

Enterprise at Legacy



Office Space FOR LEASE

**NEW CONSTRUCTION
FULLY FINISHED
HIGH END**

(Located @ Legacy & Main)

PROFESSIONAL OFFICE – UNIT 350 (1,000 SQUARE FEET)

BASE RATE

\$31.50*

NNN

+9.85*

FULL RENT

\$38.85*

CORNER SUITE

#350

NEW CONSTRUCTION

Fully Built Out

4300 Punjab Way, #350
Frisco, TX 75033

*(\$/SF/YR)

Included in your lease rate

- Turnkey upgraded interior fully built out
- 2 private entrances (24-hour access)
- High-efficiency, individually controlled HVAC 24/7
- Plenty of convenient FREE parking
- Exterior signage ready



Included in NNN expenses

- Estimated annual taxes
- Water included
- Common Area Maintenance (CAM)
 - Lawn & landscaping
 - Garbage
 - Service /repair of heating and AC
 - All interior maintenance and repairs



LOCATION SUMMARY



ELISE VICTOR
REAL ESTATE AGENT
License No. 0828281



ELISE@MYNTXREALTOR.COM



646-334-6337 (CALL OR TEXT)

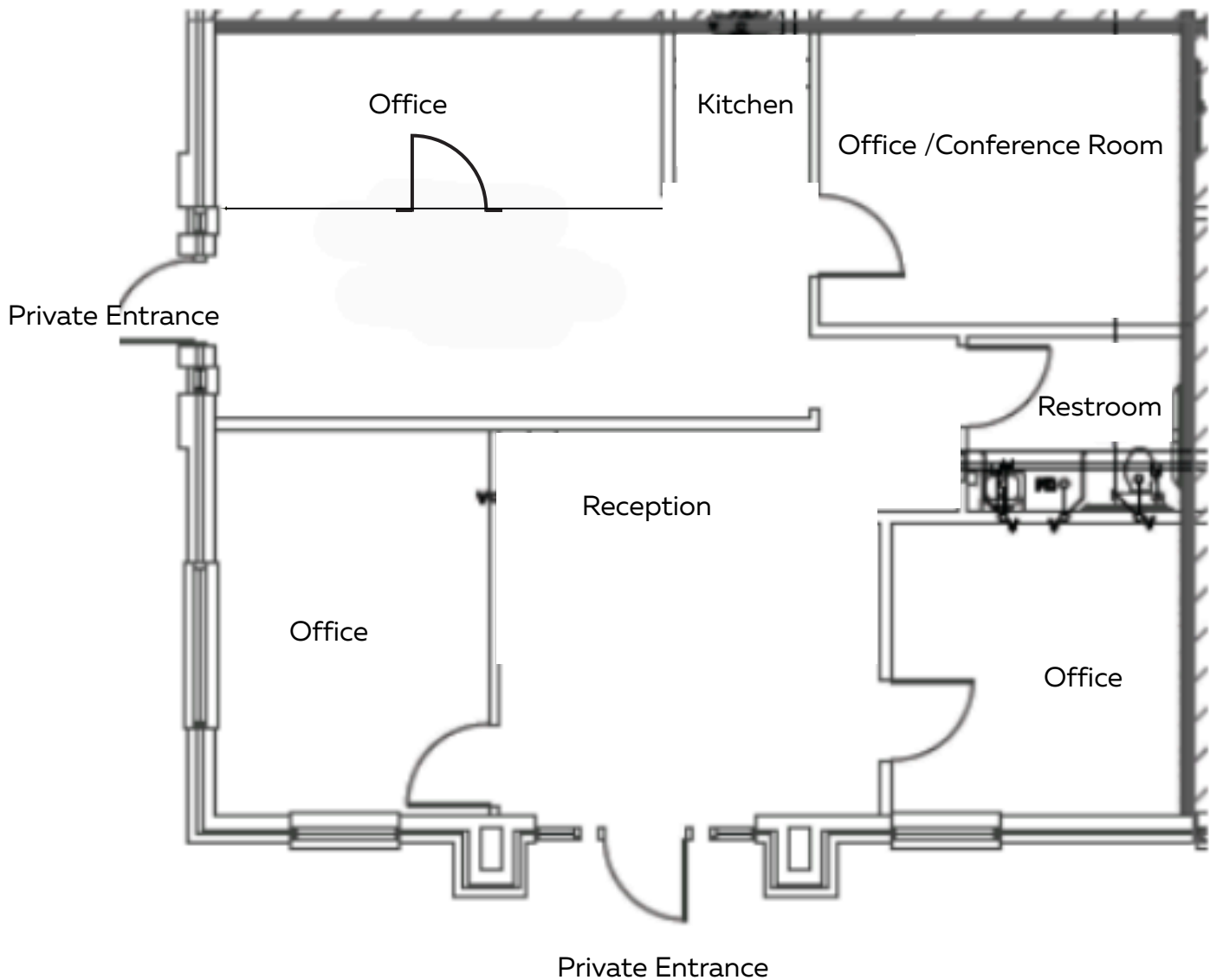


FRISCO, TX



4300 Punjab Way, Suite 350

NEW CONSTRUCTION
FULLY FINISHED
1,000 Square Feet

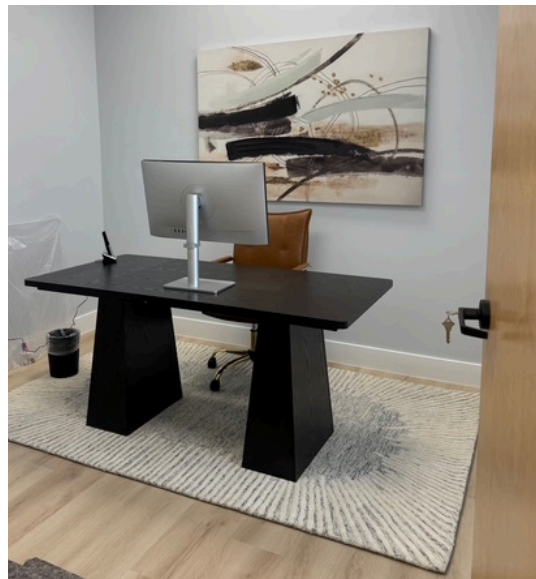
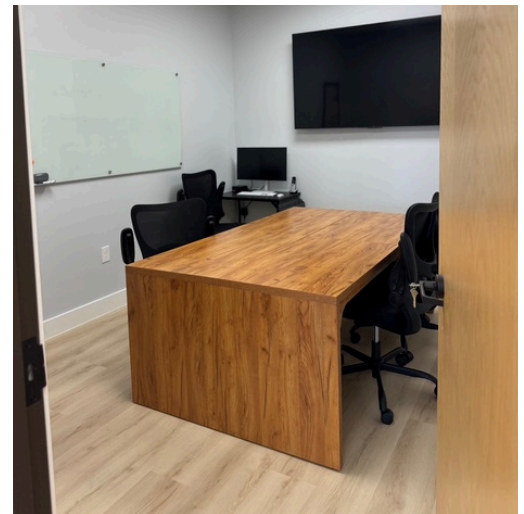
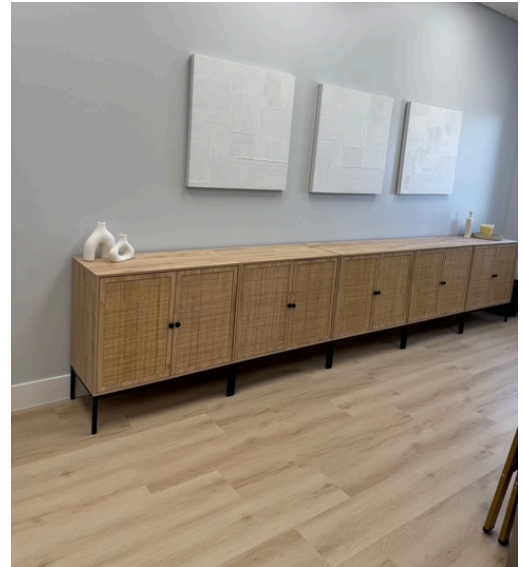


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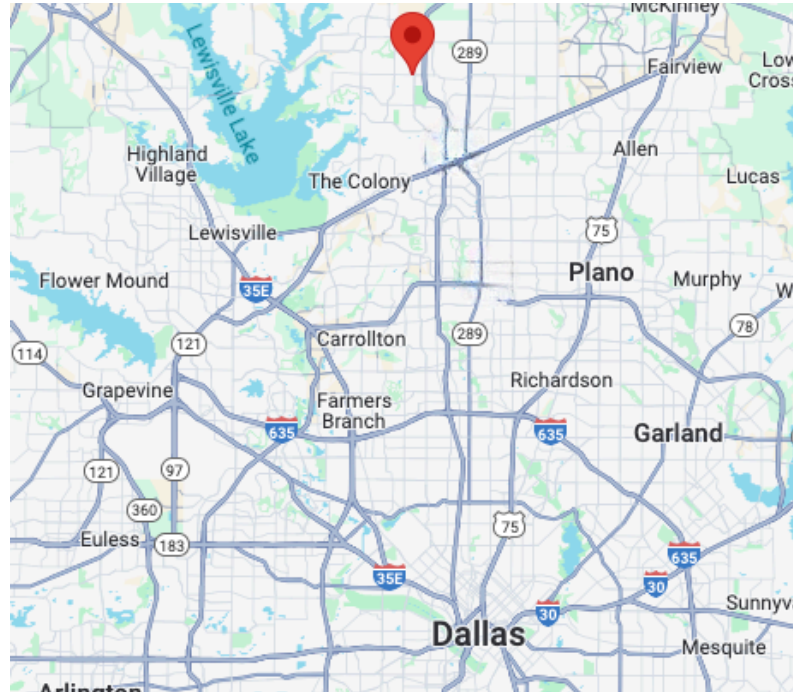




4300 Punjab Way, Suite 350

Property Highlights

- New construction office condo (6 separate units)
- Plenty of parking
- Move-in ready
- High-end interior, built out
- Prime location in Frisco: across from HEB, near Dallas Tollway & shops



Economics

MEDIAN HOUSEHOLD INCOME	\$141,129	LABOR FORCE PARTICIPATION	70.6%
MEDIAN FAMILY INCOME	\$173,721	UNEMPLOYMENT RATE	4.6%
PER CAPITA INCOME	\$66,417	POVERTY RATE	4.1%
AVG ASSESSED HOME VALUE*	\$688,359	AVG COMMUTE (MINUTES)	30
MEDIAN HOME VALUE	\$687,900	WORK FROM HOME	34.2%
MEDIAN MONTHLY OWNER COSTS	\$2,900	EDUCATIONAL ATTAINMENT (25 YRS AND OVER)	
HOUSING BURDEN (>30% OF HOUSEHOLD INCOME)		HIGH SCHOOL OR HIGHER	96.8%
OWNER-OCCUPIED	23.8%	BACHELOR'S DEGREE OR HIGHER	67.5%
RENTER-OCCUPIED	45.8%	GRADUATE DEGREE	28.2%

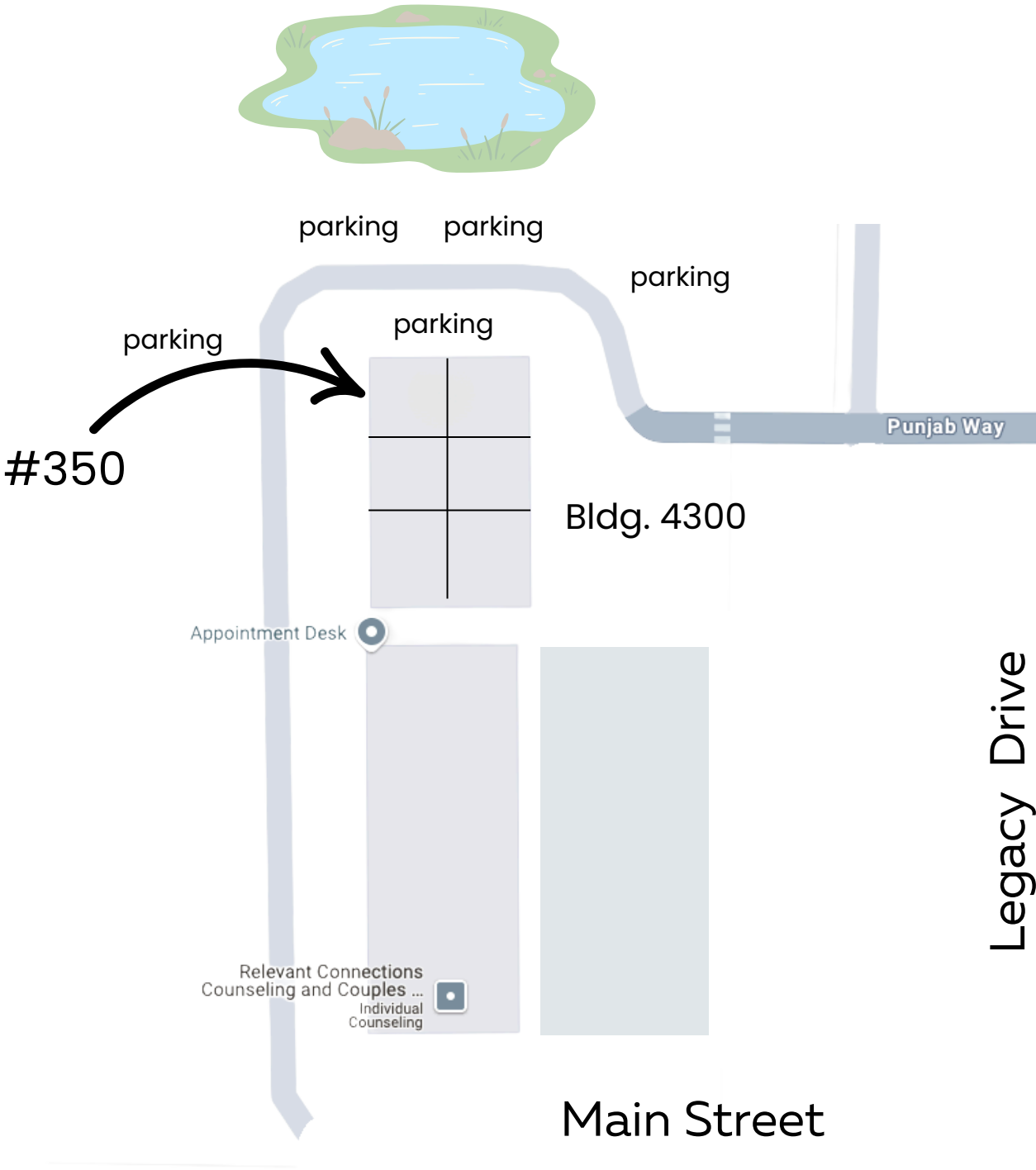
Source: City of Frisco, https://www.friscotexas.gov/DocumentCenter/View/4900/2025_At-A-Glance-PDF?bidId=



Office Space
FOR LEASE

4300 Punjab Way, Suite 350

Site Plan





4300 Punjab Way, Suite 350

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

TruHome Real Estate LLC
Keisha York, Broker
Elise Victor, Agent

License No. 9008481
License No. 0619068
License No. 0828281

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