

1201, 1255, 1309 WEST 15TH STREET | PLANO, TEXAS 75075

This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.



## CITYVIEW CORPORATE CENTER

With close proximity to Central Expressway & President George Bush Turnpike, CityView offers a modernized, sleek office space with brand-new amenities in a centralized Plano location. The property is continuing building renovations after finishing brand new additions that include move in ready spec suites, a conference center and fitness center.



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# BUILDING HIGHLIGHTS

★ Move-in ready spec suites available

- Strategically located in close proximity to Central Expressway & President George Bush Turnpike
- On-site management, engineer, and security
- Brand new tenant conference center & fitness center
- Lobby renovations completed in 2021

**294,236 SF**

OF RENTABLE  
BUILDING AREA

**3.43/1,000**

PARKING  
RATIO

**18,509/14,167 SF**

STANDARD  
FLOORPLATE

BUILT

**1982/1980**

RENOVATED

**2021**

**10/4**

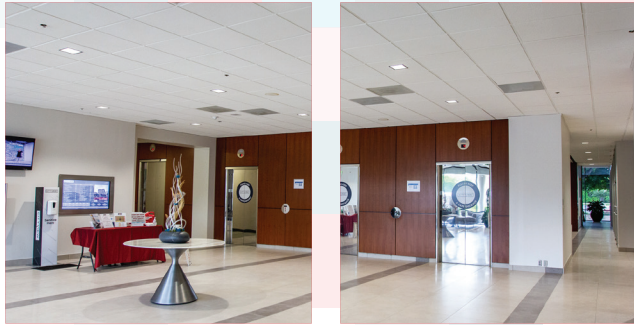
STORIES OF  
OFFICE SPACE

**\$1.55**

ELECTRICAL  
EXPENSE

**HOLT LUNSFORD**  
COMMERCIAL





# FEATURES & AMENITIES



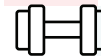
Minutes from  
to Central  
Expressway  
and President  
George Bush  
Turnpike



Close proximity  
to Collin Creek  
Mall, Cityline  
Market, and  
Richardson Plaza



Parking ratio of  
3.43/1000 SF



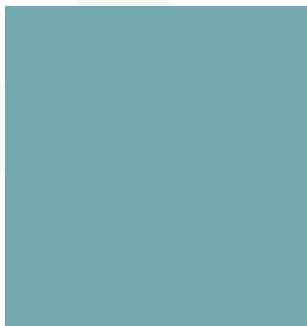
Full gym  
with lockers/  
showers



AT&T  
Fiber



On-site  
management,  
engineer, and  
security



# A CONNECTED ADDRESS

With a Central Plano address, CityView is conveniently located to Collin Creek Mall, CityLine Market, and Richardson Plaza.



## DRIVE TIMES



**25 MINUTES** to DFW International Airport  
**27 MINUTES** to Dallas Love Field Airport



**4 MINUTES** to Collin Creek Mall  
**6 MINUTES** to CityLine Market  
**7 MINUTES** to Richardson Plaza

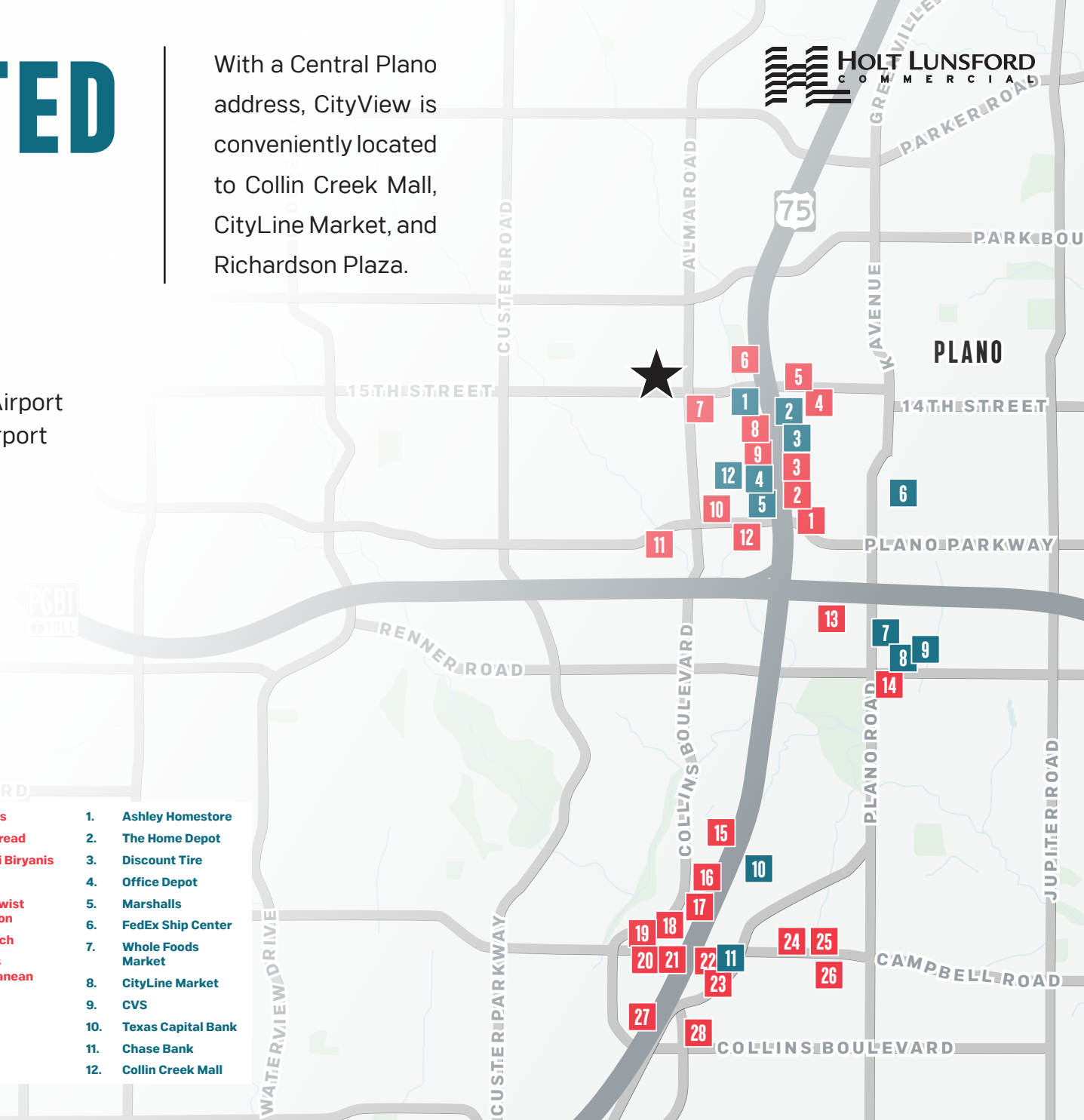


**21 MINUTES** to Frisco  
**24 MINUTES** to Las Colinas  
**25 MINUTES** to Downtown Dallas

## NEARBY AMENITIES

- |                                   |                                  |                                   |                        |
|-----------------------------------|----------------------------------|-----------------------------------|------------------------|
| 1. Love & War in Texas            | 11. Rodeo Goat                   | 21. Starbucks                     | 1. Ashley Homestore    |
| 2. Olive Garden Italian           | 12. Chick-Fil-A                  | 22. Panera Bread                  | 2. The Home Depot      |
| 3. El Fenix                       | 13. Tricky Fish                  | 23. Bawarchi Biryanis             | 3. Discount Tire       |
| 4. Fish Shack                     | 14. Chick-Fil-A                  | 24. Wendy's                       | 4. Office Depot        |
| 5. McDonald's                     | 15. Hat Creek Burger Company     | 25. Masala Twist Richardson       | 5. Marshalls           |
| 6. The Boiling Crab               | 16. Ali Baba Mediterranean Grill | 26. First Watch                   | 6. FedEx Ship Center   |
| 7. Raising Cane's Chicken Fingers | 17. Cafe Brazil                  | 27. Andalous Mediterranean Buffet | 7. Whole Foods Market  |
| 8. Chipotle Mexican Grill         | 18. Fox & Hound                  | 28. Cafe Max                      | 8. CityLine Market     |
| 9. IHOP                           | 19. Torchys Tacos                |                                   | 9. CVS                 |
| 10. Great Wall Super Buffet       | 20. Chipotle Mexican Grill       |                                   | 10. Texas Capital Bank |
|                                   |                                  |                                   | 11. Chase Bank         |
|                                   |                                  |                                   | 12. Collin Creek Mall  |

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# BUILDING FACTS

## BUILDING

1201, 1255, 1309 West 15th Street  
Plano, Texas 75075

## LANDLORD

MoxieBridge

## LEASING COMPANY

Holt Lunsford Commercial

Mason Pritcher

972.280.8320

[mpritcher@holtlunsford.com](mailto:mpritcher@holtlunsford.com)

Jack Beare

972.265.0128

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## YEAR BUILT

1982/1980

## PARKING RATIO

3.43/1,000 RSF

## STORIES

10/4

## STANDARD FLOORPLATE

18,509 SF / 14,167 SF

## RENTABLE BUILDING AREA

291,538 RSF

## BUILDING HOURS

Monday to Friday: 7:00am – 6:00pm

Saturday: 8:00am – 1:00pm

## HVAC

Monday to Friday: 7:00am – 6:00pm

Saturday: 8:00am – 1:00pm

After-hours HVAC is available with prior written notice for \$50.00/hour with a 2-hour minimum

## FIBER

AT&T

## ELECTRICAL EXPENSE

\$1.55





**CONTACT**

Mason Pritcher | 972.280.8320  
mpritcher@holtlunsford.com

Jack Beare | 972.265.0128  
jbeare@holtlunsford.com



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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Holt Lunsford Commercial, Inc.	439776	hlunsford@holtlunsford.com	972-241-8300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Richard Holt Lunsford	359505	hlunsford@holtlunsford.com	972-241-8300
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date