



10TH STREET BUSINESS PARK

PHASE III

PLANO, TEXAS

10TH STREET BUSINESS PARK

10th Street ~ Plano, Texas

10TH STREET BUSINESS PARK is a 658,000-square-foot master-planned development by Miramar Development in the Telecom Corridor. The 40-acre warehouse park is located just one-half mile north of S.H. 190 (George Bush Toll Road) in Plano, Texas. 10th Street ensures convenient accessibility to all parts of the Dallas/Fort Worth area and beyond, with S.H. 190's frontage roads, Jupiter Road, Plano Parkway and North Central Expressway all just blocks away, and Interstate Highway 635 (LBJ) just seven miles south. The first and second phases of this development are now completed and are occupied by companies such as Telcobuy.com, Teradyne, Inc., @TrackCommunications and Muratec.

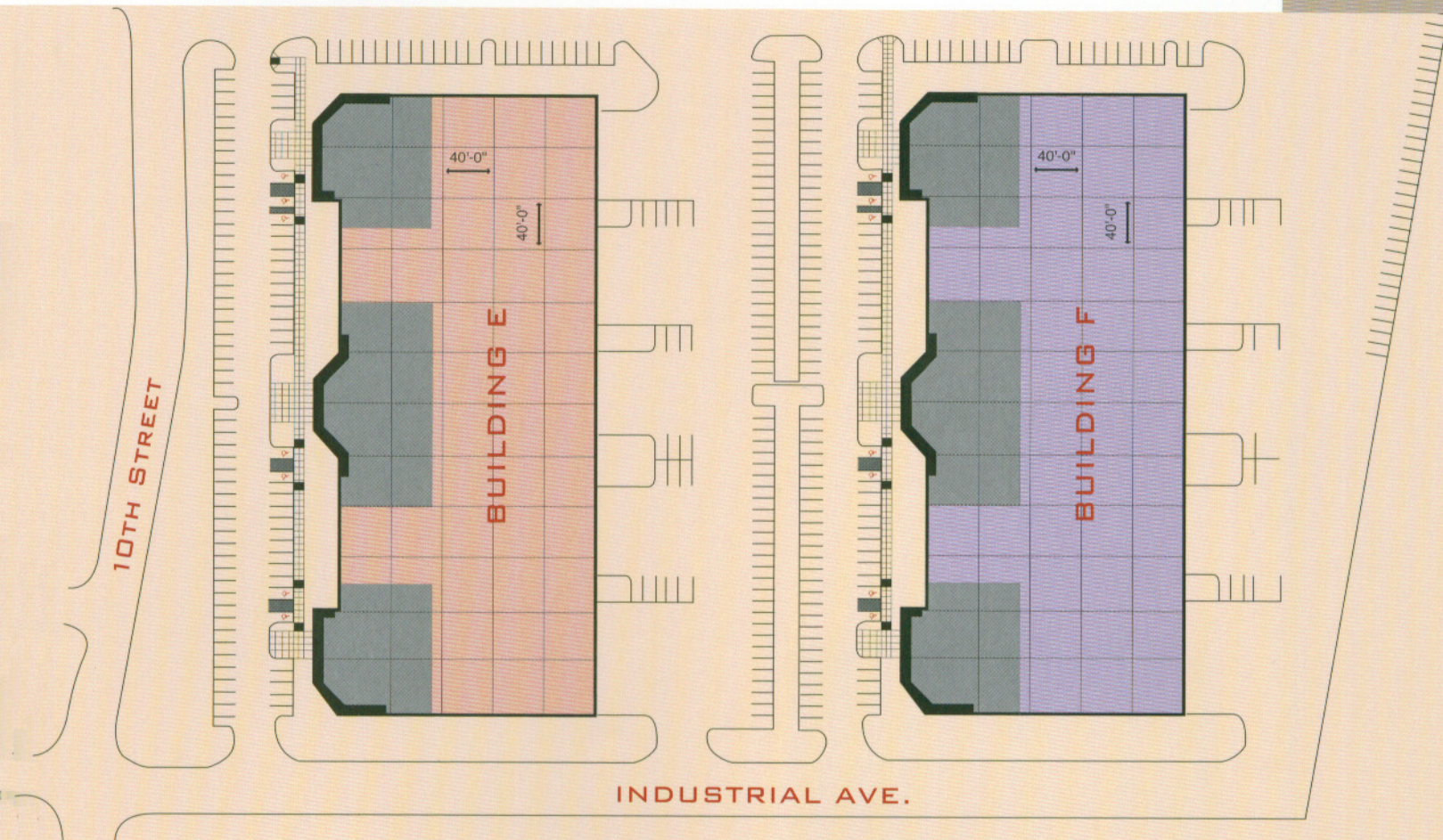
THE THIRD PHASE is a 200,000-square-foot upscale office/warehouse facility that provides a true corporate atmosphere... with individual entryways, glass-front spaces, rear-load docks, recessed store fronts with architectural accents, abundant parking with landscaped islands, and a location that is fast becoming an important new corridor in the northern sector of the greater Dallas area.

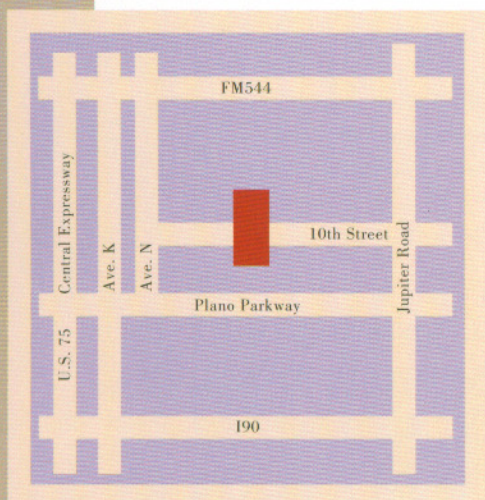
The two-building third phase offers individual entries at four locations, 40-foot bays and 14 dock-high rear-loading doors. Parking is generous with one space provided per 450 square feet. Significant landscaping with 120 trees and many planting areas with seasonal colors to help create an environment that reinforces long-lasting value of the property.

PLANNED FOR THE BUSINESS OWNER seeking a distribution site that is a step up from a typical warehouse park, 10th Street Business Park offers a corporate home with a welcoming front door for visitors and large, open warehouse spaces. For leasing information about this new Plano office/warehouse facility, please contact:

**JOHN BUNTEN, JR.
MIRAMAR DEVELOPMENT
214 692 8272**

TOTAL BUILDING AREA:	Building E-100,000 square feet Building F-100,000 square feet
MINIMUM CLEAR HEIGHT:	24'
COLUMN SPACING:	40' x 40' interior bays
MINIMUM LEASE AREA:	25,000 square feet
DOORS:	14 dock-high, rear-load doors per building
TRUCK COURTS:	6" reinforced concrete, 120' depth
FIRE SYSTEM:	Class IV
CAR PARKING:	347 spaces
CONSTRUCTION:	Tilt wall with textured paint, accent striping and inset decorative reveals
GLASS:	Gray-tinted store fronts
LANDSCAPING:	Along drive entrances, sidewalks and entryways





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1901 and 1909 10th Street ~ Plano, Texas

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