

# The Offices at Stonebrook Crossing

## Professional / Medical Office Space For Lease

### 1,150 SF – 2,300 SF

**NEW CONSTRUCTION  
AVAILABLE NOW**



#### Location:

The Offices at Stonebrook Crossing  
400 Stonebrook Parkway  
Frisco, TX 75036



#### Space Available:

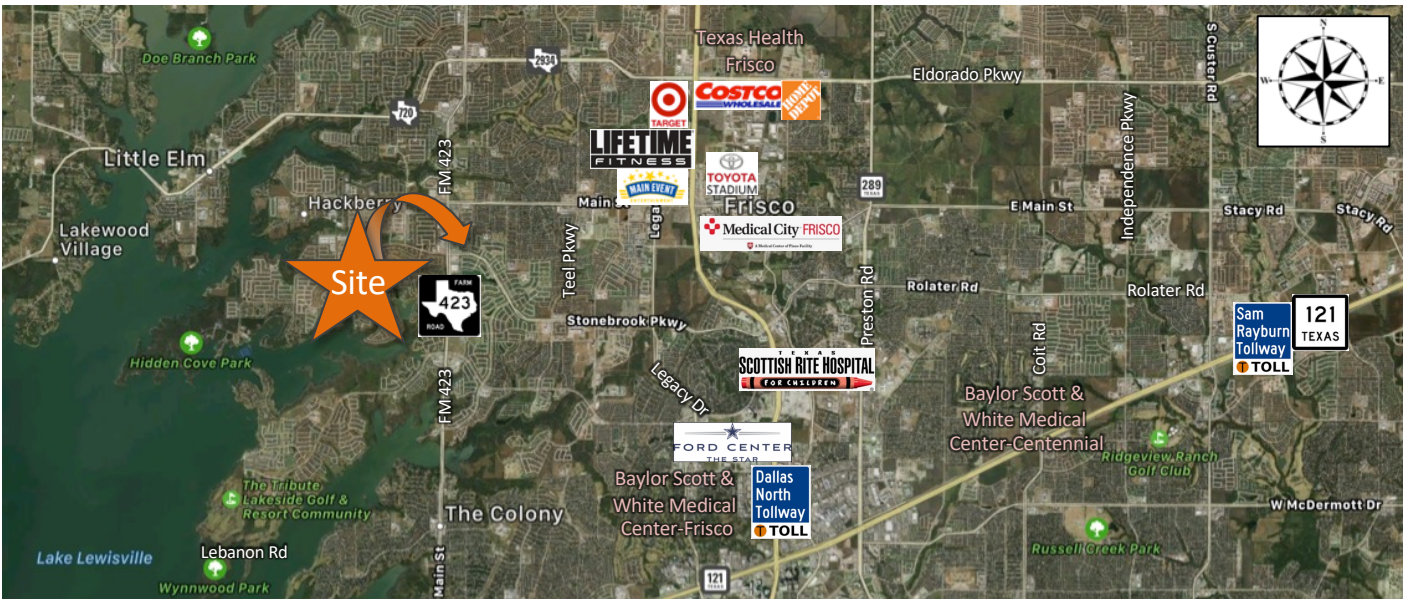
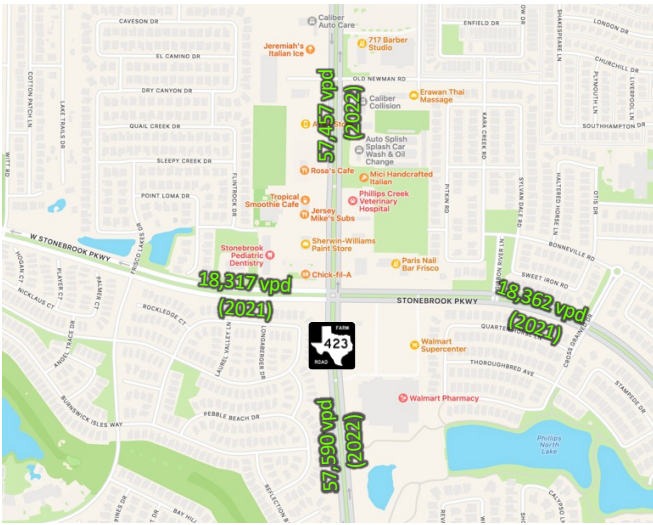
Fully Finished  
Professional / Medical Offices Available  
1,150 SF - 2,300 SF  
\$3,600 - \$3,800 + E for Lease

- New construction with upscale finishes in place & efficient floor plan available
- Perfectly placed on Stonebrook Pkwy near the signalized intersection of Stonebrook Pkwy & FM 423
- Single & Double Suite opportunities available
- Nearby the master planned communities of Phillips Creek Ranch and Frisco Lakes
- Close proximity to the Dallas North Tollway, the Sam Rayburn Tollway, & Frisco's "North Platinum Corridor"
- Abundant Parking & Building Signage Available

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FOR MORE INFORMATION CONTACT  
O: 972.292.1220 / [www.LCRTEXAS.com](http://www.LCRTEXAS.com)  
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- Service to growing communities of Frisco, Little Elm, & The Colony
- High traffic counts on Stonebrook Pkwy with 18,362 VPD (2022) and FM 423 with 57,457 VPD (2022)
- Close proximity to Restaurant & Retail Amenities such as Frisco Square , Stonebriar Centre, and nearby to a Walmart Supercenter

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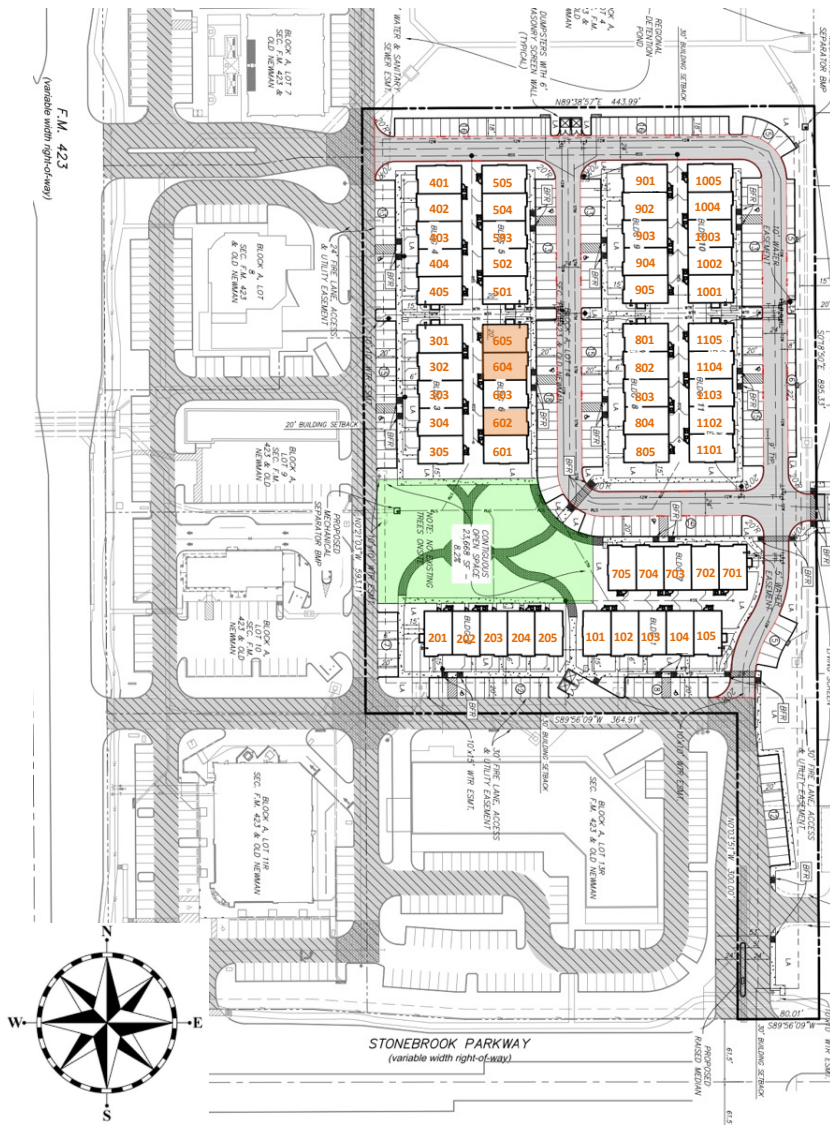
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# Site Plan



 Available for Lease

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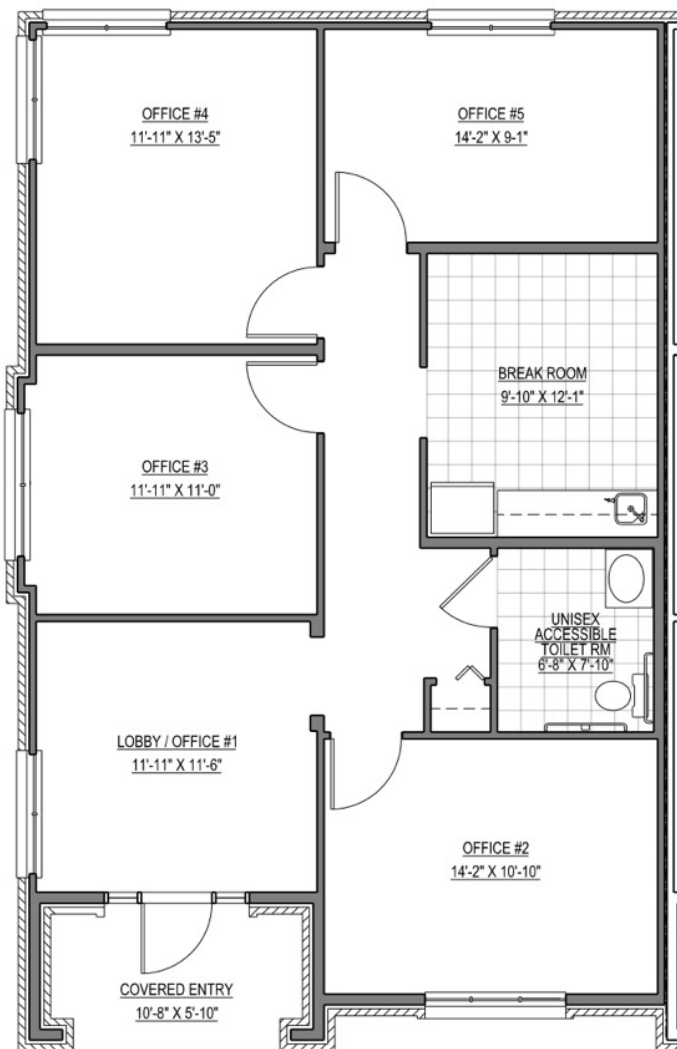
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## Floor Plan & Sample Finishes



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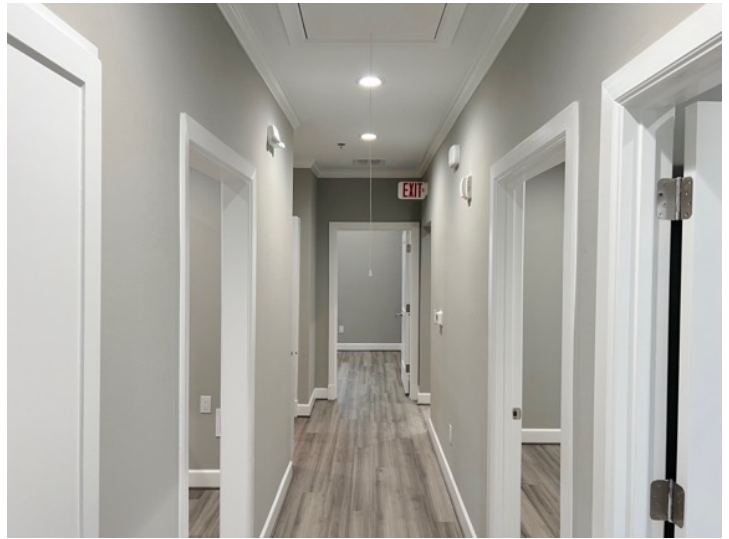
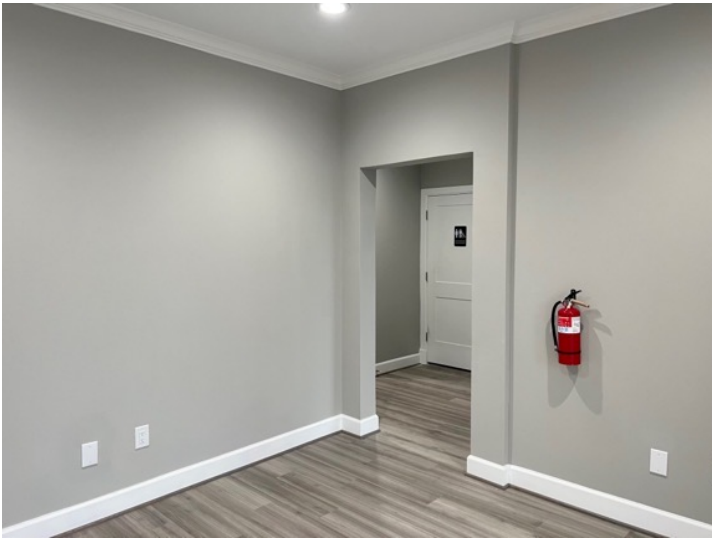
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## Frisco Demographics

PEOPLE	
POPULATION*	230,794
MEDIAN AGE	38.3 yrs
UNDER 5 YRS	7.7%
SCHOOL-AGE (5-17 YRS)	20.3%
ADULTS (18-64 YRS)	62.9%
OVER 65 YRS	9.1%
WITH DISABILITY	6.7%
RACE & ETHNICITY	
	%
WHITE	48.1%
ASIAN	26.7%
TWO OR MORE RACES	12.4%
BLACK OR AFRICAN AMERICAN	9.3%
OTHER RACE	3.3%
AMERICAN INDIAN	0.2%
NATIVE HAWAIIAN/PACIFIC ISLANDER	0.1%
HISPANIC (ANY RACE) <sup>2</sup>	14.1%

HOUSING & FAMILY	
TOTAL HOUSEHOLDS*	81,781
HOUSING UNITS*	85,242
SINGLE FAMILY UNITS*	59,641
MULTI-UNIT*	25,409
OTHER* <sup>1</sup>	1,738
VACANCY	3.5%
OWNER-OCCUPIED	65.7%
RENTER-OCCUPIED	34.3%
PERCENT BREAKDOWN OF FAMILY TYPE	

Family Type	Percentage
Married with Children	38.6%
Married without Children	26.1%
Non-Family	25.4%
Single Parents	9.9%

ECONOMICS			
MEDIAN HOUSEHOLD INCOME	\$145,914	LABOR FORCE PARTICIPATION	73.1%
MEDIAN FAMILY INCOME	\$175,969	UNEMPLOYMENT RATE	2.4%
PER CAPITA INCOME	\$66,784	POVERTY RATE	2.9%
AVG ASSESSED HOME VALUE*	\$634,272	AVG COMMUTE (MIN)	27.6
MEDIAN HOME VALUE*	\$571,204	WORK FROM HOME	39.7%
MEDIAN MONTHLY OWNER COSTS	\$2,686	SELF-EMPLOYED (UNINCORPORATED)	5.0%
MEDIAN MONTHLY RENTER COSTS	\$1,851	EDUCATIONAL ATTAINMENT (25 YRS+)	
HOUSING BURDEN (>30% OF HOUSEHOLD INCOME)		> HIGH SCHOOL DIPLOMA	98.0%
OWNER-OCCUPIED	19.7%	BACHELORS DEGREE	38.4%
RENTER-OCCUPIED	44.5%	GRADUATE DEGREE	28.3%

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