



**18,081 SF CLASS A SUBLEASE**

**FRISCO STATION - THE OFFICES TWO  
6303 COWBOYS WAY | FRISCO, TX**



# SUBLEASE HIGHLIGHTS

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- Sublease Rate: \$31.00/SF NNN
- Sublease Expiration Date: 7/31/2026
- 4.0 per 1,000 SF Parking Ratio
- Available Immediately
- Fully Furnished
  - » 25 Offices
  - » 20 Workstations
  - » 2 Break Rooms
  - » 4 Call Rooms
  - » 2 Wellness Rooms
  - » 2 Large Conference Rooms
  - » 1 Board Room
  - » 2 Small Conference Rooms
  - » 1 Production Room



## BUILDING OVERVIEW

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- Building Amenities
  - » Fitness Center
  - » Tenant Lounge
  - » Shared Conference Room
  - » Grab & Go Deli
- Transportation to 130,000 SF of Retail at The Hub at Frisco Station
- 4 Airports within 23 minutes (Dallas-Fort Worth, Love Field, Addison and McKinney)





**EXECUTIVE OFFICE**

**BREAKROOM**







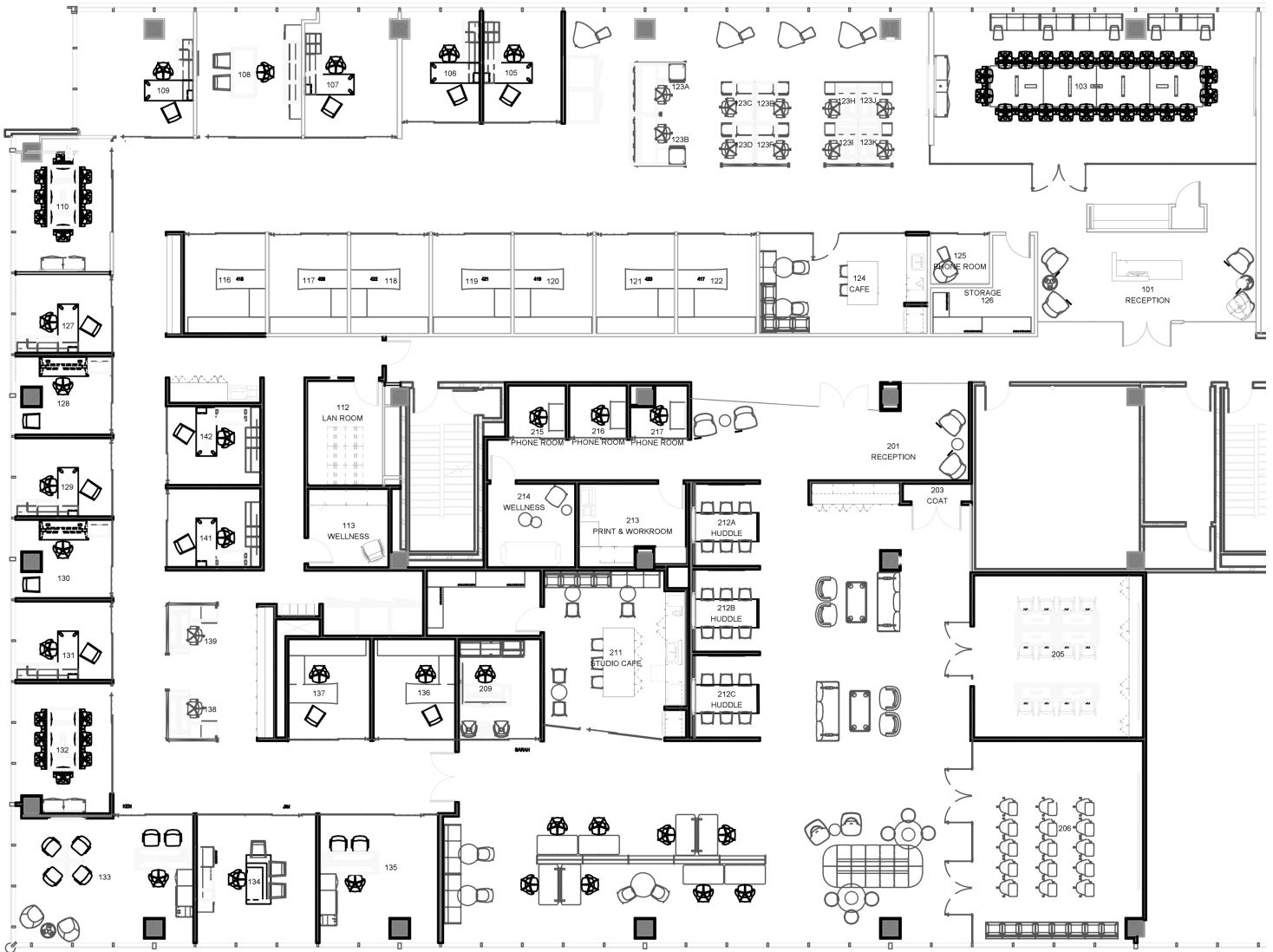
**SMALL CONFERENCE**

**PRIVATE OFFICE**





# SUITE 350 - 18,081 SF



- 25 Offices
- 20 Workstations
- 2 Break Rooms
- 4 Call Rooms
- 1 Production Room
- 2 Wellness Rooms
- 2 Large Conference Rooms
- 1 Board Room
- 2 Small Conference Rooms





## CONTACT

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