



**Full Floor Sublease
Opportunity in Frisco**



VIRTUAL TOUR 

6303 COWBOYS WAY, FRISCO, TX

Frisco Station - The Offices Two
37,412 RSF

Peery Wood
214.505.4305
peery.wood@streamrealty.com

Will Langenbahn
210.602.9085
will.langenbahn@streamrealty.com

Jenna Phillips
214.560.2378
jenna.phillips@streamrealty.com

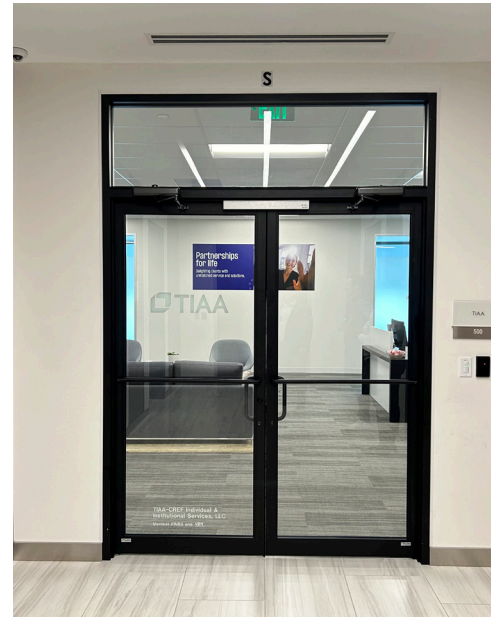

STREAM

**6303 COWBOYS WAY
FRISCO, TX**

FLOORPLAN



5th Floor



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RATE: Start Rate at \$33.00 NNN
(\$17.40) + E (\$1.30)

AVAILABLE: Immediately

TERM: Through 8/31/31.
Shorter term available

SPACE FEATURES

- Fully Furnished
 - 53 offices along the glass line
 - 175 cubes
 - 4 conference rooms along the glass line
 - 1 interior conference room
 - Large kitchen with exterior views
 - Multiple storage rooms
 - Large training room with collapsible walls
 - IDF room
 - Country club restrooms

BUILDING OVERVIEW

- 210,000 RSF
- 6 Stories
- 37,000 SF Typical Floor Plan
- 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
- Transportation to 130,000 SF of planned retail at THE HUB at Frisco Station
- 4 Airports within 25 minutes (DFW, Love Field, Addison, and McKinney)

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