



THREE CLASS-A OFFICE BUILDINGS

MINUTES FROM THE SHOPS AT WILLOW BEND AND
STONEBRIAR MALL

EASY ACCESS FROM THE DALLAS NORTH TOLLWAY AND
GEORGE BUSH TURNPIKE

4+:1000 PARKING WITH AVAILABLE COVERED PARKING



BUILDING COMMON CONFERENCE CENTERS

ON-SITE MANAGEMENT AND ENGINEERING

FULL SERVICE DELI

ON-SITE SECURITY OFFICER

SIGNAGE OPPORTUNITIES AVAILABLE

MOBILE CAR WASH AND DETAIL

«« BUILDING FEATURES ««««««««««

PARKWAY CENTRE

Parkway Centre I >> 2901 Dallas Parkway >> Plano, Texas 75093
Parkway Centre II >> 2805 Dallas Parkway >> Plano, Texas 75093
Parkway Centre III >> 2745 Dallas Parkway >> Plano, Texas 75093

FACT SHEET

OWNER/ LANDLORD

Wolverine Interests

LEASING COMPANY

Stream Realty Partners, LP

Ryan Evanich
214.267.0442
revanich@streamrealty.com

Matt Wieser
214.210.1368
mwieser@streamrealty.com

MANAGEMENT COMPANY

Wolverine Interests

Bill Riley
Briley@WI-EJCMgmt.com
469.499.1111

BUILDING AREA

I 87,473 SF
II 151,921 SF
III 153,314 SF

YEAR BUILT

I 1998/Renovated in 2013
II 1999
III 2001

ARCHITECT

ANPH, Inc.

CONSTRUCTION

Travertine Cladding

FLOOR SIZES

Floor-to-Floor Heights:
I 1st Floor: 10 ft
2nd-3rd Floor: 9 ft
4th Floor: 10 ft
II & III 1st Floor: 10 ft 10 inches
2nd-6th Floor: 8 ft 6 inches

ON-SITE SECURITY

M-F: 7am-11pm
Sat: 8am-2pm

ELECTRICAL

480 volts

HVAC

80 tons per floor

EMERGENCY POWER

Yes

ELEVATORS

I 2 Passenger Elevators
II & III 3 Passenger Elevators – 1 Elevator used
as the Freight Elevator (with padding)

PARKING

4.3/1000 SF

BUILDING HOURS

M-F: 6:30am-6:30pm;
Sat: 8:00am-1:00pm; Closed Sunday

BUILDING ACCESS

Access card needed after hours

AFTER HOURS HVAC

\$40 per hour

ELECTRICITY ESTIMATES

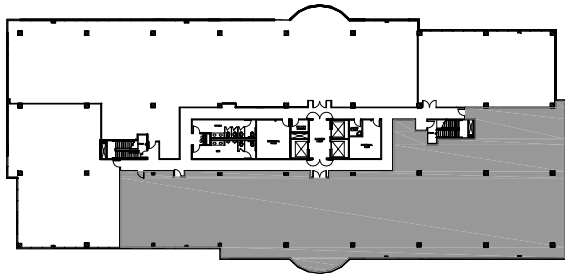
I \$0.99 per SF
II \$1.07 per SF
III \$1.15 per SF

OPERATING EXPENSE ESTIMATES

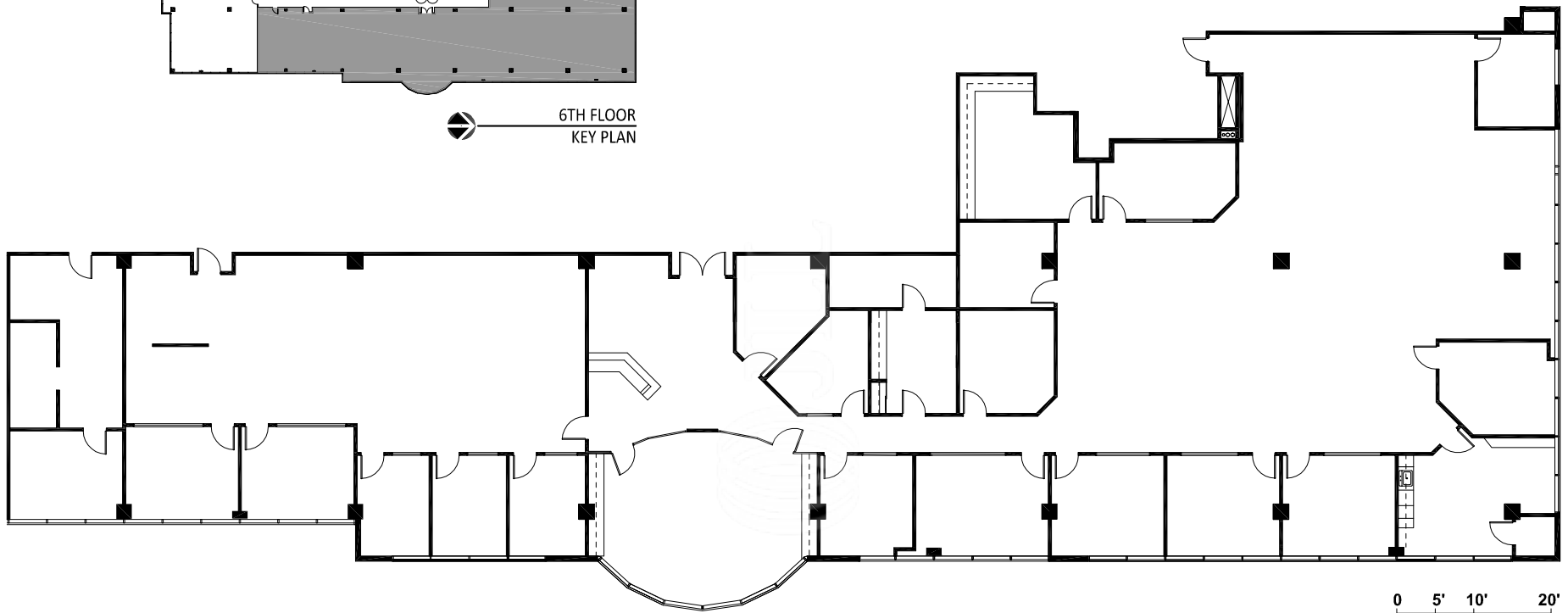
I OPEX \$5.12
TAX \$4.66
II OPEX \$5.90
TAX \$5.07
III OPEX \$5.75
TAX \$5.06

TELECOM

AT&T, TW Telecom, Logix and Spectrum Business
provide fiber. Verizon FIOS is also available.



6TH FLOOR
KEY PLAN



0 5' 10' 20'
SCALE

FOR LEASING INFORMATION
PLEASE CONTACT:

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PARKWAY CENTRE II

2805 N. DALLAS PARKWAY
PLANO, TX 75093

SUITE 620/ 625/ 630
11,080 RSF

DATE: 072619

DRAWN BY: CS

INTERPRISE

Imagine. Innovation. Inside.