

Creating a campus environment that fosters innovation, engagement and collaboration.

THE OFFICES THREE

FRISCO STATION

5844 John Hickman Parkway, Frisco, TX 75034

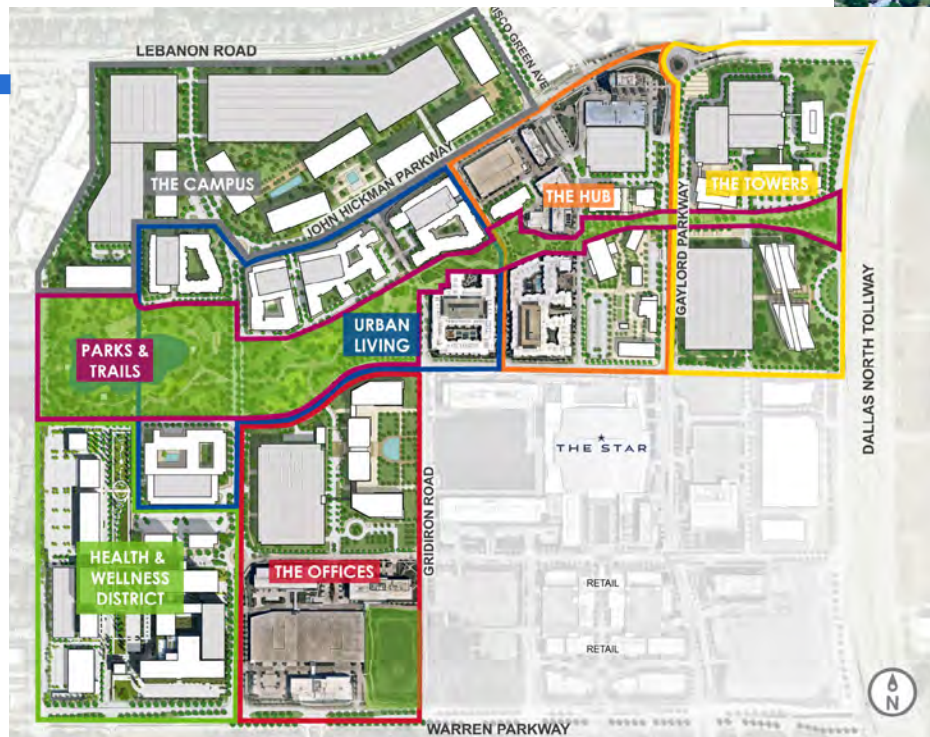
Join a smart development community in one of the fastest growing cities in the U.S.



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



In a city of innovation

Walkable Restaurants

- Ascension
- Cane Rosso
- City Works Eatery & Pour House
- 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

Feel the heartbeat of Frisco Station in this active hub

30+ Walkable restaurants
1,763 Multi-family Units
750 Hotel Rooms

THE OFFICES THREE
FRISCO STATION

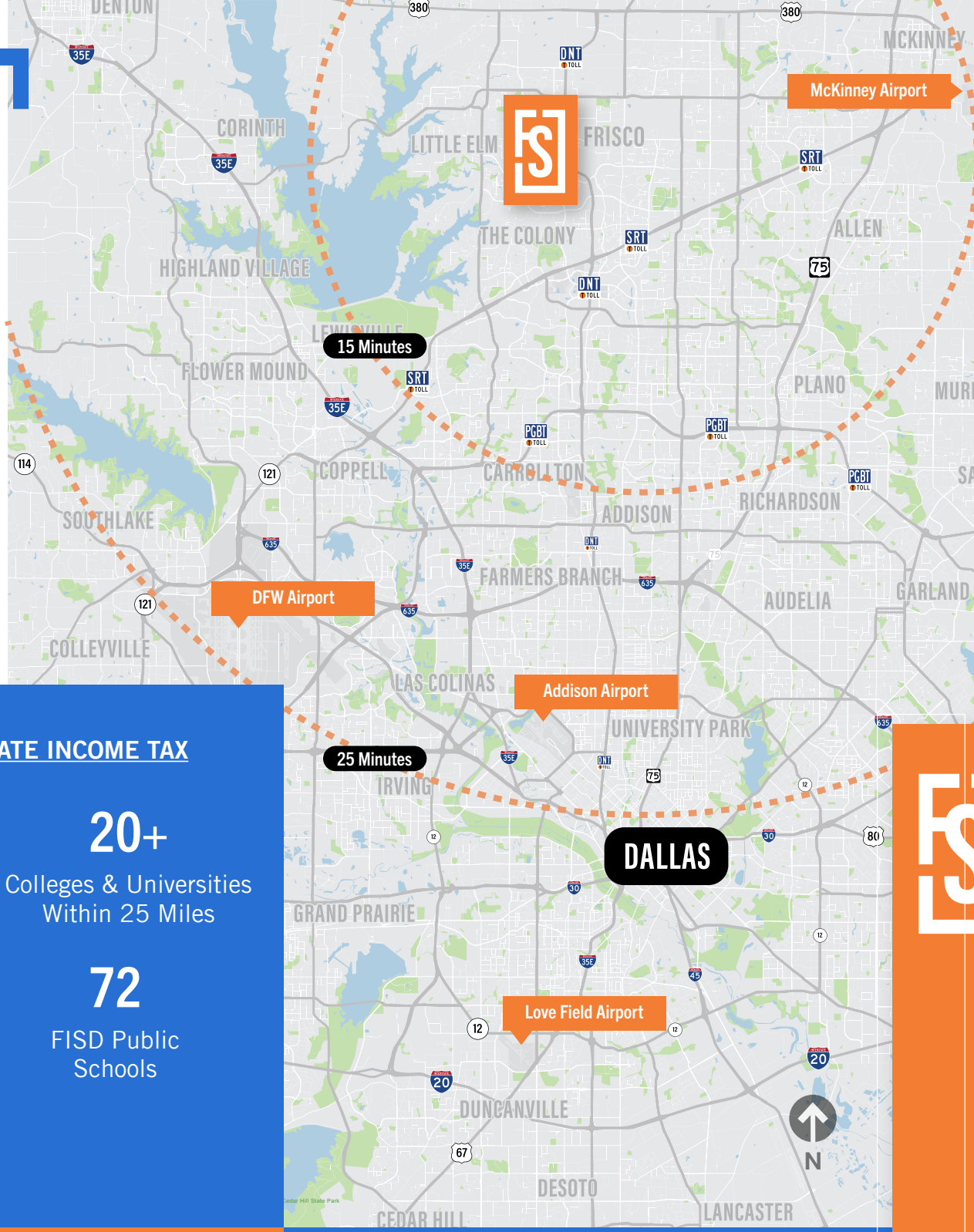


The Star is the 91-acre campus of the Dallas Cowboys World Headquarters and practice facility in Frisco, Texas. Developed as a first-of-its-kind partnership between the City of Frisco and Frisco ISD, The Star gives fans the opportunity to connect with the Dallas Cowboys in ways they have never imagined.

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.



Frisco ZERO STATE INCOME TAX

\$116,884 Median HH Income	6.4% Annual Growth Rate	20+ Colleges & Universities Within 25 Miles
208,000 Total Population	36 Median Age	72 FISD Public Schools

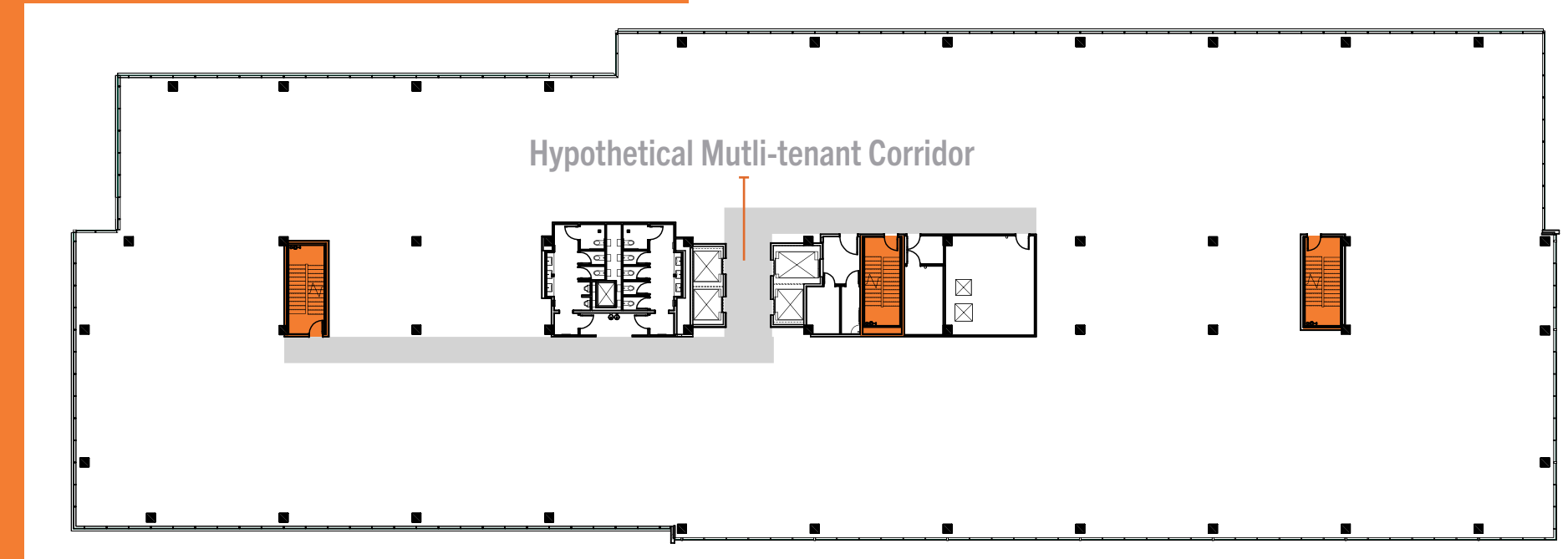
THE OFFICES THREE
FRISCO STATION

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)

The Offices

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)



THE OFFICES THREE
FRISCO STATION



Tenant Lounge



Tenant Lounge



Lobby



Parking Garage Corridor



Tenant Lounge



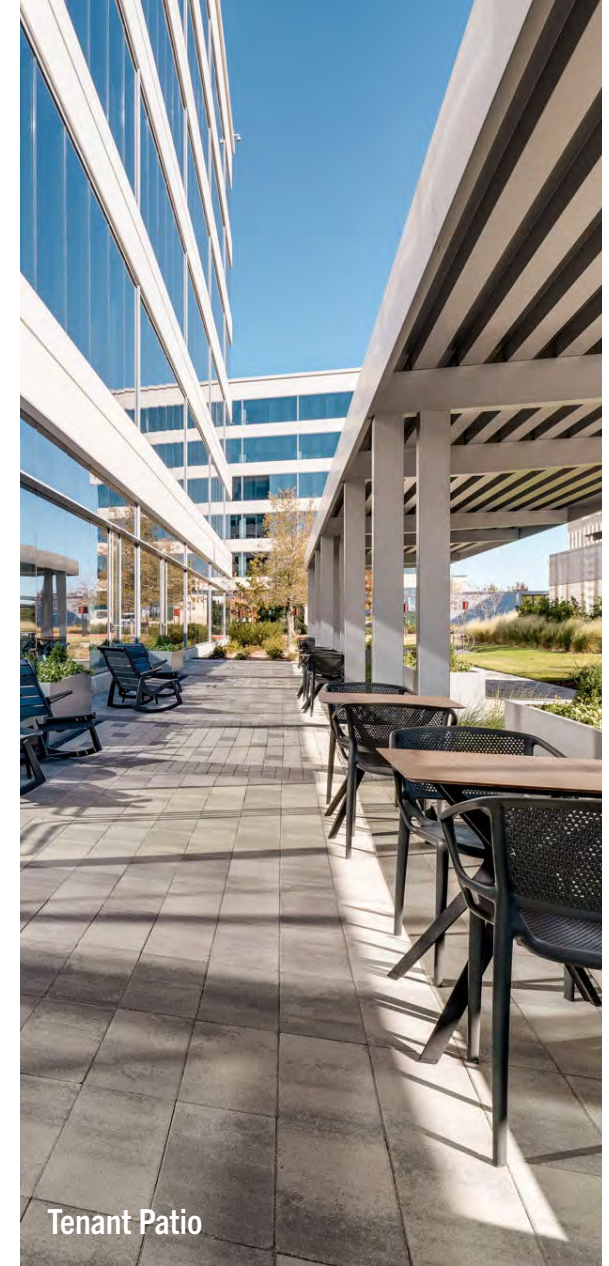
Fitness Center



Conference Room



Fitness Center



Tenant Patio

Building Amenities



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FRISCO STATION

NEWMARK



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