

# Assembly Park

Plano, Texas Creative Office



# Welcome to Assembly Park.

Assembly Park, a dynamic mixed-use development in East Plano, seamlessly integrates creative office, chef-driven dining concepts, and luxury residences within a walkable, park-like campus.



WEST OFFICE ENTRY



Assembly Park connects on-site bars and restaurants, office, and multifamily directly to the central park with outdoor patios and winding hike and bike trails. Enjoy a sunset concert over dinner, grab coffee after an outdoor yoga class, or enjoy a quick bite during your lunch break.



CENTRAL PARK + OFFICE

180,000 SF

CREATIVE OFFICE

17,000 SF

WALKABLE DINING + RETAIL

304 Units

THE ANNABEL

1 acre

CENTRAL PARK

5-10

MONTHLY EVENTS

THE ANNABEL



RETAIL



YOGA ON THE LAWN





**Creative Office**

Roomy, light-filled creative spaces open to a central concourse with attractive co-working spots. Spec suites available.

**The Annabel**

Beautifully designed on-site multifamily offering lofty 1, 2, and 3 bedroom apartments featuring high-end finishes and modern amenities.

**Central Park**

Greenspace-focused, walkable environment with a freshly planted central park showcasing outdoor events like live music and fitness offerings.

**Dining and Retail**

Unique chef-driven dining options that provide an optimal lunch time refuge and a quick stop for a late day snack.

Here's what we've put into Assembly Park.

Designed by the globally acclaimed Michael Hsu Office of Architecture and GFF Architects, the former Plano Market Square Mall has been reimagined as a vibrant, interconnected 26.4 acre neighborhood with an energy unlike anything found in Dallas-Fort Worth.



COMMON AREA CORRIDOR



CENTRAL CORRIDOR CONFERENCING

# Designed for varied work styles.

The artfully designed central concourse encourages collaboration and big ideas with multiple options for unscheduled brainstorming sessions, a teleconference, or just a casual gathering.



State-of-the-art public and private community workspaces.



Shared library and huddle rooms for focused productivity.



Community coffee bar with kombucha on tap and light bites.



Secured and direct access to individual office space.

# Creative Office Availabilities

Each office suite surrounding the corridor provides large floor plates with exposed ceilings, skylights, and floor-to-ceiling windows.





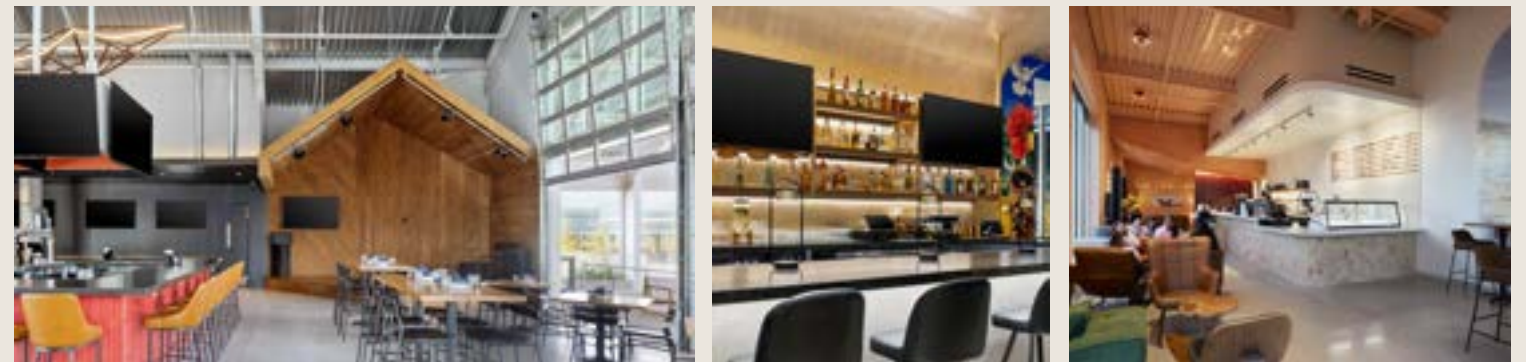
# Exciting New Food and Beverage Concepts

## 17,000 SF OF WALKABLE FOOD & BEVERAGE CONCEPTS

Five unique chef-driven dining concepts are slated for arrival at Assembly Park, providing an optimal lunch time refuge or a quick stop for a late day snack.

Assembly Icehouse, Tacoro, and Cliff Coffee are concepts by local hospitality group, Blender Brands, owned by Jacob Cox, Danny Wilson, and JR Muñoz. JR Muñoz, also the owner of Deep Ellum's beloved neighborhood restaurant Will Call, will develop the menus and organize events for the concepts in the West Building. Muñoz is recognized by the Dallas Observer and D Magazine for Best Wings and Best Sandwich in Dallas-Fort Worth.

NIWA Japanese BBQ will anchor the East retail component with an additional Italian concept now under LOI.



Assembly Icehouse, Tacoro, and Cliff Coffee Concepts



# Connected by nature. Designed for health.

Our design ethos prioritizes connecting people and integrating nature, offering beautifully designed indoor and outdoor gathering spaces, weekly programmed events, and connected hike and bike trails.



FITNESS CENTER



FITNESS LOUNGE



State-of-the-art fitness center featuring locker rooms with showers, secure storage, and Peloton fitness equipment.



On-site hike and bike paths leading to neighboring amenities, neighborhoods, and the Oak Point Nature Preserve.



Let the outdoors in with glass overhead doors that join our fitness center with the central park.



Bike-friendly neighborhood with scooter rentals to encourage exploration.



# A destination for young professionals.

East Plano is the ideal location for young professionals thanks to established and desirable neighborhoods, abundant greenspace, and endless dining and retail options.

## DINE

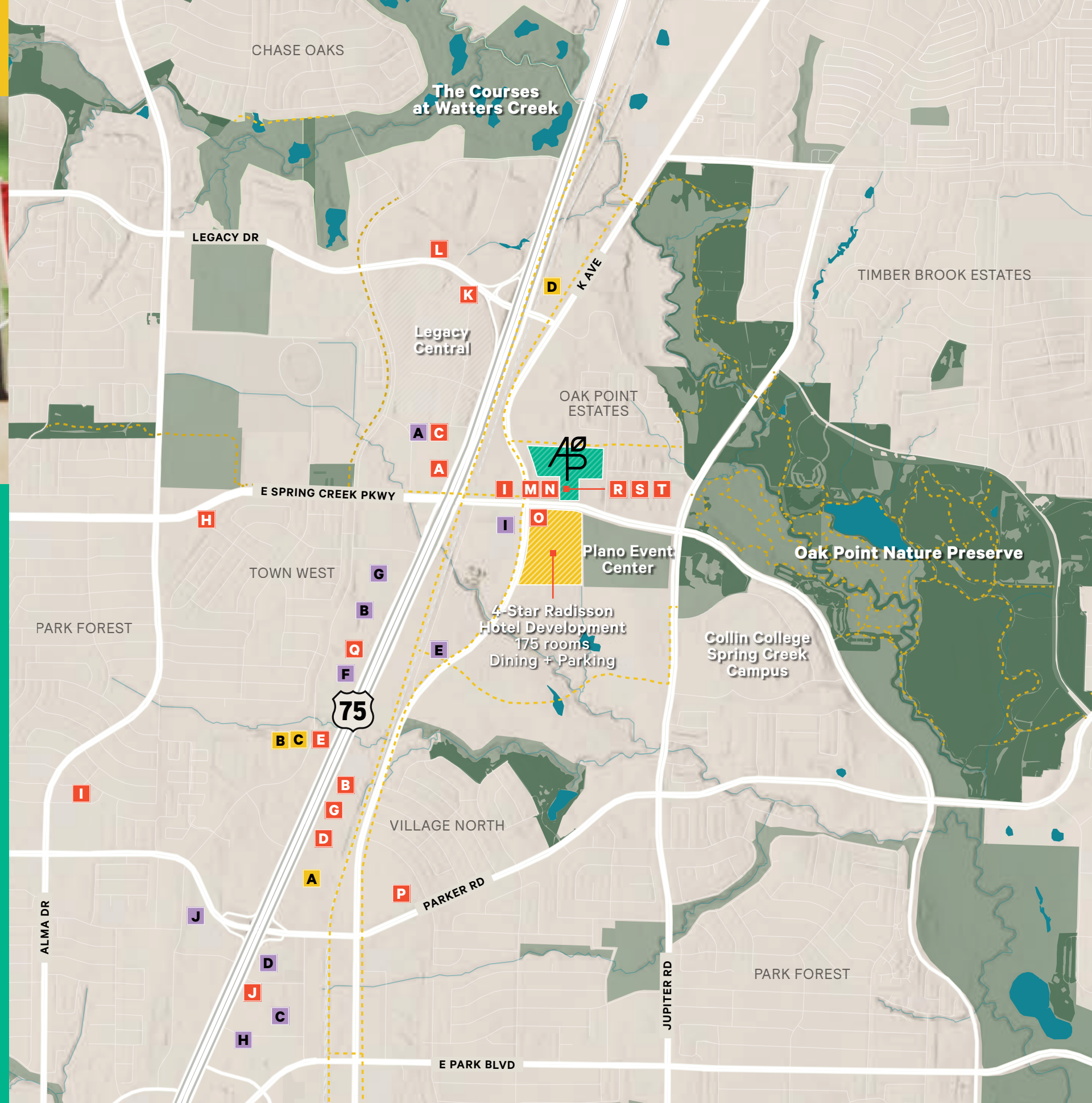
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|---------------------------|-----------------------------------|----------------------------------|
| <b>A</b> 85°C Bakery Cafe | <b>H</b> Dutch Bros Coffee        | <b>O</b> Raising Cane's          |
| <b>B</b> Abuelo's         | <b>I</b> Five Guys                | <b>P</b> Teavalley               |
| <b>C</b> bb.q Chicken     | <b>J</b> In-N-Out Burger          | <b>Q</b> Tokyo One Sushi & Grill |
| <b>D</b> Carrabba's       | <b>K</b> Kura Revolving Sushi Bar | <b>R</b> Assembly Ice House      |
| <b>E</b> Chili's          | <b>L</b> Local Good Coffee Co.    | <b>S</b> Tacoro                  |
| <b>F</b> Chipotle         | <b>M</b> MOOYAH Burgers           | <b>T</b> Cliff's Coffee          |
| <b>G</b> Chuy's           | <b>N</b> Mynaa Kitchen Plano      |                                  |

## SHOP

- |                          |                      |
|--------------------------|----------------------|
| <b>A</b> 99 Ranch Market | <b>G</b> Lowe's      |
| <b>B</b> Academy         | <b>H</b> Rooms to Go |
| <b>C</b> At Home         | <b>I</b> Sam's Club  |
| <b>D</b> Best Buy        | <b>J</b> Target      |
| <b>E</b> Costco          |                      |
| <b>F</b> H Mart Plano    |                      |

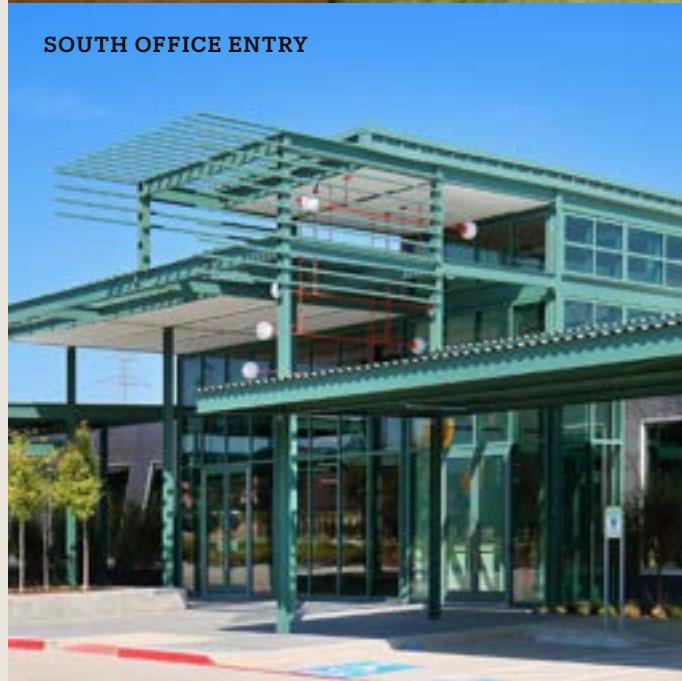
## STAY

- |                                       |
|---------------------------------------|
| <b>A</b> Holiday Inn Express & Suites |
| <b>B</b> Home2 Suites                 |
| <b>C</b> Tru by Hilton                |
| <b>D</b> WoodSpring Suites            |





CENTRAL CORRIDOR CONFERENCING



SOUTH OFFICE ENTRY




CENTRAL CORRIDOR AND COFFEE BAR

PROJECT TEAM

# We've done this before.

Our team has succeeded in breathing new life into spaces we've shared for decades. The Plano Market Square Mall was built in 1983 and was originally named the Outlet Mall of Americas. In 2020, Triten Real Estate Partners presented a plan revolving around a mixed-use concept that was centered on a large community park. Assembly Park was designed to create that perfect environment to entice and connect with the community. Built with the experience of creating integral community-based destinations, Assembly Park's synergy is based on creating an energizing destination for work and life.

Assembly Park is developed, owned, and managed by  Triten  
REAL ESTATE PARTNERS

ASSEMBLY PARK AWARDS

**Leadership/  
Innovation  
Finalist**

CoreNet Economic  
Development

2022

**Best Office  
Development  
Award**

NAIOP  
North Texas

2023

**Best  
Redevelopment  
Finalist**

Dallas Business  
Journal

2024



For Leasing Information:

**TOMMY NELSON**

Senior Vice President  
+1 214 979 6519

[tommy.nelson@cbre.com](mailto:tommy.nelson@cbre.com)

**JULEE AMPARO**

Senior Associate  
+1 214 979 6121

[julee.amparo@cbre.com](mailto:julee.amparo@cbre.com)



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