

Parkwood Office Center

Professional Office For Lease / Sale

1,125 SF

CORNER SUITE AVAILABLE
WITH CREEK VIEWS



Location:

Parkwood Office Center
7000 Parkwood Drive, Suite
E100
Frisco, Texas 75034



Space Available:

Fully Finished Out
Professional Office Available
1,125 SF
\$3,200 + E for Lease
\$375 /SF for Sale

- Corner, Fully Finished Out Professional Office suite with creek views available for immediate occupancy
- NE quadrant of Parkwood Blvd and Stonebrook Pkwy
- 7 Building Synergistic professional environment with a fully maintained landscape
- Easy access to the Dallas North Tollway and minutes from Preston Road
- Excellent exposure to Parkwood Blvd across from the Frisco Police Department
- Building & Monument signage available

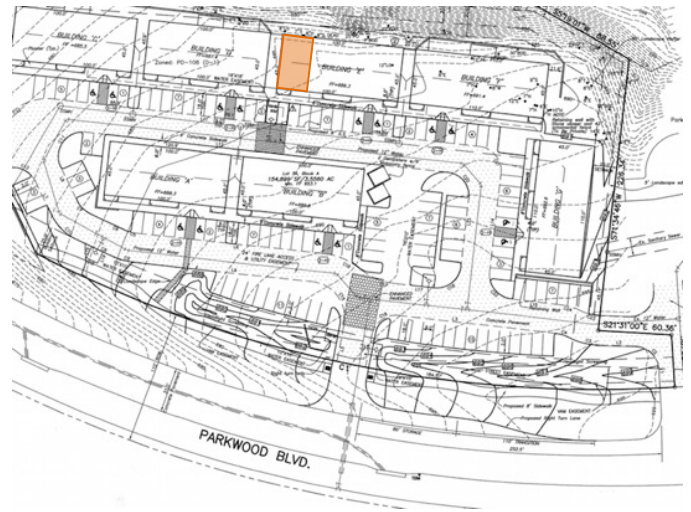
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FOR MORE INFORMATION CONTACT

972.292.1220

Joe Martinez 214.535.1876 / Tonya La Barbera 469.323.2615

Martinez@LCRTexas.com / Tonya@LCRTexas.com



- Perfectly placed in the heart of Frisco on Parkwood Blvd., minutes from the Dallas North Tollway
- Nearby multiple Elementary Schools, Middle Schools, High Schools, & Collin County Community College
- Close proximity to numerous Restaurant & Retail Amenities

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Frisco Demographics

PEOPLE

*POPULATION	223,979
MEDIAN AGE	37.1 yrs
UNDER 5 YRS	5.7%
SCHOOL-AGE (5-17 YRS)	22.9%
ADULTS (18-64 YRS)	62.0%
OVER 65 YRS	9.4%
WITH DISABILITY	8.0%

HOUSING & FAMILY

* HOUSING UNITS	82,504
*SINGLE FAMILY UNITS	58,139
*MULTI-UNIT	24,173
*OTHER	1,738
VACANCY	2.4%
OWNER OCCUPIED	64.9%
RENTER OCCUPIED	35.1%

ECONOMICS

MEDIAN HOUSEHOLD INCOME	\$130,118
*AVG ASSESSED HOME VALUE	\$635,000
*MEDIAN HOME VALUE	\$564,158
MEDIAN MONTHLY OWNER COSTS	\$2,514
MEDIAN MONTHLY RENTER COSTS	\$1,696
HOUSING BURDEN (>30% OF HOUSEHOLD INCOME)	
OWNER OCCUPIED	20.6%
RENTER OCCUPIED	38.1%

LABOR FORCE PARTICIPATION	72.5%
UNEMPLOYMENT RATE	5.0%
POVERTY RATE	2.5%
AVG COMMUTE (MIN)	26.3

EDUCATIONAL ATTAINMENT (25 YRS+)

> HIGH SCHOOL DIPLOMA	95.7%
BACHELORS DEGREE	41.7%
GRADUATE DEGREE	25.5%

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