

**AVISON  
YOUNG**



For Sublease

# **Jupiter / 190 Business Park**

2600 Technology Dr, Plano, TX 75074



## Office Space Available

### Plano, TX

2600 Technology Drive is a Class B office flex project located at Jupiter Road and Technology Drive close to Highway 190 interchange. The building features 5" concrete floor slab, 6" reinforced concrete truck courts and 4'x4' sklights. It is fully ADA compliant, landscaped and outfitted with Class IV fire sprinklers.

- \$13.00 NNN
- As-is deal
- Available Summer 2022
- 25,965 RSF / 18,302 RSF
- Expiration—July 31, 2027
- Fully furnished
- Open ceilings throughout
- Quick access to George Bush Freeway and N Central Expressway



**83,296 SF**  
1-story building



**Suite 500 – 7,663 RSF**  
**Suite 700 – 18,302 RSF**



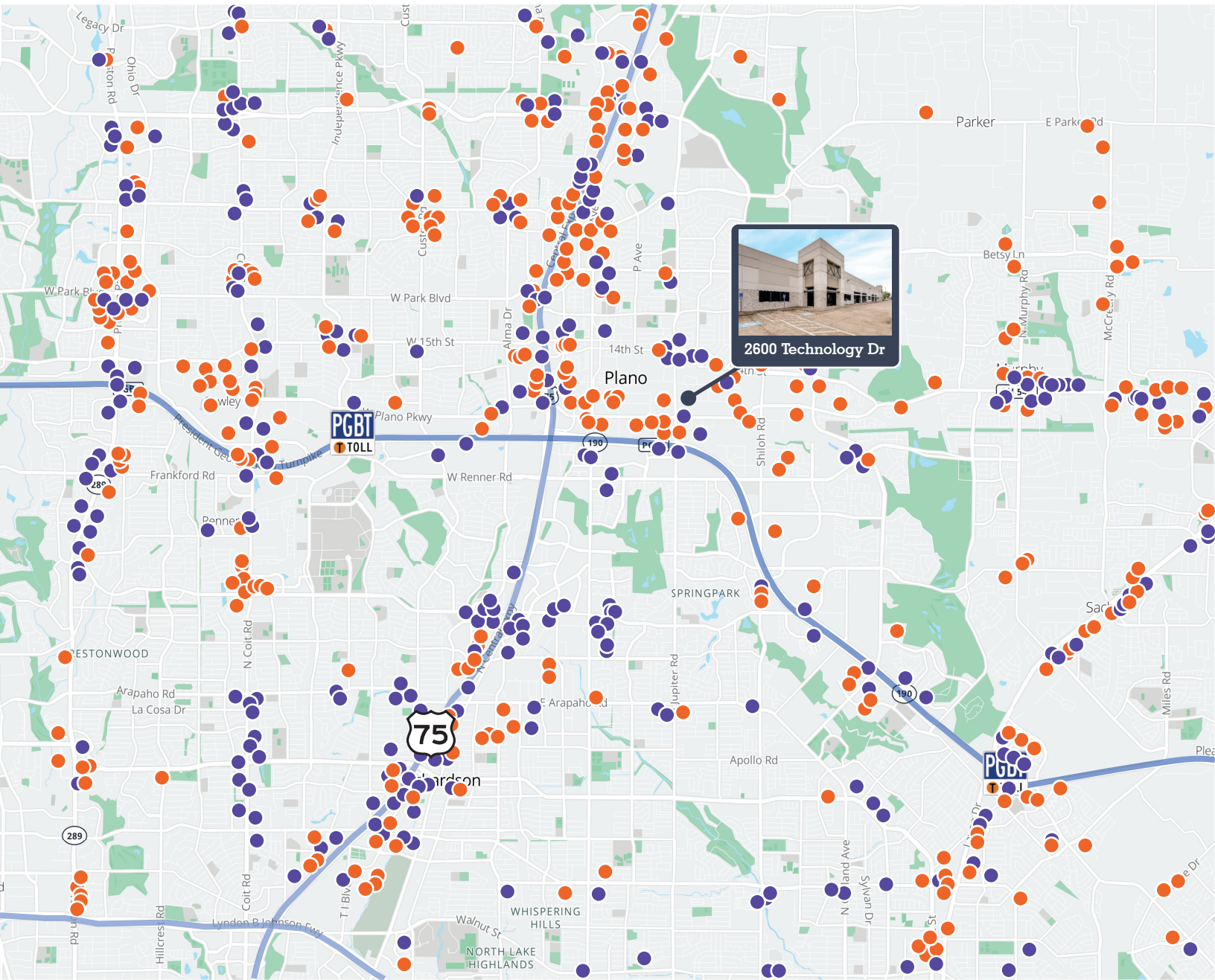
**Built in 1998**



**Parking**  
2.17/1,000 SF  
180 surface spaces

# Area amenities

2600 Technology Dr



**90+**  
restaurants  
options  
within 3 miles

**100+**  
retail  
options  
within 6 miles

**15**  
lodge  
options  
within 3 miles

**23**  
miles to  
DFW Airport  
Dallas/Grapevine

**6**  
nature  
trails  
within 6 miles

# Gallery

2600 Technology Dr



# Gallery

2600 Technology Dr

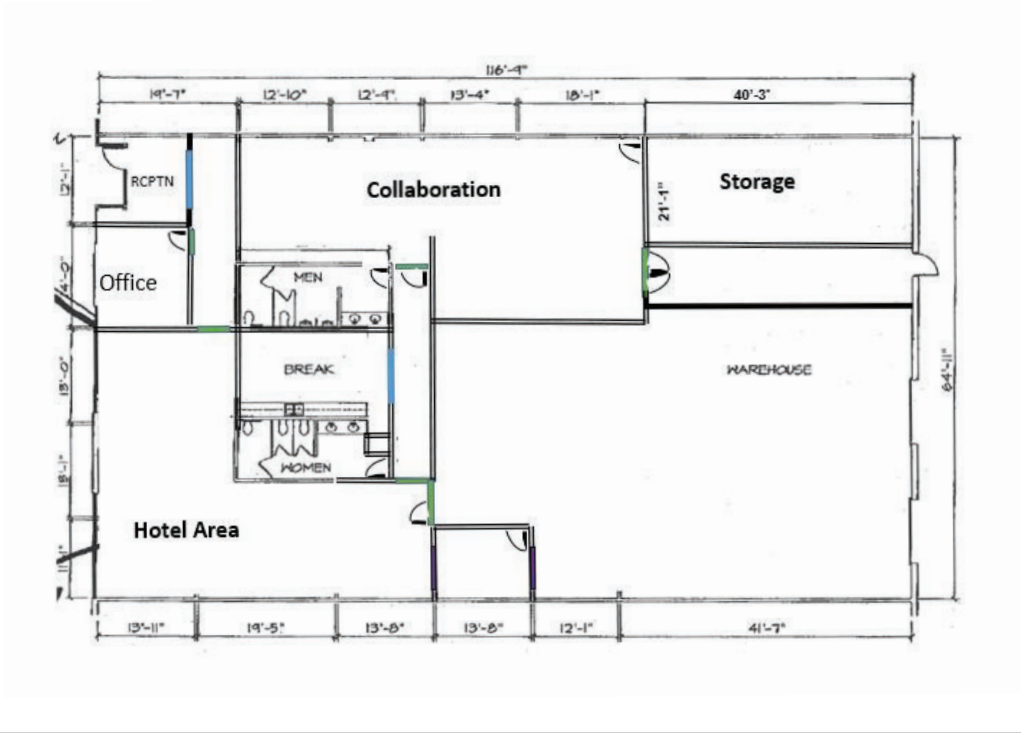




# Sample Floor Plans

2600 Technology Dr

**SUITE 500**  
**7,663 SF**



**SUITE 700**  
**18,302 SF**

