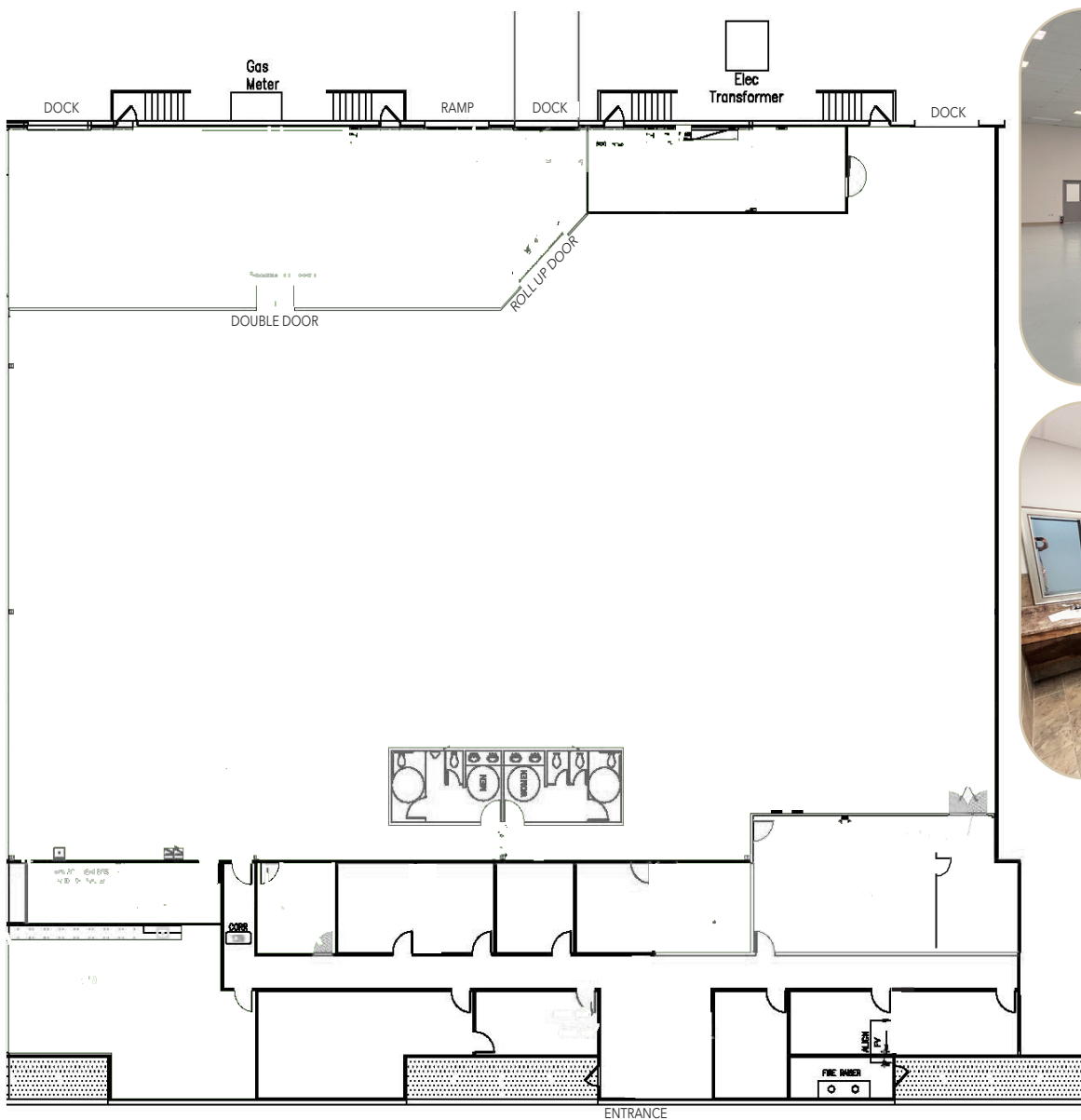
**FOR LEASE**

**1601 SUMMIT AVE, STE 103**

PLANO, TX 75074

**±21,347 SF (100% HVAC)**





## LISTING HIGHLIGHTS

- AVAILABLE SF:** 21,347 SF  
**OFFICE SF:** +/- 5,350 SF  
**YEAR BUILT:** 1985  
**SPRINKLERED:** Yes  
**CLEAR HEIGHT:** 18'-22'  
**PARKING RATIO:** +/-2.15/1,000 SF  
**LOADING:** 3 Dock high doors  
 1 Grade level door  
**POWER:** 2000 amps, 3 phase, 277/480V  
**COMMENTS:**
- 100% HVAC
  - Rear load building
  - Close proximity to a wide variety of restaurants, hotels, and shopping
  - Easy access to George Bush Turnpike (190) and US 75

