

OFFICE CONDO FOR LEASE

# 4,800 SQ FT OFFICE CONDO IN FRISCO

6814 Lebanon Rd, Frisco, TX 75034



**TABANI**  
REALTY

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# PROPERTY INFORMATION

Section 1



# 4,800 SQ FT OFFICE CONDO IN FRISCO

6814 Lebanon Rd, Frisco, TX 75034

PROPERTY INFORMATION | Property Summary



## PROPERTY DESCRIPTION

Discover a prime commercial opportunity in the heart of the Starwood Professional Village, ideally situated at the intersection of Lebanon Rd and Dallas North Tollway. This versatile office condo offers 4,800 square feet of flexible space, ready for your custom build-out to meet your business requirements. This property has visibility from Dallas Parkway and Lebanon.

Unlock the full potential of this condo by customizing it to fit your business needs. Take advantage of the tenant improvement allowance (TI) to tailor this condo space and enhance its appeal in a prime location.

Featuring a grand entryway, this property includes two spacious conference rooms, multiple offices, two bathrooms, a dedicated work/copy/filing area, and a full kitchen. The layout also boasts two separate entrances, providing the option to divide the space into two distinct suites if needed. Previously utilized as a therapy clinic and a law office, this property is adaptable to various office configurations and tenant needs.

## OFFERING SUMMARY

|               |                               |
|---------------|-------------------------------|
| Lease Rate:   | \$28.50 per sq ft/yr plus NNN |
| NNN Charges:  | \$12.90 per sq ft/yr          |
| Available SF: | 2,700 - 4,800 SF              |
| Lot Size:     | 0.28 Acres                    |

| DEMOGRAPHICS      | 0.3 MILES | 0.5 MILES | 1 MILE    |
|-------------------|-----------|-----------|-----------|
| Total Households  | 783       | 1,539     | 4,746     |
| Total Population  | 1,619     | 3,354     | 11,028    |
| Average HH Income | \$152,173 | \$158,822 | \$152,500 |

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PROPERTY INFORMATION | Executive Financial Summary

## OFFERING SUMMARY

|             |                           |
|-------------|---------------------------|
| Lease Rate: | \$28.50 per sq ft/yr plus |
| NNN Charges | NNN\$12.90 per sq ft/yr   |
| Year Built: | 2008                      |
| Lot Size:   | 0.28 Acres                |



# 4,800 SQ FT OFFICE CONDO IN FRISCO

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PROPERTY INFORMATION | Complete Highlights



## PROPERTY HIGHLIGHTS

- Lease Rates: \$28.50 per sq ft/yr plus NNN
- NNN charges: \$12.90 per sq ft/yr
- TI Available
- Located right at the prime intersection of Lebanon and Dallas North Tollway
- Perfectly situated in a bustling business district with renowned hospitals nearby, this property offers unparalleled convenience and visibility for your enterprise.
- Starwood Professional Condo is a collection of unique owner occupied buildings located adjacent to the Dallas Parkway next to Frisco's Five Billion Dollar Mile.
- It is located in the heart of beautiful Frisco, TX - surrounded by affluent neighborhoods, great schools and employers and just down the road from the new Dallas Cowboys training facility. Frisco was ranked 7th in America as Best Places to Move by Forbes in 2011, and has been named one of the Best Three Fastest Growing Cities by the U.S. Census Bureau in 2009. Frisco hosts 4.3 million visitors annually, and is home to six colleges and universities.
- Dallas Love Field – 30 min
- Dallas-Fort Worth International - 29 min

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PROPERTY INFORMATION | Additional Photos



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PROPERTY INFORMATION | Additional Photos



# LOCATION INFORMATION

## Section 2

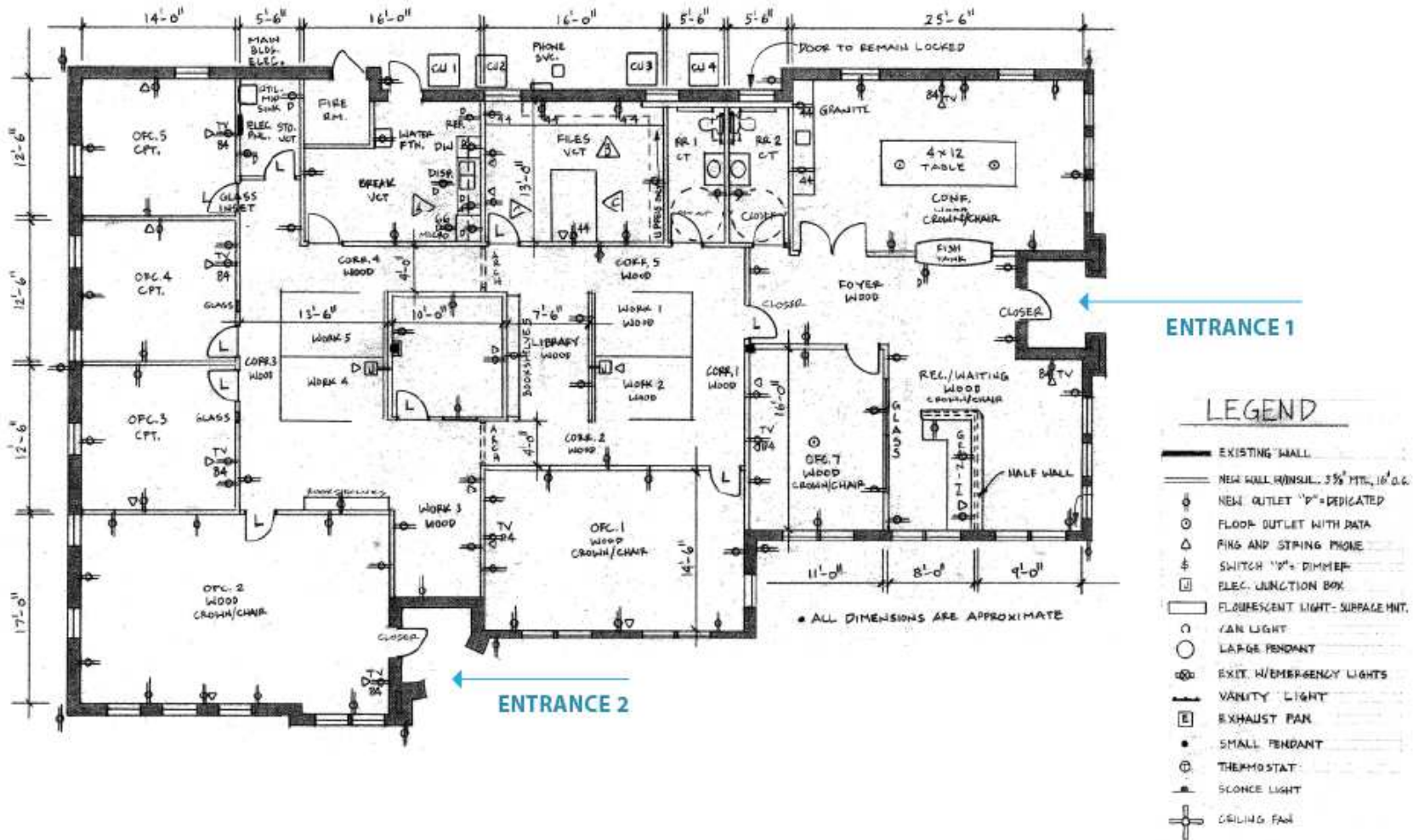


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## FLOOR PLAN

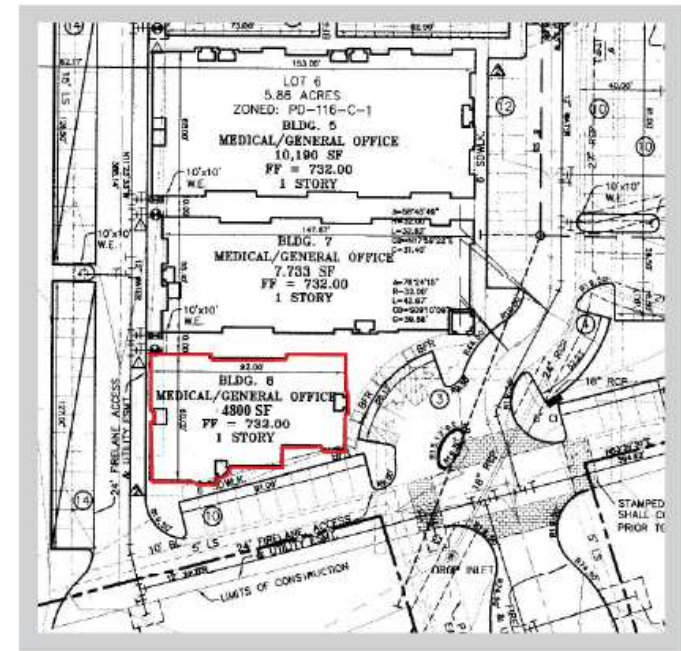
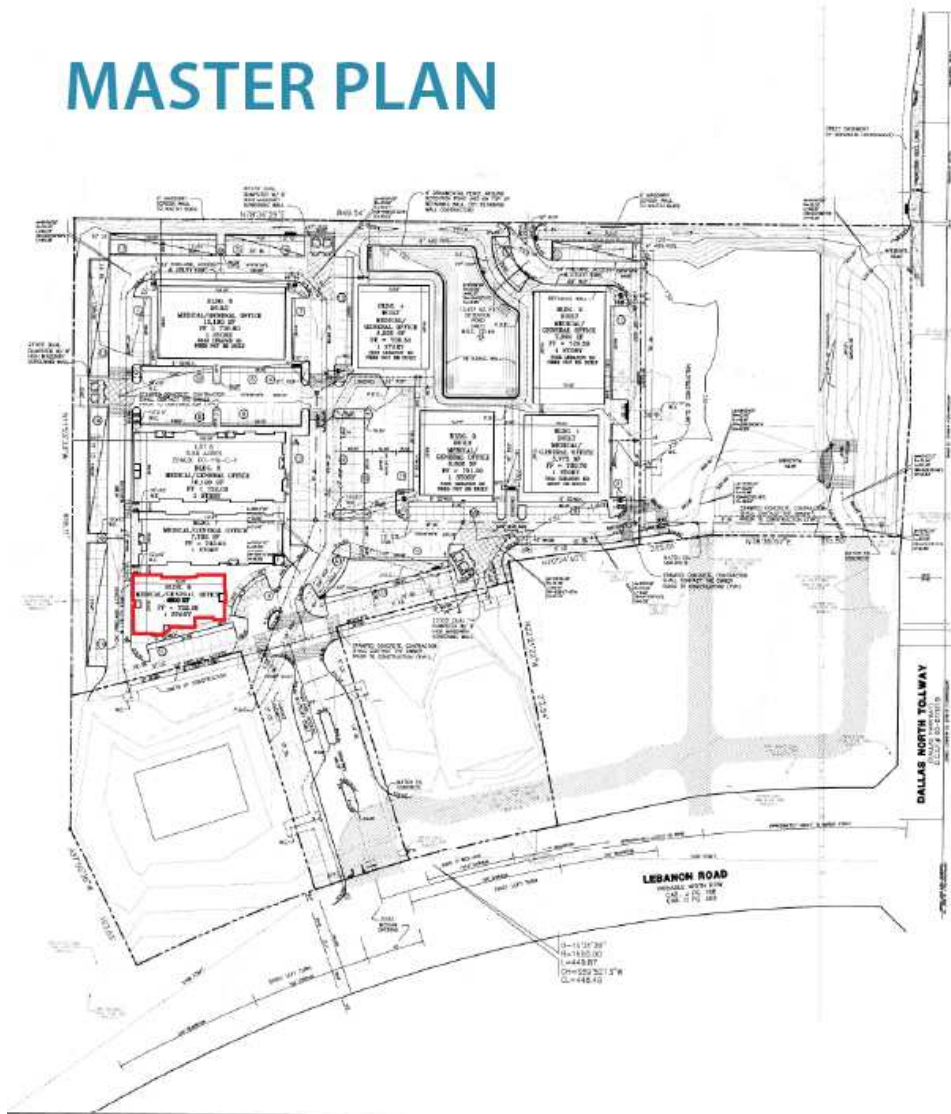
TI Available



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## MASTER PLAN



# 4,800 SQ FT OFFICE CONDO IN FRISCO

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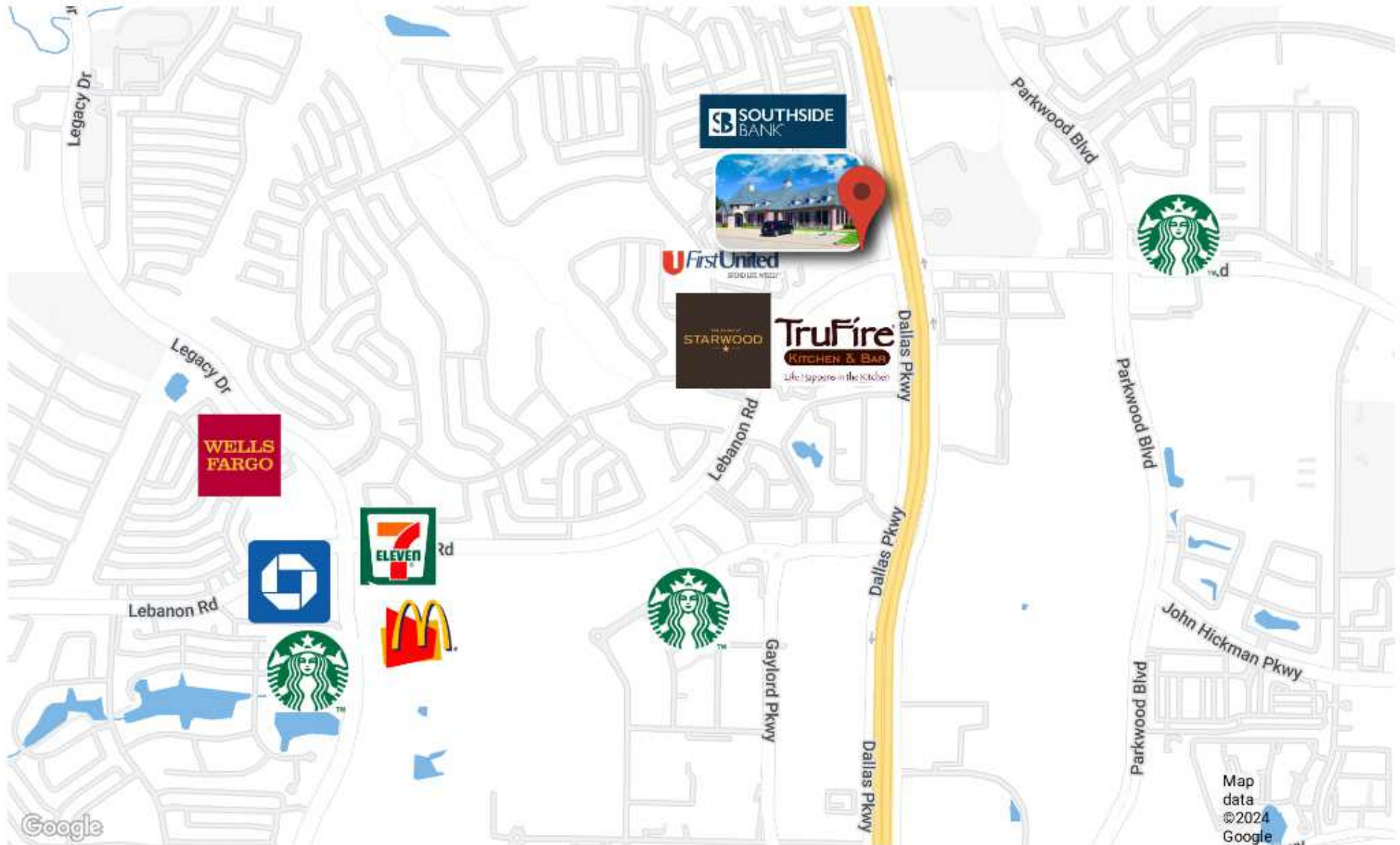
LOCATION INFORMATION | Hospitals Nearby



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## LOCATION INFORMATION



# FINANCIAL ANALYSIS

## Section 3



# DEMOGRAPHICS

## Section 4





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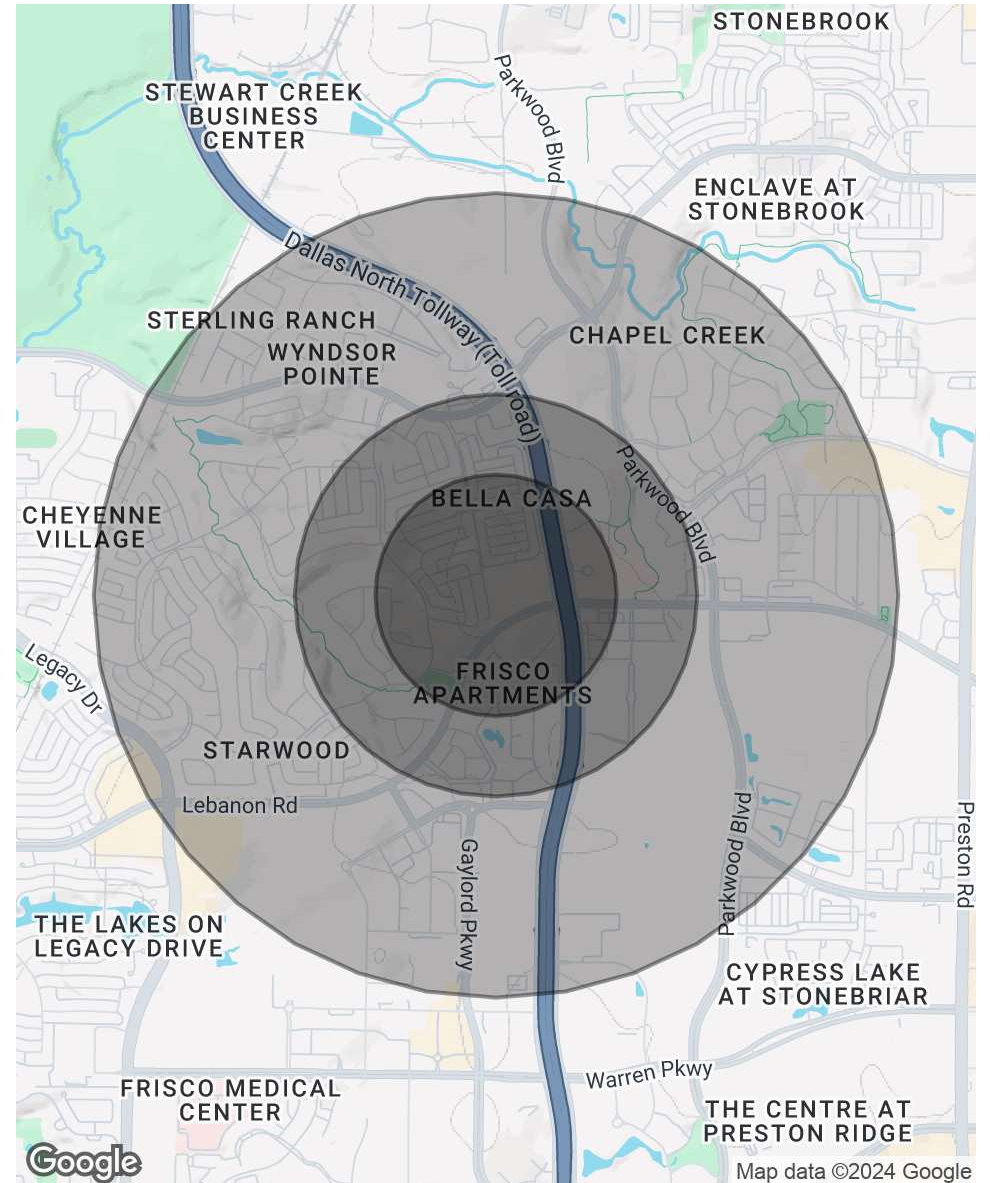
DEMOGRAPHICS | Demographics Map & Report

| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 1,619     | 3,354     | 11,028 |
| Average Age          | 39        | 39        | 38     |
| Average Age (Male)   | 39        | 39        | 37     |
| Average Age (Female) | 39        | 39        | 38     |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES   | 1 MILE      |
|---------------------|-----------|-------------|-------------|
| Total Households    | 783       | 1,539       | 4,746       |
| # of Persons per HH | 2.1       | 2.2         | 2.3         |
| Average HH Income   | \$152,173 | \$158,822   | \$152,500   |
| Average House Value | \$931,556 | \$1,007,253 | \$1,126,073 |

Demographics data derived from AlphaMap



# ADVISOR BIOS

## Section 5



# 4,800 SQ FT OFFICE CONDO IN FRISCO

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ADVISOR BIOS | Advisor Bio 1



## SALMAN (SAM) TABANI

Principal Broker

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## PROFESSIONAL BACKGROUND

Salman Tabani is the founder and managing director of Tabani Realty, a firm specializing in the selling of hospitality assets nationwide. Skilled in five languages, he effectively interacts with a diverse range of clients. Salman's main goal is to create customized business solutions that save money and increase profits for his clients. He founded Tabani Realty in 1999 and has since gained more than 24 years of experience in facilitating deals involving hospitality, retail, and multi-family properties.

His contributions have led to transactions totaling over \$600 million in Texas. His main expertise lies in buying and selling hotels (full-service, limited service and economy hotels), motels, gas stations, retail centers, multi-unit residences, and various investment properties. Throughout his career, Salman has nurtured strong and lasting relationships with clients, emphasizing his dedication, professionalism, and ethical approach as a broker who genuinely cares about his clients' success. Drawing on his deep insights and field knowledge, Salman Tabani offers strategic guidance to clients for real estate transactions, consistently fostering success and enduring connections.

## EDUCATION

Salman's education includes a degree in Accounting, Finance, and Management Information Systems from the University of Texas at Dallas. He also possesses two distinguished titles in commercial real estate, specifically CCIM, along with certifications in CHIA and CHO. Salman has also completed Real Estate training and received certification from Harvard University's School of Business.

## MEMBERSHIPS

Actively participating in professional networks, Salman Tabani holds memberships in respected groups like CCIM, AAHOA, AH&L, THLA, ICSC, and GDAACC.

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