

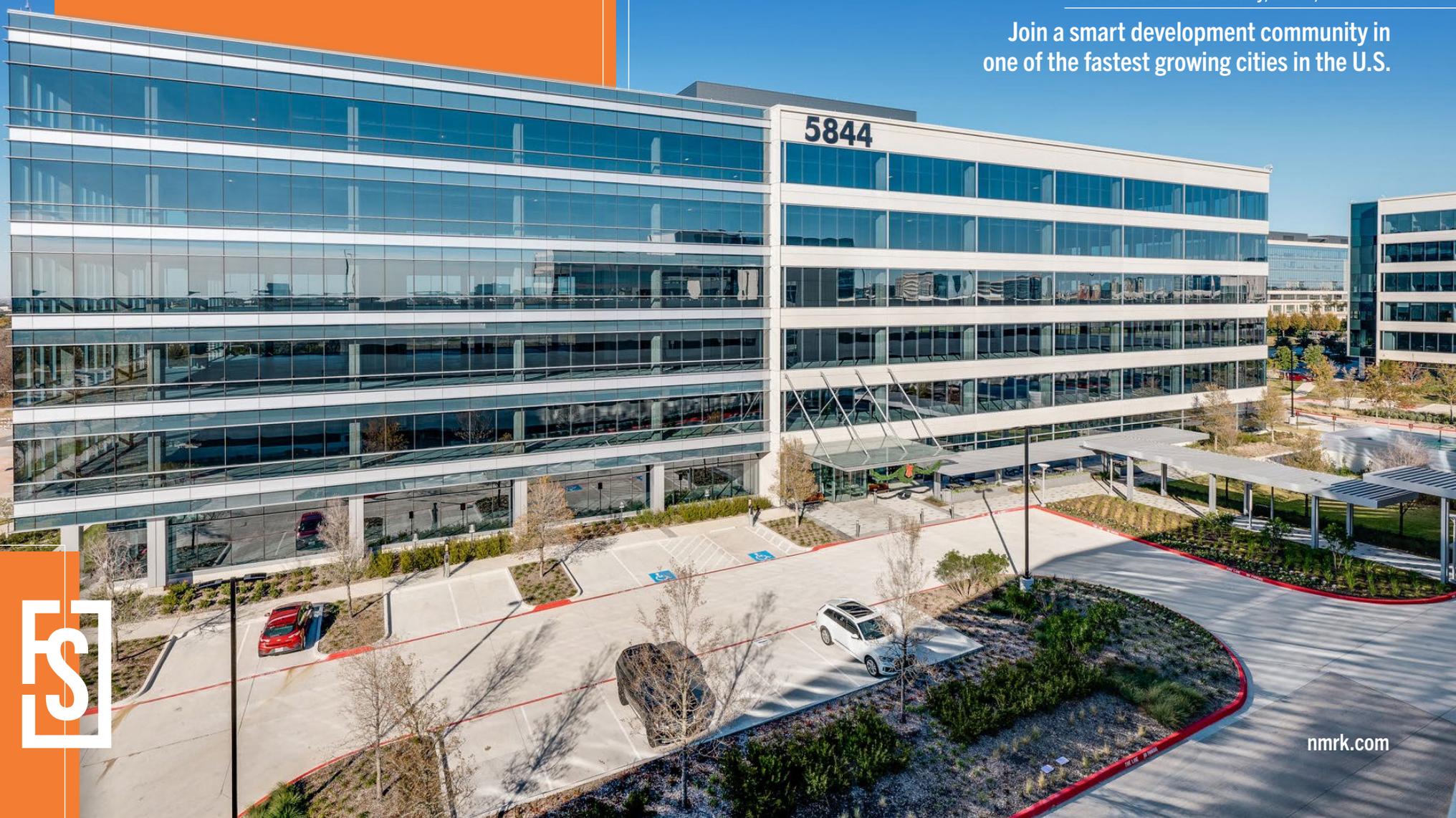
Creating a campus environment that fosters innovation, engagement and collaboration.

THE OFFICES THREE

FRISCO STATION

5844 John Hickman Parkway, Frisco, TX 75034

Join a smart development community in one of the fastest growing cities in the U.S.



Smart. Creative. Healthy.

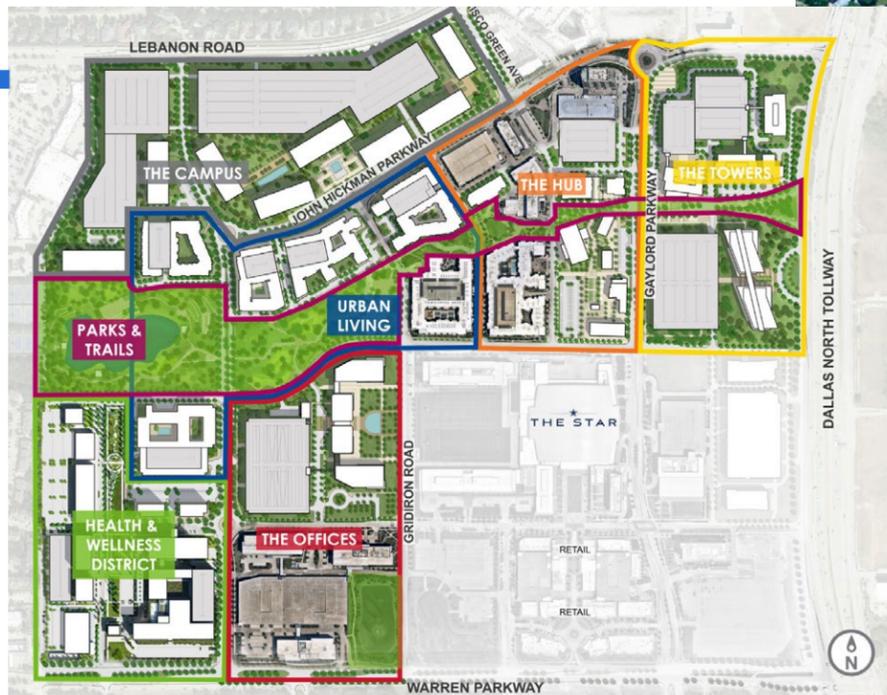
Frisco Station is a globally recognized, award-winning 242-acre, mixed-use development in Frisco, Texas, one of the fastest-growing communities in the U.S. Frisco Station features fully amenitized office, residential and hotel properties surrounding the Dallas Cowboys World Headquarters, The Star.

Feel the heartbeat of Frisco Station in this active hub

30+ Walkable restaurants
1,763 Multi-family Units
750 Hotel Rooms

THE OFFICES THREE
 FRISCO STATION

Frisco Station is a new 242 acre mixed-use development



The Star is the 91-acre campus of the Dallas Cowboys World Headquarters and practice facility in Frisco, Texas. Developed as a first-of-its-kind partnership between the City of Frisco and Frisco ISD, The Star gives fans the opportunity to connect with the Dallas Cowboys in ways they have never imagined.

In a city of innovation

Walkable Restaurants

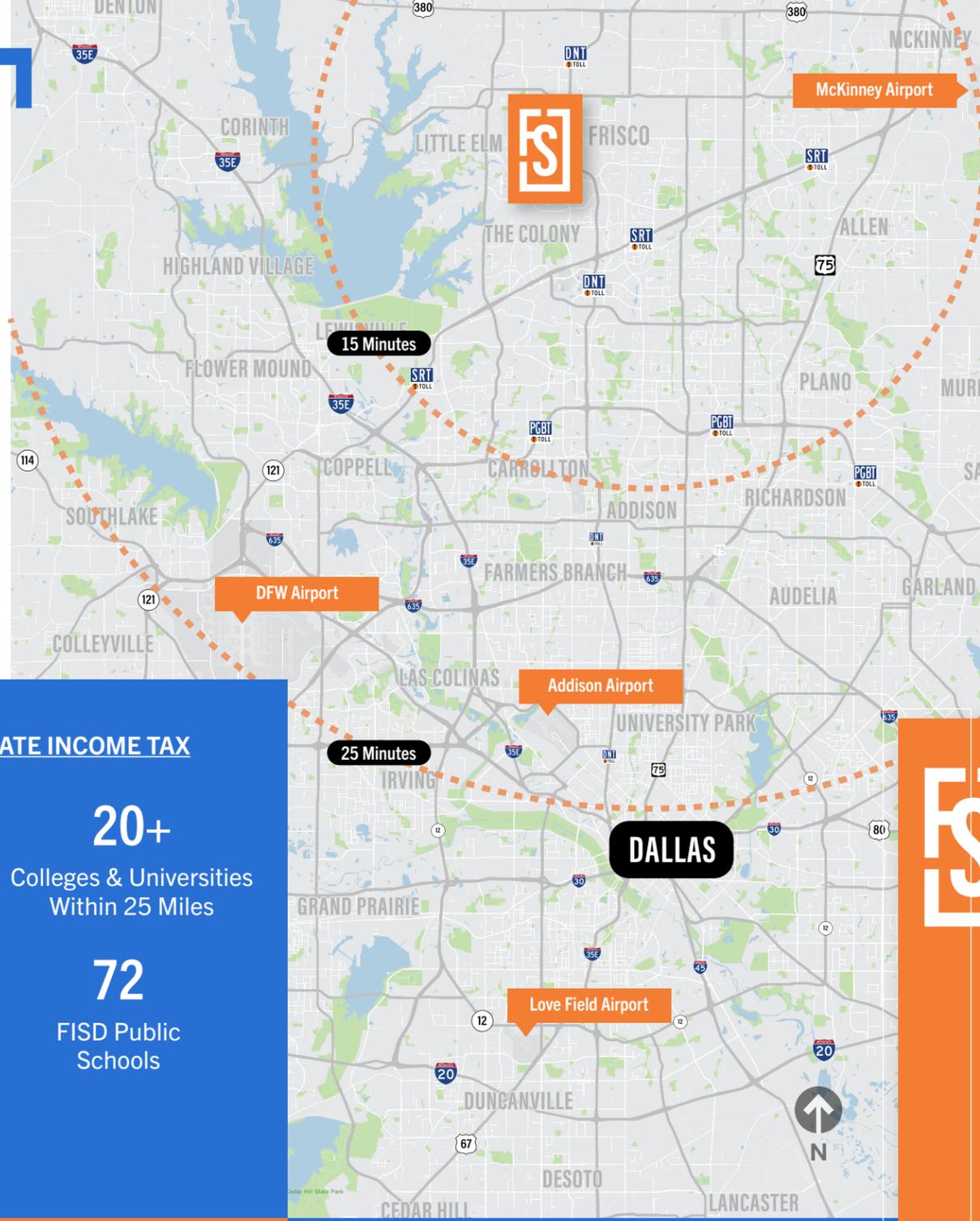
- Ascension
- Cane Rosso
- Concrete Cowboy
- Cowboys Club
- Dee Lincoln Prime
- Dee's Table
- Heirloom Haul
- La Parisienne French Bistro
- Lombardi Cucina Italiana
- Mi Cocina
- Miller Lite® House at The Star
- Musume
- Neighborhood Services
- Pete's Dueling Piano Bar
- Rachel's Kitchen
- Roti Grill
- Sidecar Social
- Snowbird Cocktail Lounge & Kitchen
- The Common Table
- The Glen
- The Monarch Stag
- Tupelo Honey Southern Kitchen & Bar
- Wabi House



Location and Demographics

The Offices Three

To continue meeting the growing demand of the region, The Offices Three at Frisco Station broke ground in January 2020 and is a fully amenitized, six-story, 210,000-square-foot building strategically located in the heart of Frisco. The office building is the third of five planned office buildings for the development's corporate district.



Frisco ZERO STATE INCOME TAX

\$145,914 Median HH Income	6.4% Annual Growth Rate	20+ Colleges & Universities Within 25 Miles
234,424 Total Population	38 Median Age	72 FISD Public Schools

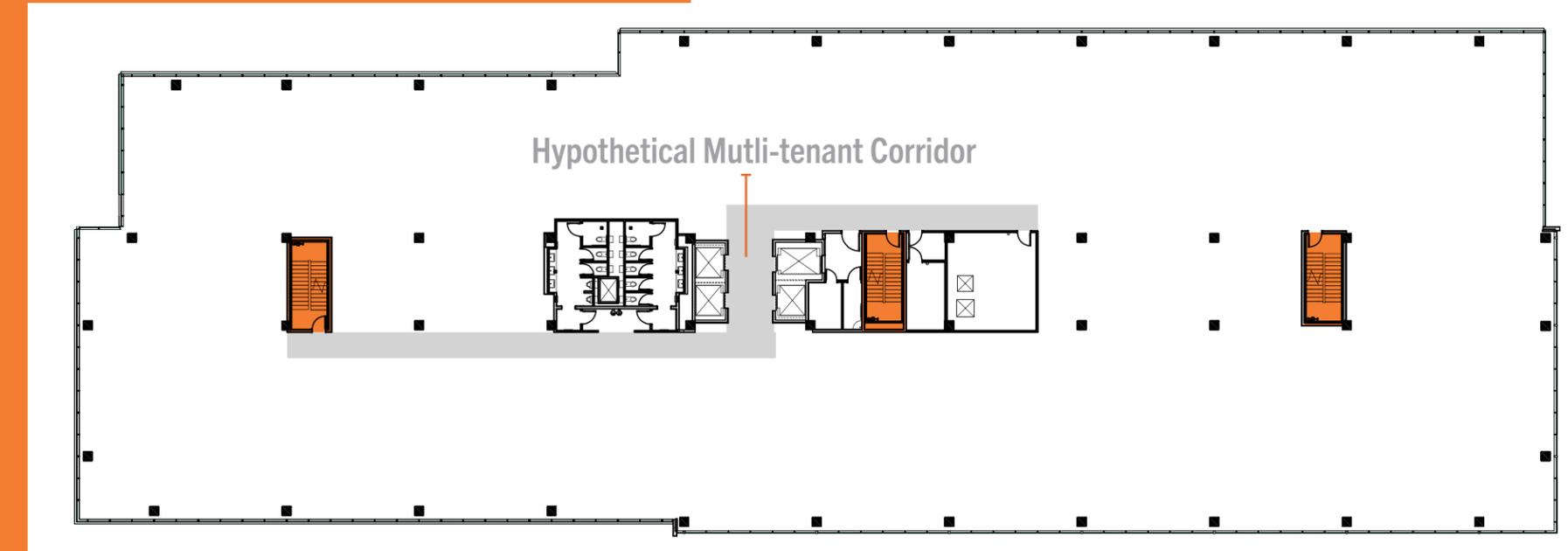
THE OFFICES THREE
FRISCO STATION

Floor Plan Options

Designed with future-proofing in mind, employees and employers in the building will benefit from the innovative technology that is being integrated across Frisco Station's parks, residential options, hospitality units and corporate spaces.

The Offices at Frisco Station is a place where talent will want to work, and where businesses will come to thrive.

Typical Single-Tenant Floor Plan



Floor
2nd-5th

Size
37,547 RSF (Divisible)

The Offices

Building Overview

- 210,240 RSF
- 6 stories
- 37,450 RSF Typical Floor
- 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
- Immediately adjacent to the Star development
- Access to 130,000 Square Feet of Planned Retail at THE HUB at Frisco Station
- Immediate Access to 32 Acres of Parks, Trails and Green Space within Frisco Station
- Surrounded by 5 Urban Living Developments and Lifestyle Hotel Campus with 4 Hotels
- 4 Airports within 25 minutes (DFW, Love Field, Addison, McKinney)



THE OFFICES THREE
FRISCO STATION



Tenant Lounge



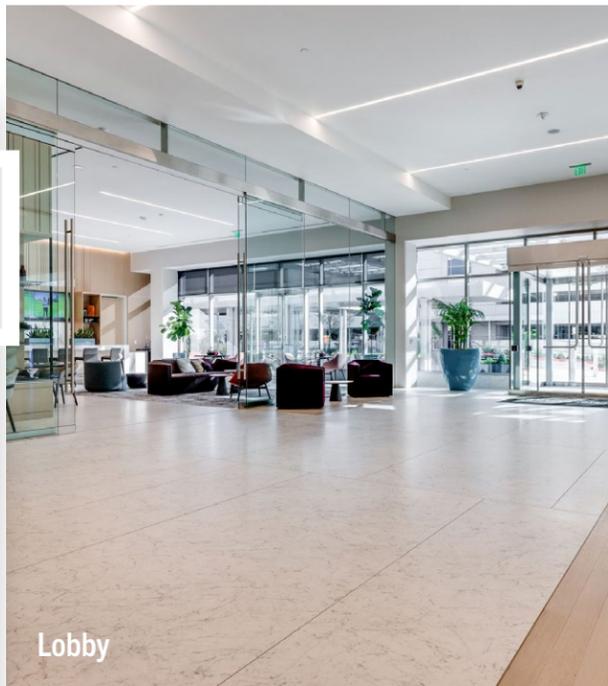
Tenant Lounge



Tenant Lounge



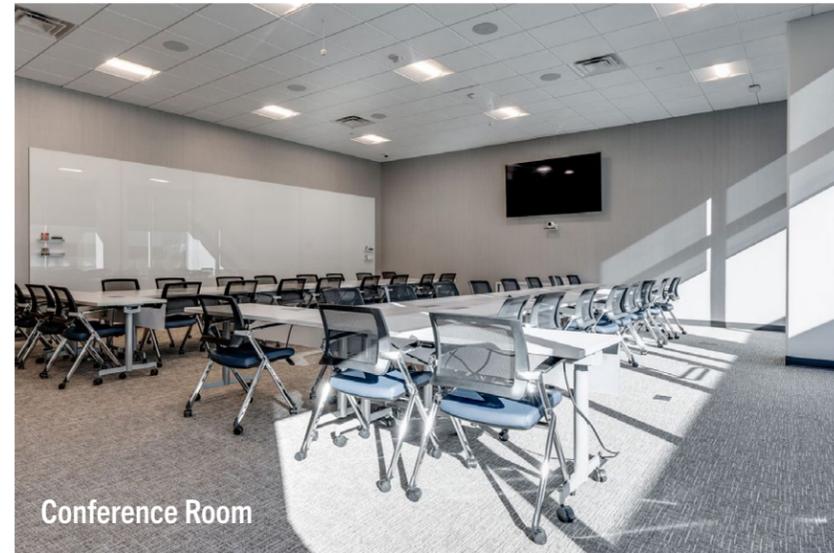
Fitness Center



Lobby



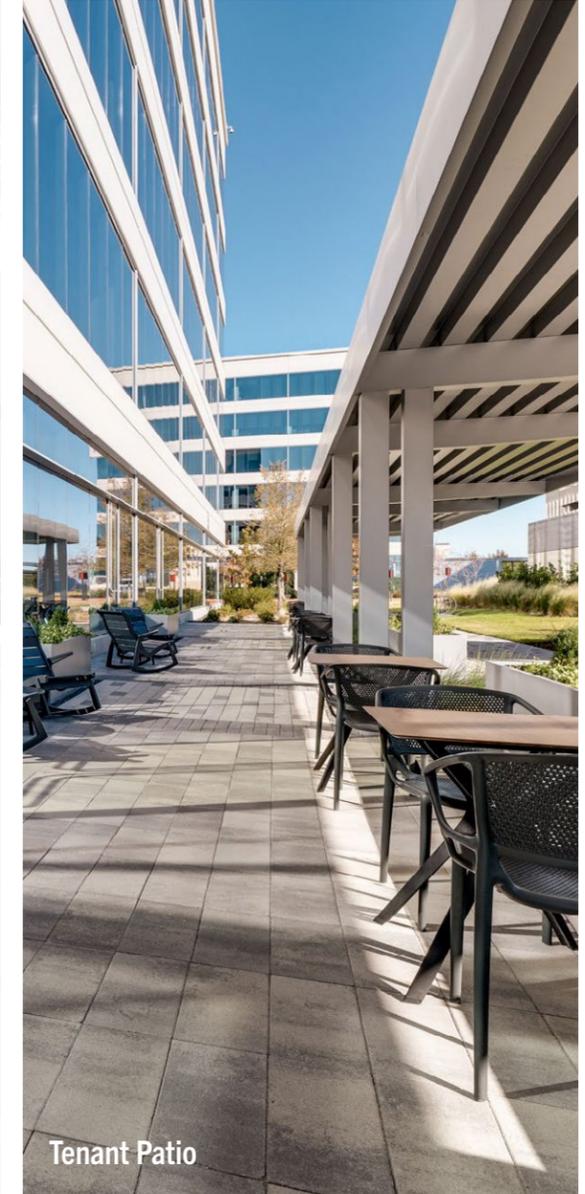
Parking Garage Corridor



Conference Room



Fitness Center



Tenant Patio

Building Amenities



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FRISCO STATION

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