

# FRISCO BRIDGES

Office For Lease  
1,786 - 6,518 SF



Leasing Information:  
214.740.3300

**Chris Axley**   **Mark Dickenson**  
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caxley@lpc.com   mdickenson@lpc.com

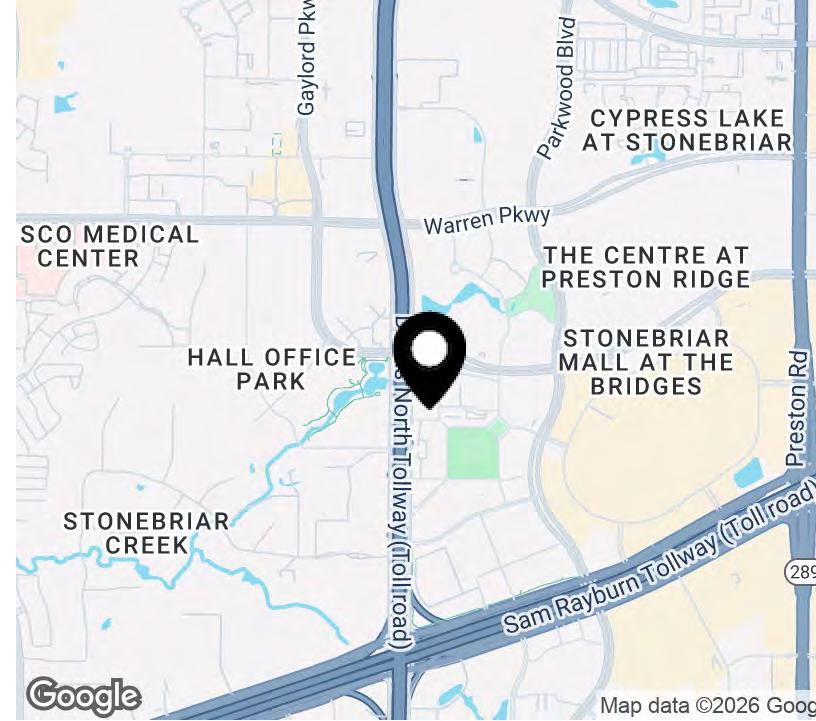
# Lincoln

Lincoln Property Company  
8111 Douglas Avenue Suite 600  
Dallas, TX 75225

[www.lpc.com](http://www.lpc.com)

# FRISCO BRIDGES

Office For Lease  
1,786 - 6,518 SF



## Property Highlights

- Prominent location at the southeast corner of Dallas North Tollway and Gaylord Parkway
- Direct access to Dallas North Tollway
- Adjacent and walkable to Riders Field, Comerica Center, Stonebriar Mall, Drury Inn, Embassy Suites and the Frisco Conference Center
- Convenient access to The Star, Legacy West,
- The Shops at Legacy and Stonebriar Country Club
- OPEX: \$13.07
- Electric: \$1.75

## Property Overview

Frisco Bridges offers a 163,923 SF Class A Office Building in one of the most dynamic development concentrations in the US. Frisco Bridges is a 6-story building with direct access to the Dallas North Tollway. Amenities include Parks Pantry, a lounge to accommodate 32+ tenants stocked with fresh and packaged foods and a payment kiosk. Parks Pantry also incorporates café style tables, bar tables, lounge chairs and a bar space for catering/serving. The building also features a fitness center, conference center and key-card access. Frisco Bridges accommodates abundant parking at 5.75/1,000 SF

Availabilities	SF	Lease Rate	Date Available
Suite 460	2,114 SF	\$28.00 NNN	Feb. 1, 2026
Suite 490	6,518 SF	\$28.00 NNN	Now
Suite 560	3,251 SF	\$28.00 NNN	Now
Suite 595	1,786 SF	\$28.00 NNN	Now

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2600 Dallas Pkwy | Frisco, TX 75034

Property Amenities



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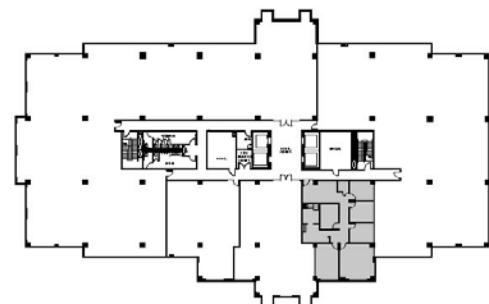
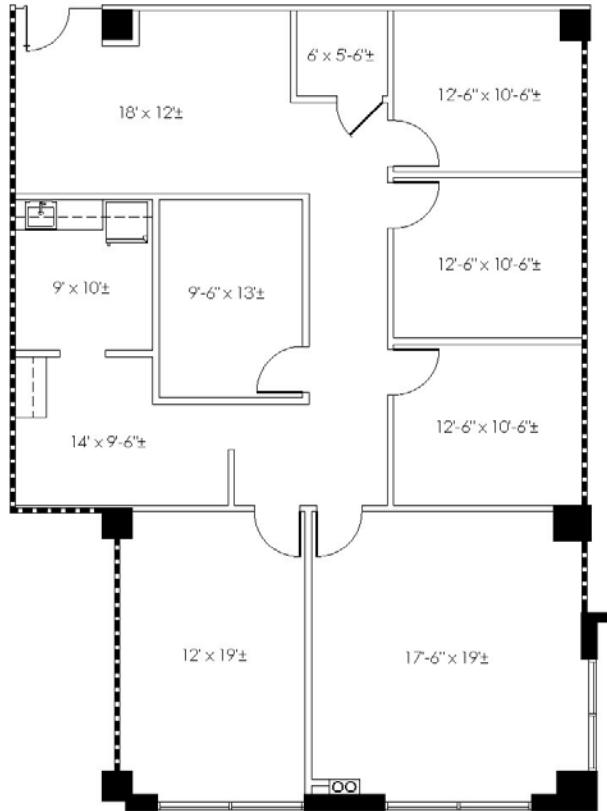
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# FRISCO BRIDGES

2600 Dallas Pkwy | Frisco, TX 75034

Suite 460

2,114 SF



KEY PLAN



## Suite

## Size

## Lease Rate

Suite 460

2,114 SF

\$28.00 NNN

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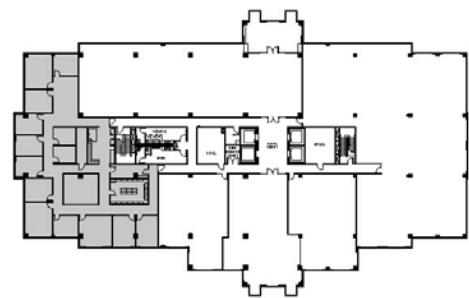
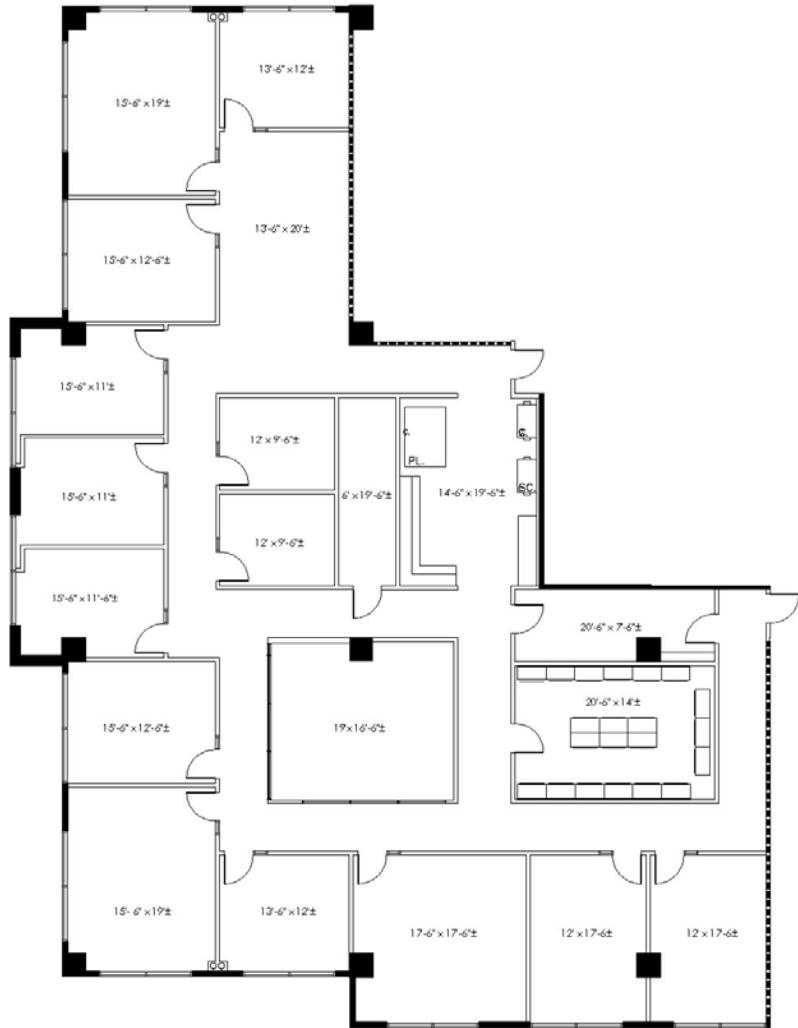
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# FRISCO BRIDGES

2600 Dallas Pkwy | Frisco, TX 75034

Suite 490

6,518 SF



KEY PLAN



**Suite**

**Size**

**Lease Rate**

Suite 490

6,518 SF

\$28.00 NNN

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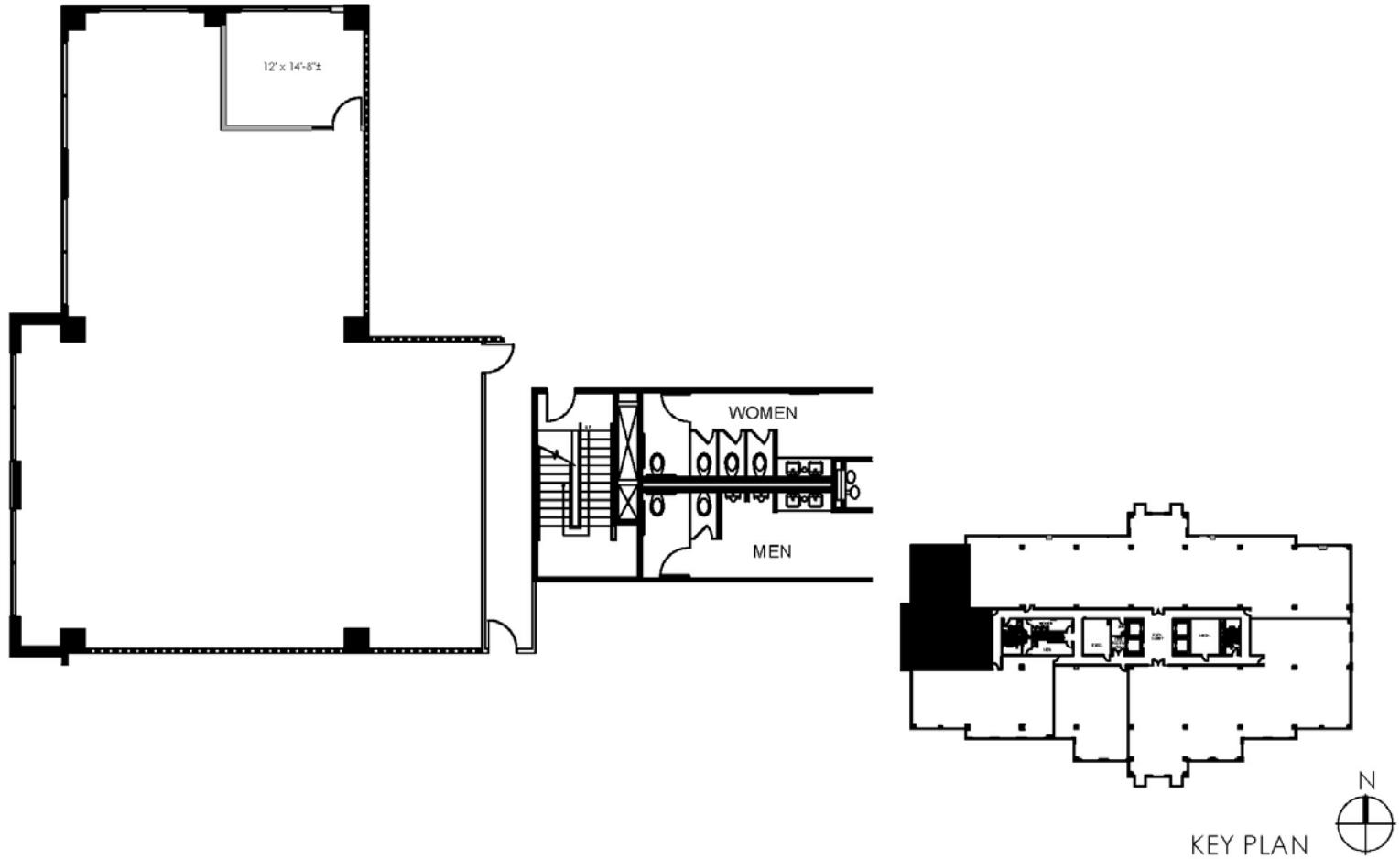
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# FRISCO BRIDGES

2600 Dallas Pkwy | Frisco, TX 75034

Suite 560

3,251 SF

**Suite****Size****Lease Rate**

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Suite 560

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3,251 SF

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\$28.00 NNN

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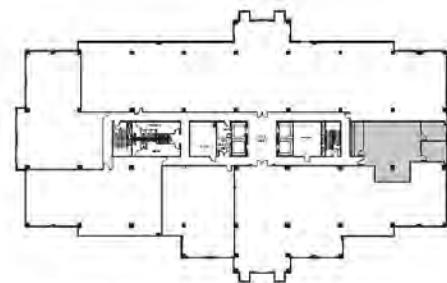
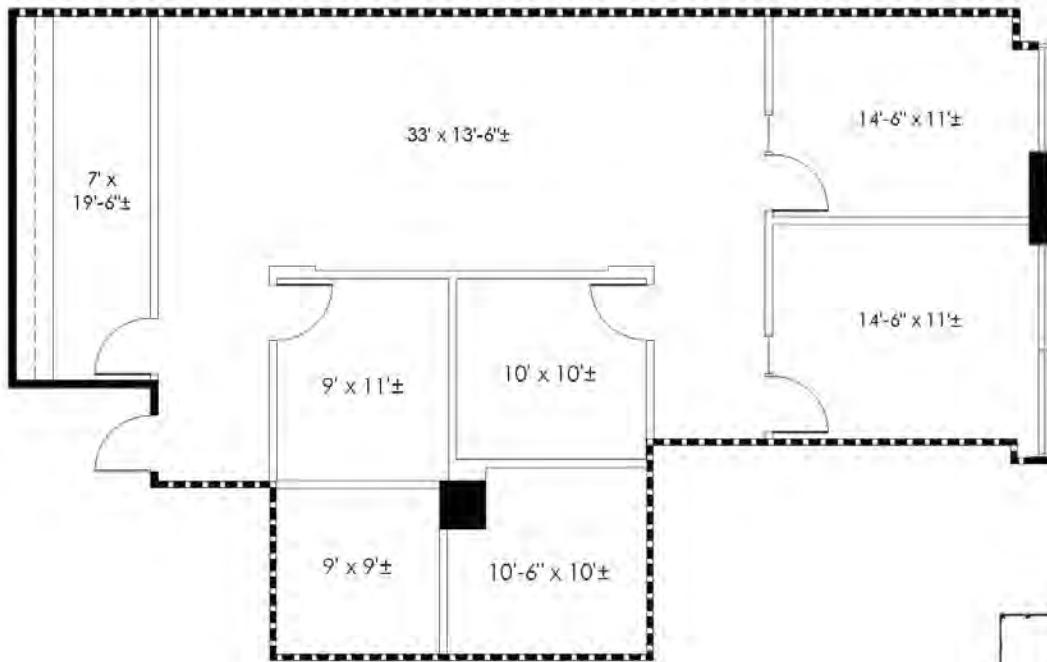
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# FRISCO BRIDGES

2600 Dallas Pkwy | Frisco, TX 75034

Suite 595

1,786 SF



KEY PLAN



Suite	Size	Lease Rate
Suite 595	1,786 SF	\$28.00 NNN

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