

# FOR SUBLEASE

1125 Legacy Drive, Suite 230, Frisco, TX

**Fully Furnished 2,392 SF Office Space**  
Conference Room | Break Room | 5 Offices



# EXCLUSIVE LISTING & DISCLAIMER

The property described herein is exclusively listed for lease by Worldwide Commercial, PLLC, a licensed Texas Real Estate Broker. All inquiries, property tours, on-site visits, and lease negotiations must be conducted through the listing agents and Worldwide Commercial, PLLC.

The information provided has been supplied by the property owners or obtained from sources believed to be reliable and is based on assumptions considered reasonable and accurate. While the Broker has exercised reasonable care in gathering data and making projections based on this information, the Broker makes no representations or warranties, express or implied, regarding the property or any related matters.

Neither the property owners nor any of their officers, employees, or representatives make any representation, warranty, or guarantee as to the physical or environmental condition of the property or the accuracy of any information provided. All prospective tenants are advised to conduct their own due diligence and verify any information that may influence their leasing decision.





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# LEASING OVERVIEW



SPACE

140 SF to 2,392 SF



RENOVATED

2024



BUILDING

44,140 SF



# SUITE 230

## STONEBRIAR COMMONS

Now available for sublease, this 2,392 SF fully furnished office space is located in the upscale Stonebriar Commons on Legacy, an office environment in the heart of Frisco's Stonebriar neighborhood. The suite includes a conference room, break room, and private offices, offering flexible leasing options—individual offices, multi-office groupings, or the entire space.

Stonebriar Commons on Legacy is a three-story Class B office building surrounded by top-tier amenities, including restaurants, entertainment, retail, and hotels. The property's prime location places tenants near The Star, Toyota HQ, Liberty Mutual, Dallas Cowboys HQ, Dallas Stars HQ, Keurig Dr Pepper, TIAA-CREF, and the new Disney development, making it an ideal address for professionals and growing businesses.

With direct access to the Dallas North Tollway and SH-121, tenants also benefit from proximity to Legacy West and Shops at Legacy, two of North Dallas's most dynamic mixed-use destinations.

## SUITE 230

- Fully furnished offices, conference room, break room
- Spaces available from 140 SF to 2,392 SF
- Conference room with TV and upscale seating
- Executive Offices
- Furnished common room and break room
- Access to business-class office printer

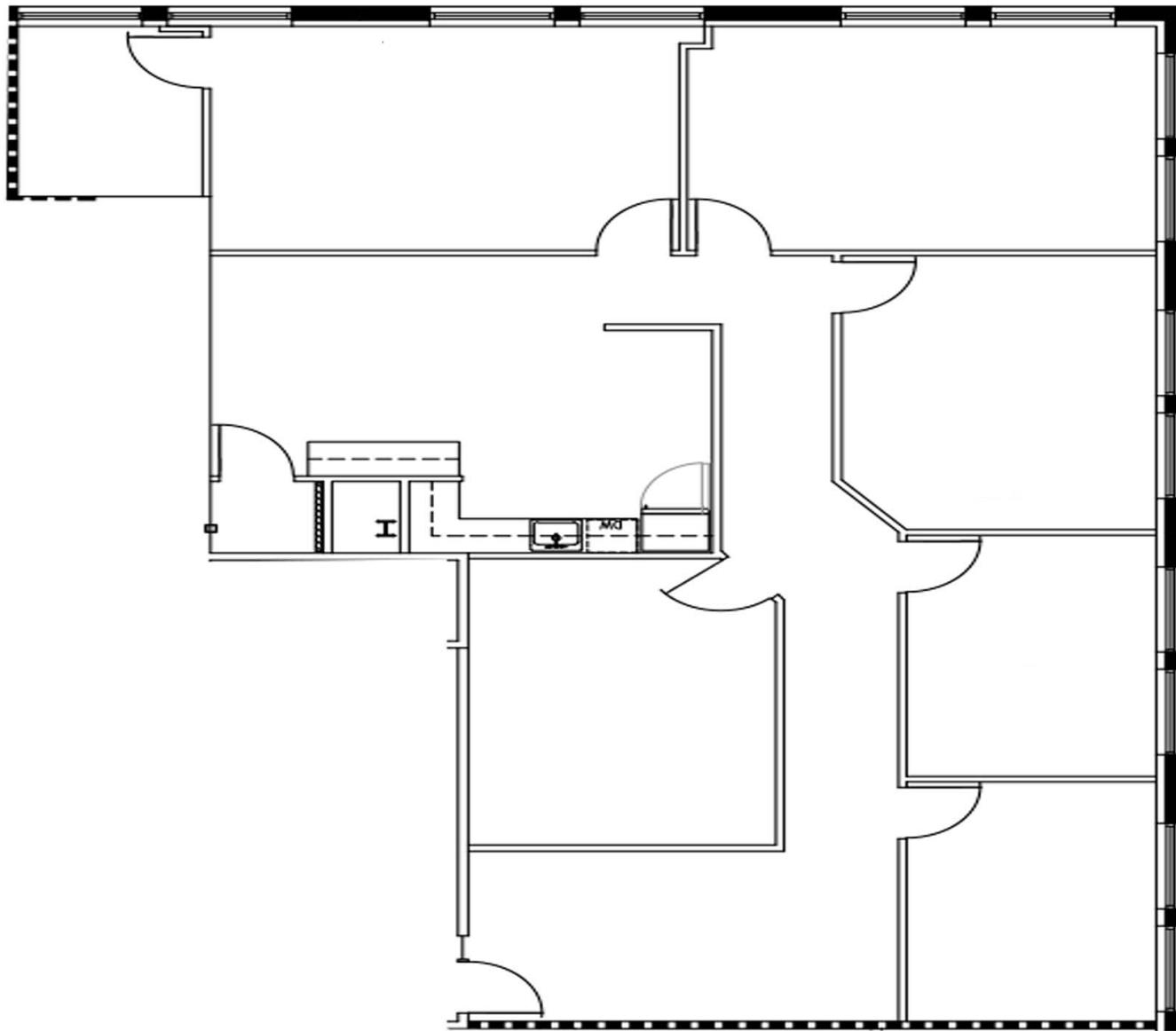
# SURROUNDING RETAIL





WORLDWIDE  
COMMERCIAL

# SUITE 230



# FRISCO, TX



Frisco, Texas is a vibrant city known for its rapid growth, excellent schools, and diverse community. It boasts a strong economy driven by corporate headquarters, technology companies, and a thriving retail sector. With a family-friendly environment, all five major sports franchises being represented here, numerous parks, and cultural attractions, Frisco offers a high quality of life. The city's strategic location and proximity to major highways make it convenient for commuting, contributing to its appeal as a great place to work and live.

As of the most recent census data collected, Plano's population stands at 289,547 (2022) and Frisco is estimated at 236,429. This represents a remarkable growth rate over the past decade, fueled by major corporate relocations to the area. Average household income in Frisco/Plano is around \$134,000

A number of major developments received initial approval, began construction, or were completed across the city in 2022 with several others active in 2023. Frisco/Plano are known for the large number of corporate headquarters located here. Multiple attractions to support tourism have been completed or started development including The PGA headquarters, Taylor Made, and Universal Kids Resort.



# ABOUT WWC PARTNERS

WWC is a boutique commercial real estate brokerage and investment services firm headquartered in Frisco, Texas. Our agents are assertive and motivated to focus on achieving the highest level of results for our clients by giving each project careful and thoughtful consideration with a partnership approach. Over the past ten years, we've served a wide range of clients from local businesses to Fortune 1,000 companies to institutional investment firms with significant experience advising on and closing multi-family, office, and retail transactions.



1125 Legacy Drive, Frisco, TX 75034

## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction;
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date