

STONEBRIAR FINANCIAL CENTER

63,249 RSF GENERAL / MEDICAL OFFICE BUILDING | 2500 LEGACY DRIVE, FRISCO, TX 75034

Quoted Rental Rate: \$21.00 +NNN (\$9.92/RSF) +Electric (\$2.45/RSF)

FLOORS 2

ELEVATORS 2

PARKING 4:1,000 RSF Reserved underground parking garage spaces available for \$75.00 / month

COMMON AREA FACTOR 17%

BUILDING AREA 63,249 RSF

FLOOR PLATES 31,000 RSF

BUILDING HOURS Mon-Fri: 5:30 am - 6:30 pm; Sat: 6:00 am - 2:00 pm; Sun: Closed
After-hours access by access card only

2026 ESTIMATED EXPENSES Operating Expenses: \$6.66 / RSF
Real Estate Taxes: \$3.26 / RSF
Electricity: \$2.45 / RSF

CEILING HEIGHT 10"

LIFE / FIRE SAFETY Monitored fire control system with overhead fire sprinkler system for fire suppression

DATA PROVIDER AT&T | CenturyLink | Grande Communication

LANDLORD Matheson Commercial Properties, LLC

BUILDING AMENITIES On-site building engineer & day porter
Signage opportunities available
Food delivery service
Underground parking garage with direct access available
Direct access to Dallas North Tollway & SH-121
Close proximity to Legacy West, Shops at Legacy, & Grandscape

