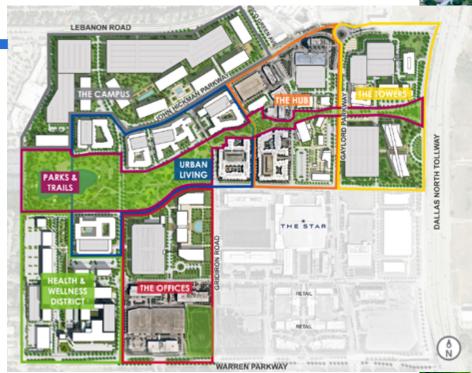


Smart. Creative. Healthy.

Frisco Station is a globally recognized, award-winning 242-acre, mixed-use development in Frisco, Texas, one of the fastest-growing communities in the U.S. Frisco Station features fully amenitized office, residential and hotel properties surrounding the Dallas Cowboys World **Headquarters, The Star.**

Frisco Station is a new 242 acre mixed-use development



Feel the heartbeat of Frisco Station in this active hub

1,763

Walkable Multi-family restaurants

750 Hotel Rooms

営OFFICES THREE





Walkable Restaurants

Ascension

□ TIAA

- Cane Rosso
- City Works Eatery & Pour House

In a city of innovation

- Concrete Cowboy
- **Cow Tipping Creamery**
- Dee Lincoln Prime
- Heirloom Haul
- La Pariseinne French Bistro
- Lombardi Cucina Italiana
- Mi Cocina
- Miller Lite House at The Star
- Neighborhood Services
- Omni Frisco Hotel Lobby Bar
- Pete's Dueling Piano Bar
- Rachel's Kitchen
- Roti Grill
- Sidecar Social
- Snowbird Cocktail Lounge & Kitchen
- Sushi Marquee
- The Common Table
- The Edge Waterside Lounge
- The Glen
- The Monarch Stag
- Tricky Fish
- Tupelo Honey Southern Kitchen
- Wabi House

Location and **Demographics**

The Offices Three

To continue meeting the growing demand of the region, The Offices Three at Frisco Station broke ground in January 2020 and is a fully amenitized, six-story, 210,000-square-foot building strategically located in the heart of Frisco. The office building is the third of five planned office buildings for the development's corporate district.

McKinney Airport Addison Airport **ZERO STATE INCOME TAX** 20+ Colleges & Universities Within 25 Miles 72 **Love Field Airport** FISD Public Schools

LANCASTER

Frisco

\$145,914

Annual Growth Rate

234,424

Total Population

38 Median Age

≝OFFICES THREE

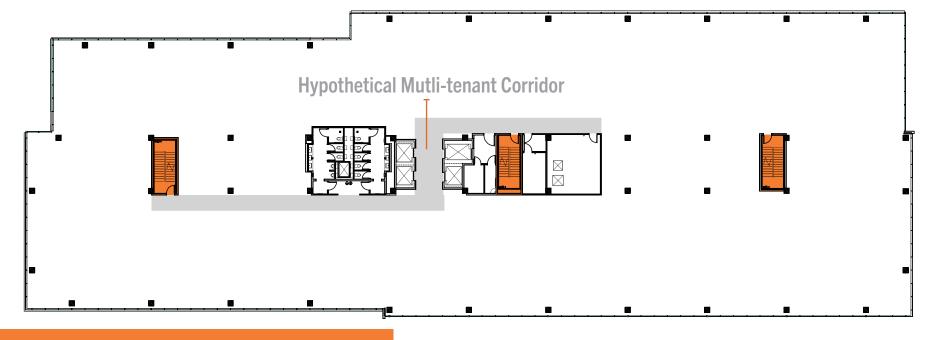
Floor Plan **Options**

Designed with future-proofing in mind, employees and employers in the building will benefit from the innovative technology that is being integrated across Frisco Station's parks, residential options, hospitality units and corporate spaces.

The Offices at Frisco **Station is a place where** talent will want to work, and where businesses will come to thrive.



Typical Single-Tenant Floor Plan

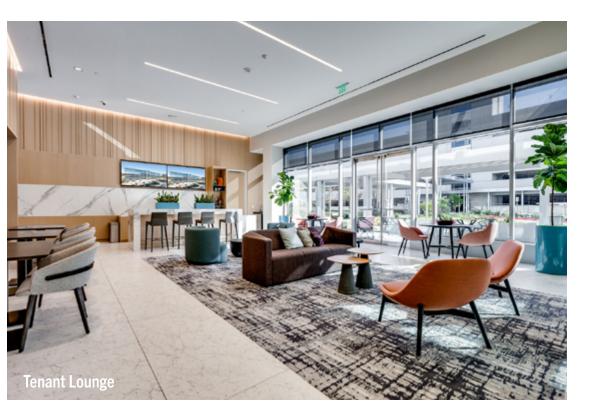


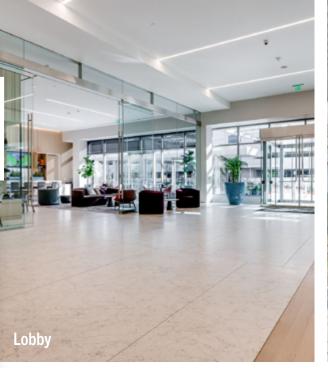
Floor 2nd-5th Size 37,547 RSF (Divisible)

Building Overview

- 210,240 RSF
- 6 stories
- 37,450 RSF Typical Floor
- Up to 4/1,000 garage parking with connecting, covered walkway
- On-site fitness center, tenant lounge, shared conference room and grab-and-go deli
- Immediately adjacent to the Star development
- Access to 130,000 Square Feet of Planned Retail at THE HUB at Frisco Station
- Immediate Access to 32 Acres of Parks, Trails and Green Space within Frisco Station
- Surrounded by 5 Urban Living Developments and Lifestyle Hotel Campus with 4 Hotels
- 4 Airports within 25 minutes (DFW, Love Field, Addison, McKinney)

























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♯OFFICES THREE





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