

CLASS A OFFICE CONDO FOR SALE

Move-In Ready | Owner-User or
Investment Opportunity

 5228 Village Creek Dr, Suite 100
Plano, TX 75093

PROPERTY OVERVIEW

The property offers an exceptional opportunity to acquire a well-appointed professional office condominium in the established Village Creek Professional Office complex. This move-in-ready suite features a highly functional layout with seven private offices, a staff work area, conference room, reception area, and break room. Conveniently located near the Dallas North Tollway and President George Bush Turnpike, the property provides excellent accessibility throughout the DFW Metroplex.

INTERIOR FEATURES

- | | |
|-----------------------------|----------------------------|
| ✓ Reception Area | ✓ Restroom |
| ✓ 7 Private Offices | ✓ Central HVAC |
| ✓ Staff Work Area | ✓ Professional Finishes |
| ✓ Conference Room | ✓ Natural Light Throughout |
| ✓ Break Room / Kitchen Area | ✓ Move-In Ready Layout |

PROPERTY HIGHLIGHTS

- | | |
|---|---|
|  Prime Plano Location |  Landscaped Courtyard & Gazebo |
|  Owner-User or Investment Opportunity |  Ample Surface Parking |
|  Move-In Ready Office Space |  Excellent Access to Major Highways |
|  Dedicated Suite Entrance |  Professional Office Environment |
|  Monument Signage Available |  Furniture Available |

IDEAL FOR

- | | |
|-----------------|-------------------------|
| • Psychologists | • Financial Advisors |
| • Therapists | • Insurance Agencies |
| • Psychiatrists | • Consultants |
| • Attorneys | • Medical Professionals |
| • CPAs | • Small Business Owners |

FURNITURE AVAILABLE

- ✓ Furniture can be included with the sale. It will be an incentive for the projected buyer to buy the furniture at discounted prices.

LOCATION ADVANTAGES

- ✓ Minutes from Dallas North Tollway
- ✓ Quick Access to President George Bush Turnpike
- ✓ Surrounded by Professional Office Users
- ✓ Nearby Retail, Dining & Service Amenities
- ✓ Strong Plano Demographics
- ✓ Convenient Access Throughout DFW



Staff Workspace



Reception Area



Private Office



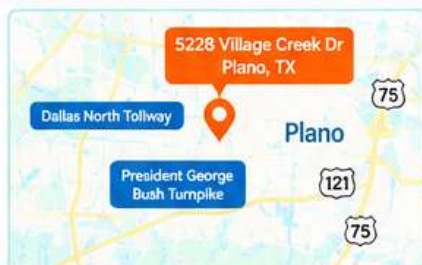
Conference Room



Private Office



Courtyard & Gazebo



DRIVE TIMES

- | | |
|---|--|
|  | Dallas North Tollway
2 min |
|  | PGBT (President George Bush Turnpike)
5 min |
|  | Downtown Plano
10 min |
|  | DFW Airport
25 min |

CONTACT

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