

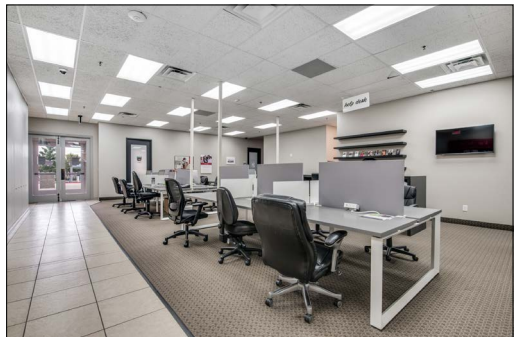
FOR SALE

4783 Preston Rd, Frisco, Texas 75034

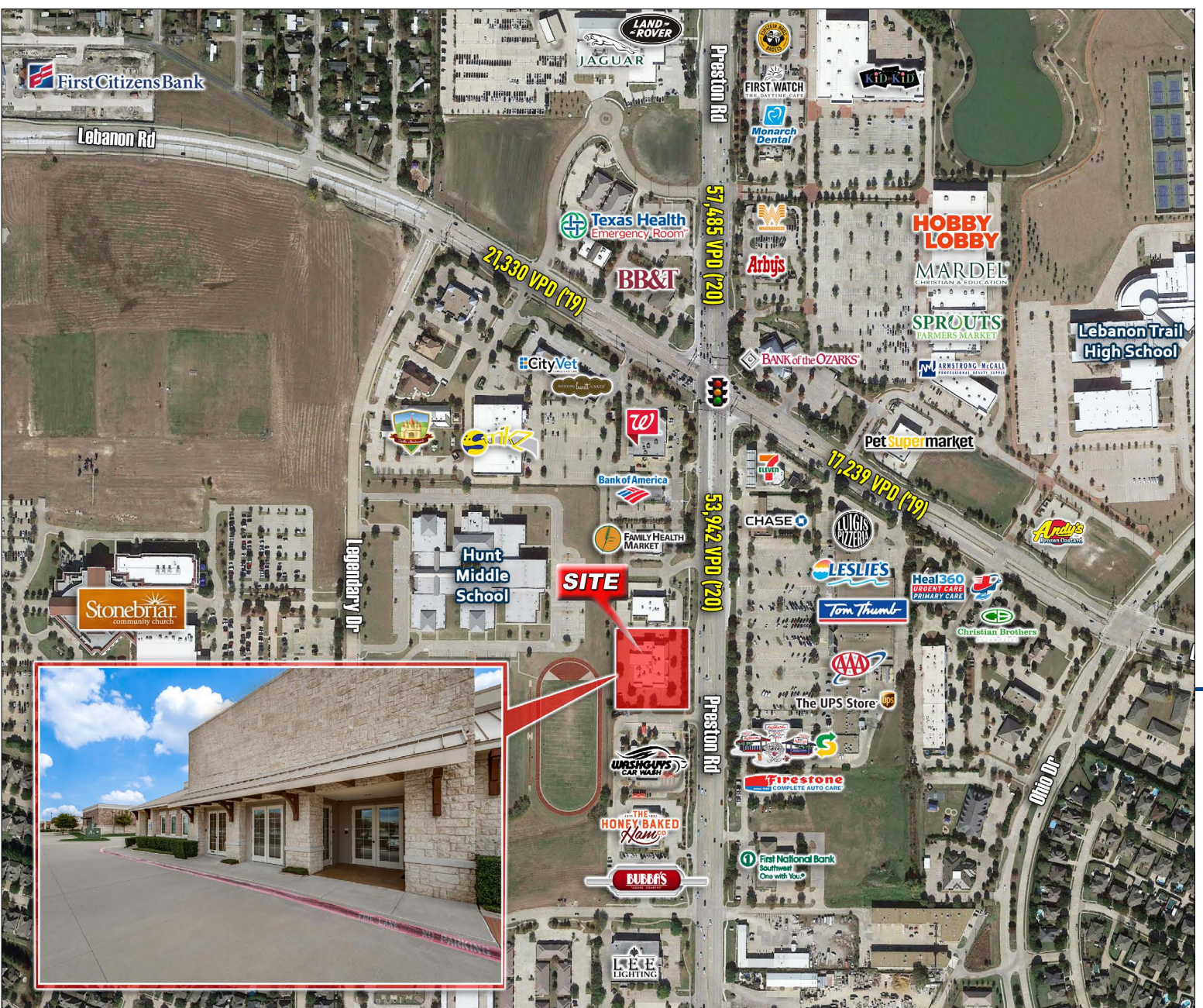
\$8,395,000



- Owner / User / Investor
- 23,895 Total Sq. Ft.
- 15,406 Leased Sq. Ft. (64%)
Currently Leased for 7 Years
- Prime Location in Collin County
- Surrounded by High-end Homes, Retail and Numerous Restaurants
- Exposure to 53,942 VPD on Preston Rd
- One Mile North of Hwy. 121 on Preston Rd in Frisco, Texas



- ±23,985 SF of Office Space
- 60 Private Offices
- 15 New Offices Upstairs
- ±22,000 SF Ground Floor and ±1,985 SF Mezzanine
- High Traffic Counts: 53,942 VPD
- One Mile North of Stonebriar Mall
- Superior Location within the Metroplex
- **Available Immediately**



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