



7700 Preston Rd, Frisco, TX 75034

\$28 - \$29/SF/YR

\$2.33 - \$2.42/SF/MO

7700 Preston Rd, Frisco, TX

Office | 3 spaces available | 1,150 sq. ft. - 1,187 sq. ft.



Shashi Kaligotla
TX TX 0749528
214.430.2895

Listing Added: 12/24/2024

Listing Updated: 05/20/2025

Building Details

| | | | |
|---------------|----------|---------|------------------------------------|
| Property Type | Office | Subtype | Medical Office, Traditional Office |
| Tenancy | Multiple | Class | A |

Building Description

Brand-new office condos located in the heart of Frisco, one of the nation’s most dynamic markets! Conveniently situated at the NE corner of Rolater and Preston Road, this office park offers exceptional accessibility and visibility with a prestigious Preston Road address.

The classic masonry exterior features a dedicated entrance and ample doorstep parking, ensuring convenience for clients and employees alike. Each office condo is fully finished with a functional floor plan and customizable design finishes, including vinyl plank flooring, quartz countertops, and crown molding.

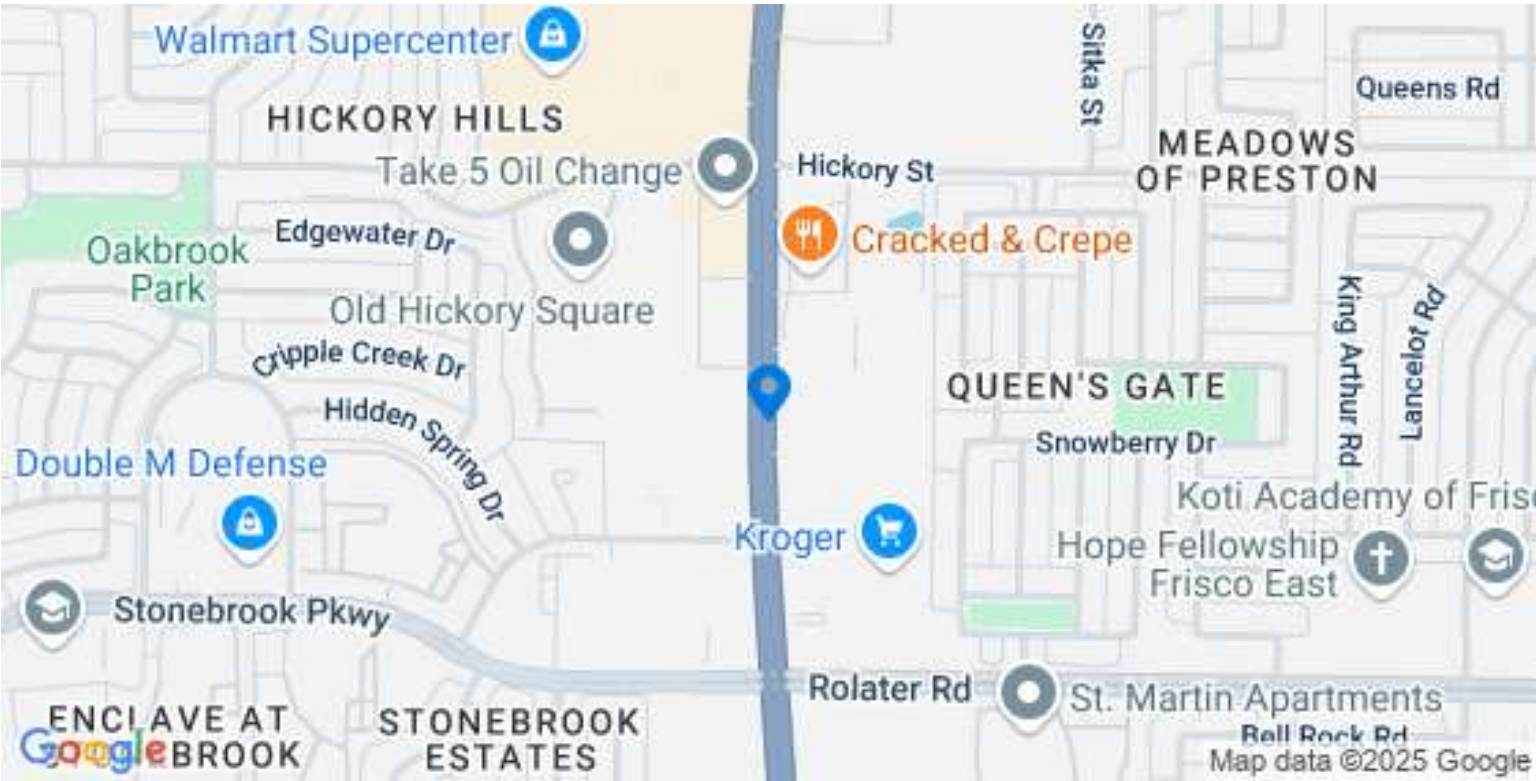
Located in a highly desirable area, the property is surrounded by heavily trafficked retail establishments such as Kroger, Kohls, Walmart, and a variety of restaurants. Additionally, it’s nestled near established and upscale residential neighborhoods, making it an ideal location for businesses.

This is a fantastic opportunity to build equity while growing your business

Building Highlights

- Heavy daytime traffic
- Lots of natural light
- Location Location Location

Building Location (1 Location)



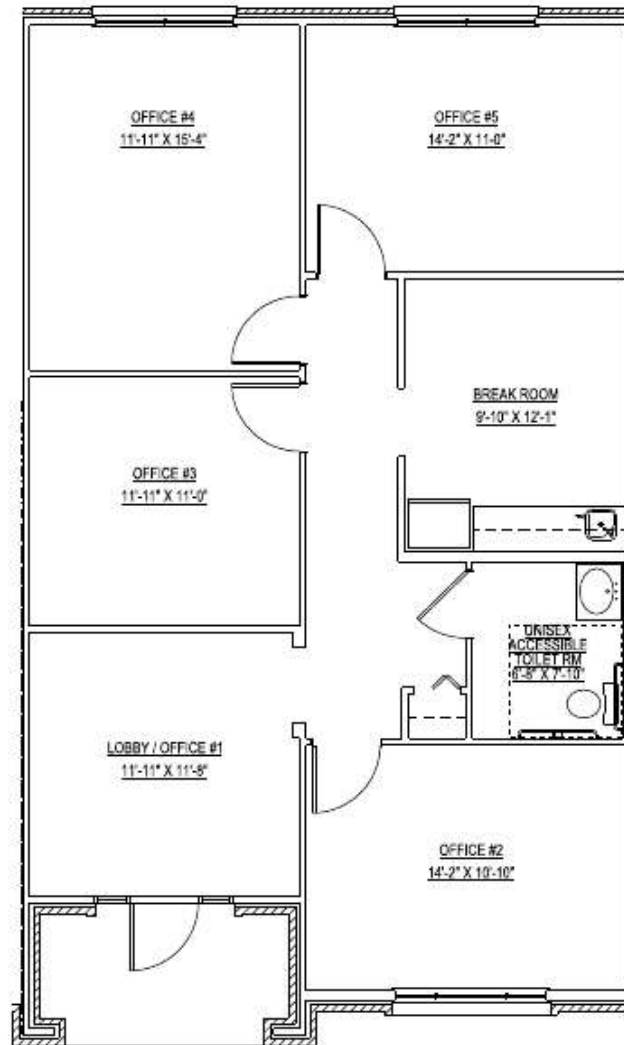
7700 Preston Rd #1002 Details

Brand-new office condos in the heart of Frisco—one of the nation’s fastest-growing markets! Located at the NE corner of Rolater & Preston Rd, enjoy high visibility, easy access, and a prestigious address. Each fully finished unit features a dedicated entrance, doorstep parking, and upscale interiors with vinyl plank flooring, quartz countertops, and crown molding. Surrounded by top retailers and upscale neighborhoods, it’s the perfect spot to grow your business and build equity

| | | | |
|--------------|----------|---------------|----------------|
| Listing Type | Direct | Space Subtype | Medical Office |
| RSF | 1,150 SF | USF | 1,150 SF |

| | | | |
|-----------------------|------------|------------------------|----------------|
| Space Available | 4/6/25 | Rate (Per SF) | \$28 / SF / YR |
| Lease Type | NNN | Lease term | Negotiable |
| Total CAM (Per SF/YR) | \$8 | Total Rate (Per SF/YR) | \$36 |
| Total Monthly Rent | \$3,449.89 | Days on Market | 45 days |

7700 Preston Rd #1002 Floorplan



01 Typical Floor Plan

1/8"=1'-0" 0 1 2 3 4 5 10 20

PRESTON-HICKORY
OFFICE PARK
PRESTON RD. & HICKORY RD.
FRISCO, TX

ARCHITECT:
T.W. SNIDER & ASSOCIATES, LLC
ARCHITECTURE & CONSTRUCTION
MANAGEMENT
409 HEATHERWOOD
WYLLIE, TX 75098
TONY SNIDER 972-816-5165

DEVELOPER:
CLOUDLOFT
1901 N. AKARD
DALLAS, TX 75201
BILL PEAVY 214-871-2690

SHEET

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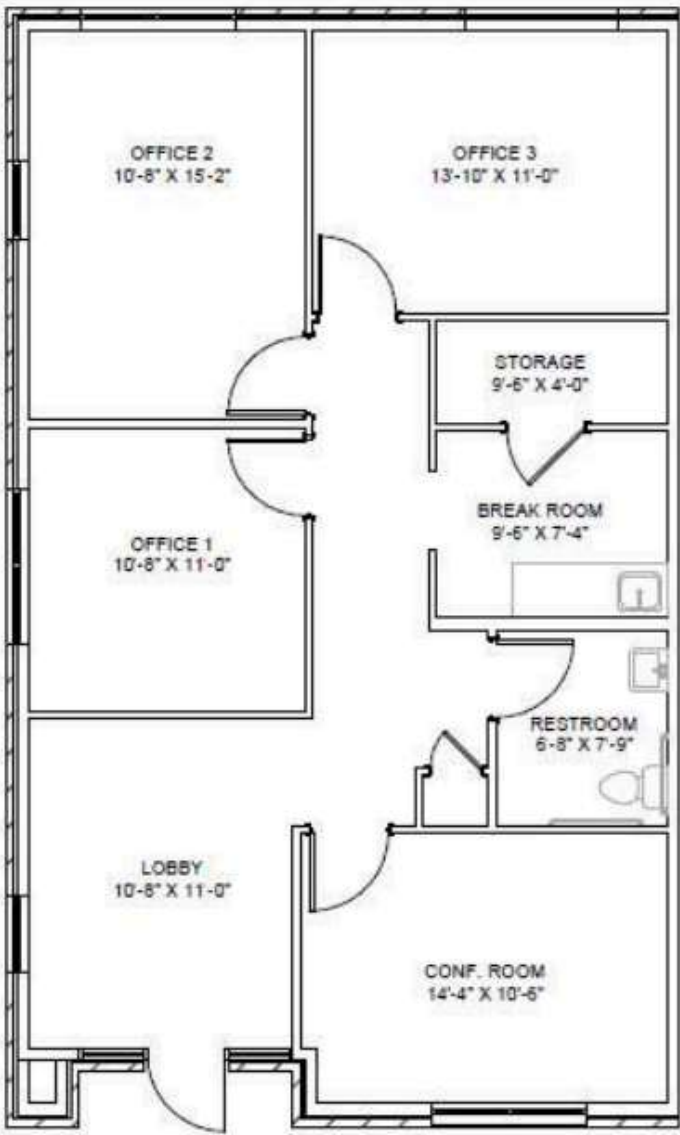


7700 Preston Rd #302 Details

Brand-new office condos in the heart of Frisco—one of the nation’s fastest-growing markets! Located at the NE corner of Rolater & Preston Rd, enjoy high visibility, easy access, and a prestigious address. Each fully finished unit features a dedicated entrance, doorstep parking, and upscale interiors with vinyl plank flooring, quartz countertops, and crown molding. Surrounded by top retailers and upscale neighborhoods, it’s the perfect spot to grow your business and build equity

| | | | |
|-----------------------|----------|----------------|----------------|
| Listing Type | Direct | Space Subtype | Medical Office |
| RSF | 1,187 SF | USF | 1,187 SF |
| Space Available | 4/11/25 | Rate (Per SF) | \$28 / SF / YR |
| Lease Type | NNN | Lease term | Negotiable |
| Total CAM (Per SF/YR) | \$8 | Days on Market | 40 days |

7700 Preston Rd #302 Floorplan



01 TYPICAL FLOOR PLAN - 1,187 SF
SCALE: 1/8" = 1'-0"



ARCHITECT:
NOVE STUDIOS, LLC
5050 QUORUM DR, STE 150
DALLAS, TEXAS 75254

DEVELOPER:
CLE-FRISCO 1,LLC
8072 PRESTON RD., SUITE 205
FRISCO, TEXAS 75034

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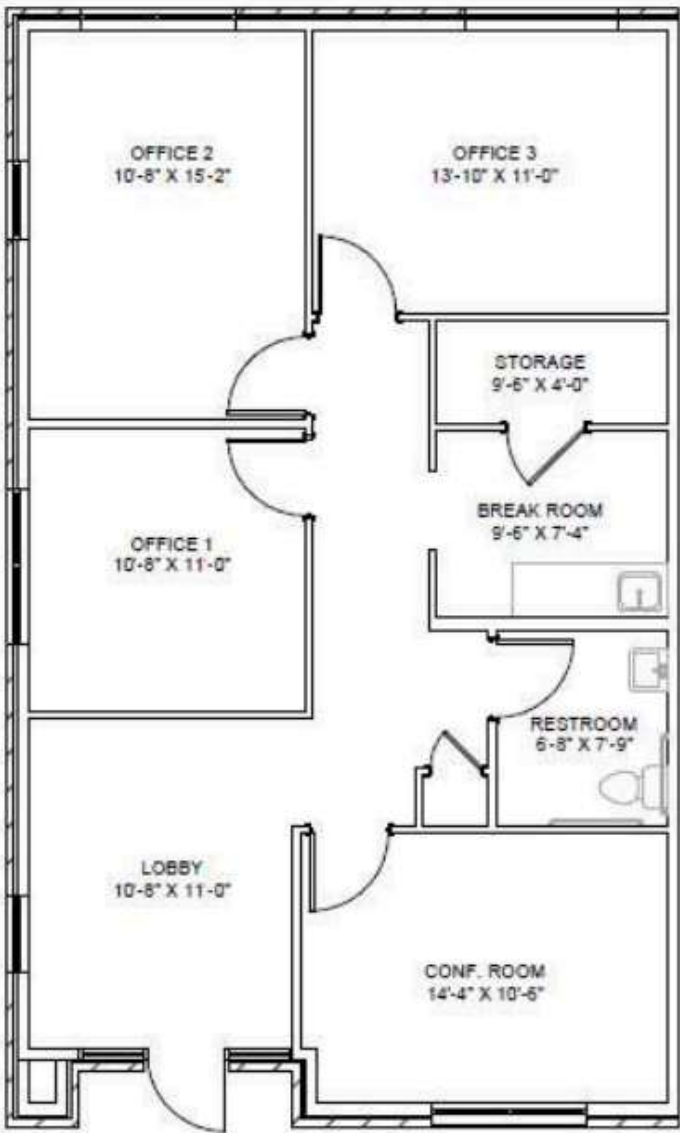


7700 Preston Rd #301 Details

Brand-new office condos in Frisco! Located at the NE corner of Rolater and Preston Road, this office park offers excellent accessibility and visibility. The classic masonry exterior features a dedicated entrance and ample doorstep parking. Fully finished with a functional floor plan and customizable design finishes. Surrounded by popular retail establishments and upscale residential neighborhoods. A fantastic opportunity to build equity and grow your business.

| | | | |
|------------------------|----------------|-----------------------|----------------|
| Listing Type | Direct | Space Subtype | Medical Office |
| RSF | 1,187 SF | USF | 1,187 SF |
| Rate (Per SF) | \$29 / SF / YR | Lease Type | NNN |
| Lease term | Negotiable | Total CAM (Per SF/YR) | \$9 |
| Total Rate (Per SF/YR) | \$38 | Days on Market | 88 days |

7700 Preston Rd #301 Floorplan



01 TYPICAL FLOOR PLAN - 1,187 SF
SCALE: 1/8" = 1'-0"



ARCHITECT:
NOVE STUDIOS, LLC
5050 QUORUM DR, STE 150
DALLAS, TEXAS 75254

DEVELOPER:
CLE-FRISCO 1,LLC
8072 PRESTON RD., SUITE 205
FRISCO, TEXAS 75034

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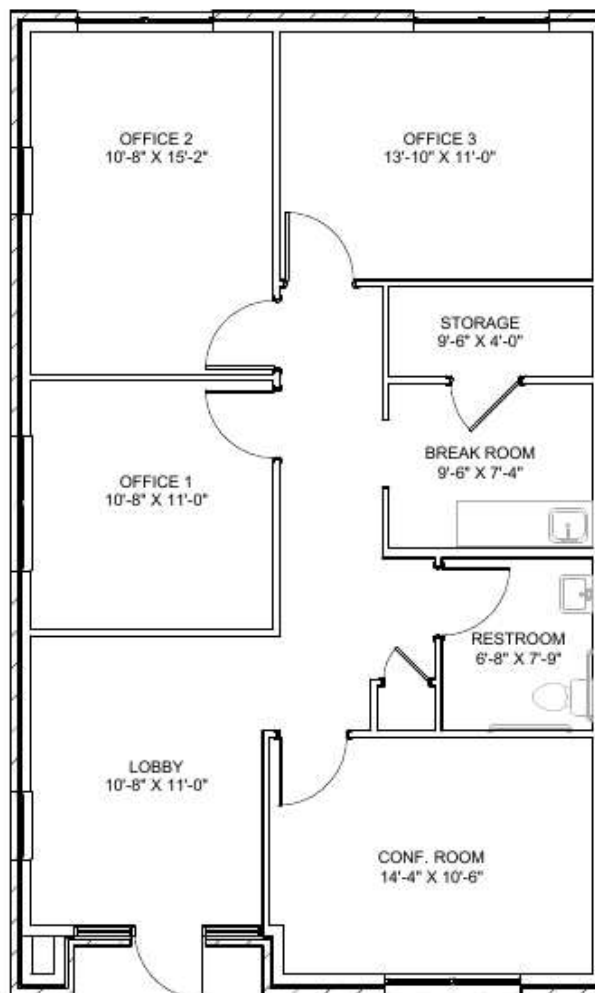


7700 Preston Rd #304 Details

Brand-new office condos in Frisco! Located at the NE corner of Rolater and Preston Road, this office park offers excellent accessibility and visibility. The classic masonry exterior features a dedicated entrance and ample doorstep parking. Fully finished with a functional floor plan and customizable design finishes. Surrounded by popular retail establishments and upscale residential neighborhoods. A fantastic opportunity to build equity and grow your business.

| | | | |
|--------------------|----------------|-----------------------|----------------|
| Listing Type | Direct | Space Subtype | Medical Office |
| RSF | 1,187 SF | USF | 1,187 SF |
| Rate (Per SF) | \$28 / SF / YR | Lease Type | NNN |
| Lease term | Negotiable | Total CAM (Per SF/YR) | \$8 |
| Total Monthly Rent | \$3,561 | Days on Market | 147 days |

7700 Preston Rd #304 Floorplan



THE OFFICES AT PRESTONBROOK

FRISCO, TEXAS 75034

ARCHITECT:
NOVE STUDIOS, LLC
5050 QUORUM DR, STE 150
DALLAS, TEXAS 75254

DEVELOPER:
CLE-FRISCO 1,LLC
8072 PRESTON RD., SUITE 205
FRISCO, TEXAS 75034

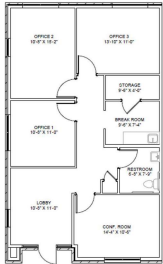
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Property Photos (21 photos)





01 TYPICAL FLOOR PLAN - 1,187 SF
SCALE: 1/8" = 1'-0"

0' 1' 2' 3' 4' 5' 6' 7' 8' 9' 10'

SCALE: 1/8" = 1'-0"

THE OFFICES AT PRESTONBROOK

FRISCO, TEXAS 75034

ARCHITECT: NOVE STUDIOS, LLC
3000 GARDENVIEW, STE. 200
DALLAS, TEXAS 75234

DEVELOPER: OLE-FRISCO, LLC
807 PRESTON RD., SUITE 200
FRISCO, TEXAS 75034

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NOVE STUDIOS