



FRISCOSTATION

HEALTH + WELLNESS DISTRICT

Phase 1 New Medical Office Breaking Ground 2025



Mindful Healthy Living, Made Easy.

The Frisco Station Health + Wellness District is an integrated hub that offers innovative workspaces, top-notch healthcare, plentiful green spaces, and a strong sense of community. It promotes lifelong learning, nutritious food options, fitness, and an active lifestyle. Mindfulness here goes beyond simple awareness; it aims to make healthy choices feel instinctive. Here we make walking, biking, and enjoying fresh food more enticing than other options, while creating visually engaging environments that encourage residents and employees to embrace the outdoors and nourish their minds, bodies, and spirits.



Health + Wellness District Site Plan

- 1** MOB - Phase 1
 - 85,800 SF Total
- 2** Structured Parking
- 3** MOB - Phase 2
 - 79,200 SF Total
- 4** Mixed Use
 - 45,000 SF Total
- 5** Anchor Institution
 - 30,000 SF Level 1
 - 50,000 SF / Upper Levels
- 6** Health / Life Sciences
 - 30,000 SF / Level
- 7** Health / Life Sciences
 - 40,000 SF Level 1
 - 30,000 SF / Upper Level(s)
- 8** Health / Life Sciences
 - 50,000 SF / Level
- 9** Multifamily
- 10** Future Health + Wellness / Mixed Use
- 11** Food & Beverage
- 12** Linear Park
 - 3 AC of activated green space
- 13** Park + Trail Network





Medical Office

The Health + Wellness District is home to a multi-phased medical office development. With high visibility on Warren Parkway and adjacency to Baylor Frisco Medical Center & additional points of care, the Phase One Medical Office Building is home to several large physician groups. Serving as the anchor to the Health & Wellness District, the Phase One MOB is 85,800 square feet and includes flexible floor plans, convenient access, a gurney-ready elevator, covered entries and high-quality amenities in this mixed-use community.



Medical Office Building 1

3-Story 85,800 SF Medical Office Building

Physician Investment

Opportunity for physician investment.

Generous Parking

4.0/1,000 SF structured parking adjacent to the building with covered patient drop off and physician parking.

Building Signage

High-visibility building mounted sign available and monument signage opportunities.

Tenant Mix

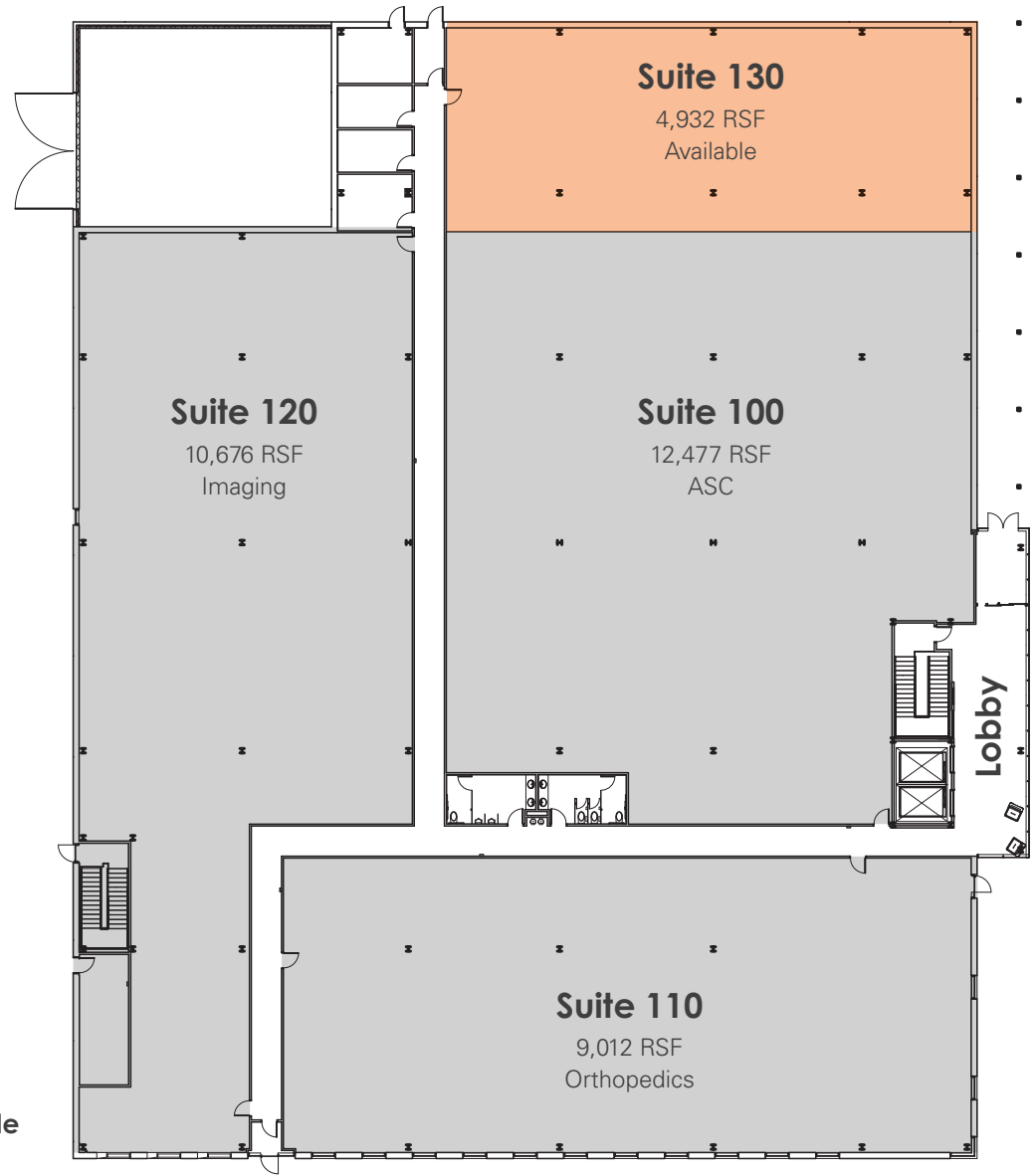
No restrictions on tenants.

Flexible Floor Plates

Large contiguous space and generous tenant improvement allowance available for customizable suites.

Level 1 - 37,649 SF

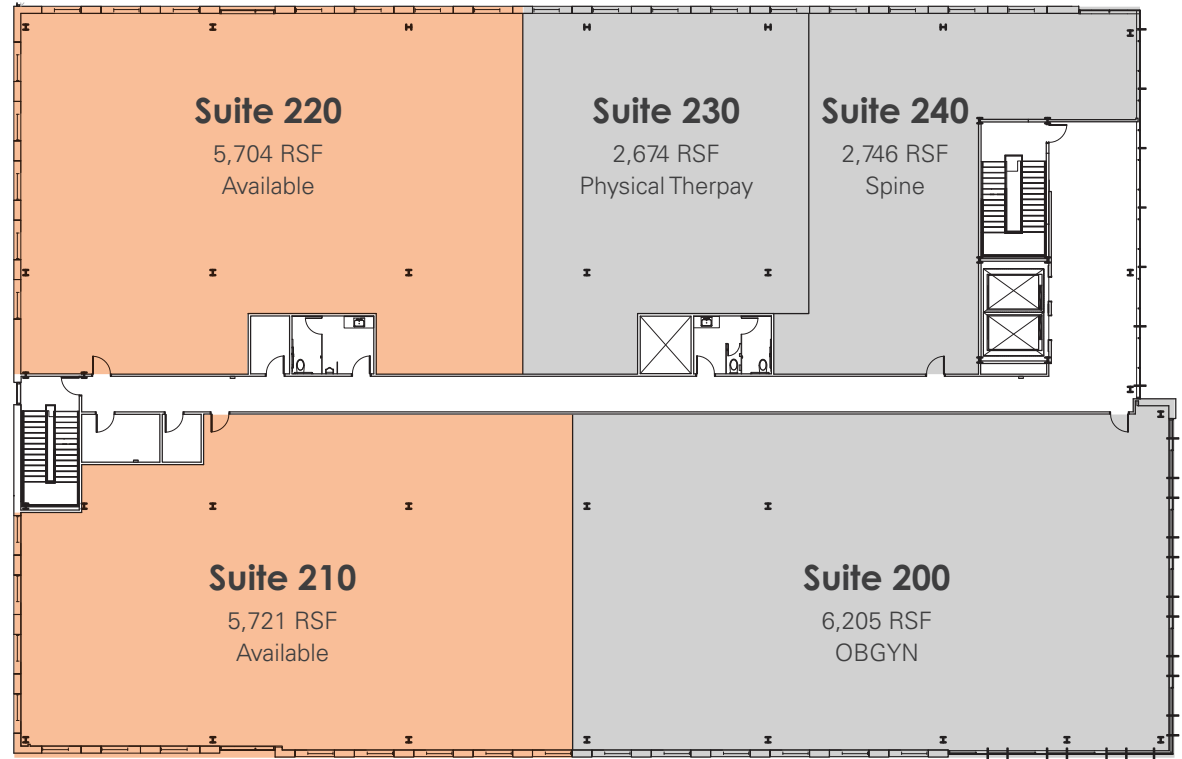
| Suite | SF | Availability |
|-------|--------|--------------|
| 100 | 12,477 | ASC |
| 110 | 9,012 | Orthopedics |
| 120 | 10,676 | Imaging |
| 130 | 4,932 | Available |



N
 Leased
 Available

Level 2 - 22,818 SF

| Suite | SF | Availability |
|-------|-------|------------------|
| 200 | 6,205 | OBGYN |
| 210 | 5,721 | Available |
| 220 | 5,704 | Available |
| 230 | 2,674 | Physical Therapy |
| 240 | 2,746 | Spine |



Leased
 Available

Level 3 - 22,890 SF

| Suite | SF | Availability |
|-------|--------|-----------------------|
| 300 | 11,927 | Available (divisible) |
| 310 | 11,249 | Available (divisible) |



- Leased
- Available

About Frisco Station

Frisco Station is centrally located in Frisco, Texas, one of the fastest-growing areas in the United States. Nestled away in the highly desired North Platinum Corridor of Frisco, its 242-acres has direct walkability to numerous restaurant and entertainment options at the Dallas Cowboys World Headquarters, The Star, and the adjacent 12,000-seat Ford Center stadium. With entry to the Dallas North Tollway and Sam Rayburn Tollway, Frisco Station is just miles from the shops and restaurants at the Legacy West development and 10 minutes from Addison's entertainment district and the Dallas Galleria. Traveling for work or pleasure is convenient as ever with DFW International Airport, Dallas Love Field, Addison Airport and McKinney Airport all nearby.

Urban Living

The Casey | Cadence | Bexley | SkyHouse
Modern, amenitized, connected living
27 acres | 2400+ residences

Health and Wellness

Integrated Medical Office and Life
Sciences 26 acres | 600,000 SF

Parks and Trails

Programmed trails and open space
30 acres | 15 acre park

The Towers

Class AA high-rise office, build-to-suit
Hotel, dining, and entertainment
48 acres | 3 million SF

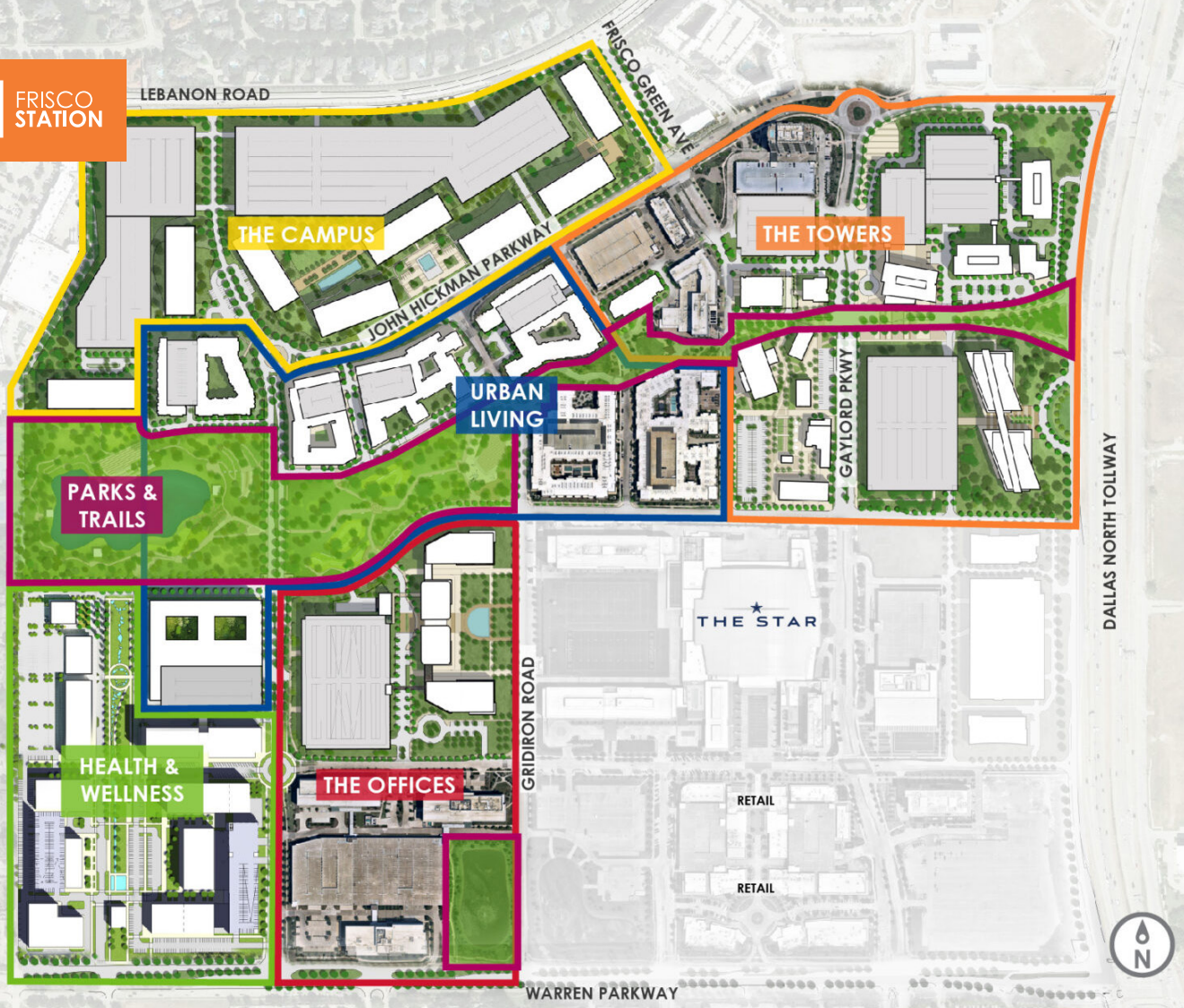
The Offices

Creative, entrepreneurial office space
Now leasing at The Offices One, Two,
and Three

The Campus

Corporate headquarters opportunity
42 acres | 1 million SF





Area Amenities

25+ Walkable Restaurants

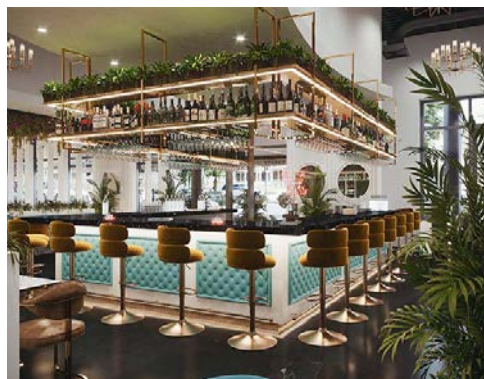
- Ascension
- Cane Rosso
- City Works
- Concrete Cowboy
- Cowboys Club
- Dee Lincoln Prime
- Dee's Table
- Heirloom Haul
- La Parisienne French Bistro
- Lombardi Cucina Italiana
- Mi Cocina
- Neighborhood Services
- Palio's Pizza Cafe of Frisco
- Rachel's Kitchen
- Roti Grill
- Sidecar Social
- Snowbird Cocktail Lounge & Kitchen
- Sushi Marquee
- Taco Ocho - Frisco
- The Common Table
- The Glen
- The Monarch Stag
- Tricky Fish
- Tupelo Honey Southern Kitchen & Bar
- Wabi House

Hotels - 925 Total Rooms

- Omni Frisco Hotel**
 - 300 Rooms
 - 24,000 SF meeting space
- AC Hotel & Residence Inn**
 - 325 Rooms
- Canopy by Hilton**
 - 150 Rooms
- Hyatt Place**
 - 150 Rooms

Multifamily - 1,463 Total Units

- SkyHouse**
 - 332 Units
 - Studio to 3 Bedroom
- Station House**
 - 300 Units
 - 1 and 2 Bedroom
- The Domain at The Gate**
 - 350 Units
 - 1 and 2 Bedroom
- Twelve Cowboys Way**
 - 158 Units
 - 1,200 SF Each
- The Cadence**
 - 323 Units



Physician Investment

Our physician investment model is straightforward and has served our physician partners successfully. While every project is unique, some fundamental elements of a typical equity model include:

- Cambridge serves as the Managing Partner of the newly-formed Limited Partnership which is established solely to own the project.
- All cash flows, proceeds from refinancing or sale, etc., would be distributed pro rata to Members subject to a preferred return and promoted interest.

Alignment

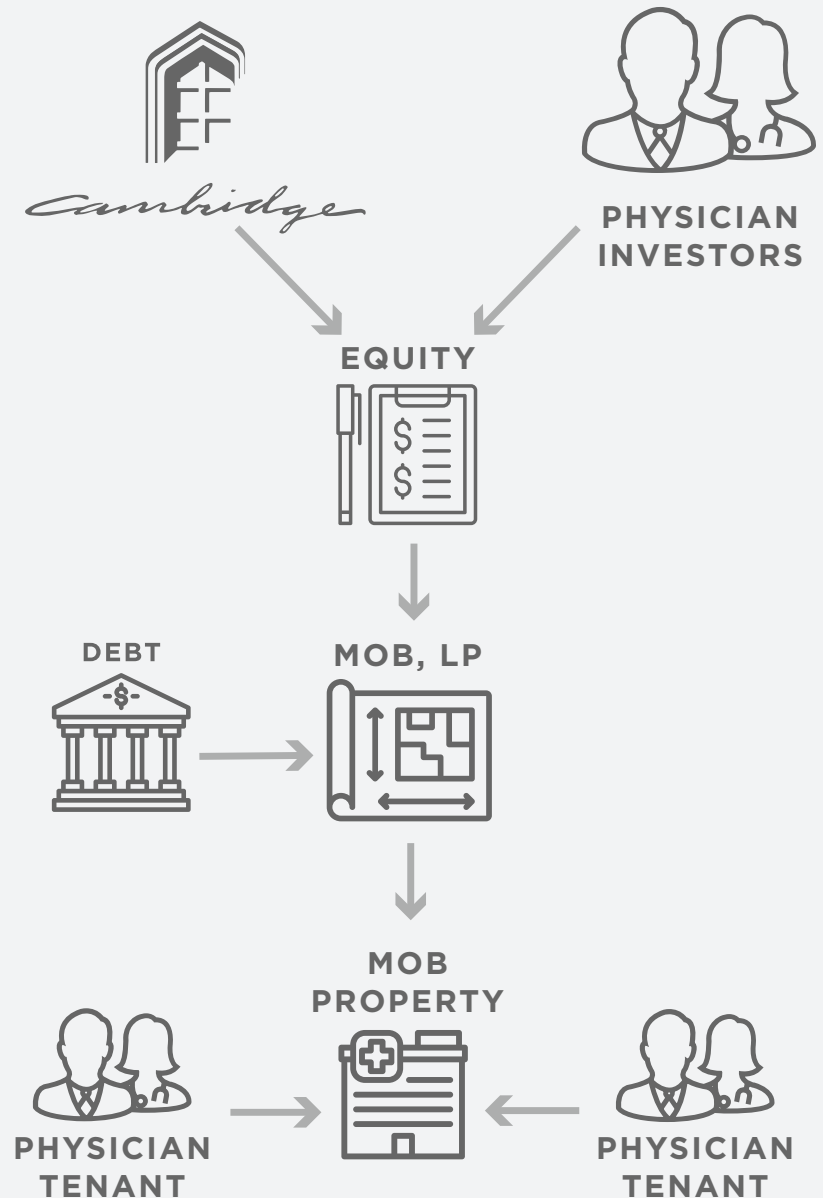
Aligns physicians investors and Cambridge in the planning, leasing, operations of the project.

Returns

Provides real estate investment opportunities resulting in potential financial returns.

Tax Benefits

Physician investors may have opportunities for tax benefits from investment.



About Cambridge

Founded in 1987, Cambridge Holdings specializes in the development, financing, acquisition, redevelopment and management of healthcare facilities and health-enhancing campuses across the United States.

Our projects include hospitals, ambulatory and preventive care centers, physician offices, cancer centers of excellence, specialist and primary care physician offices and state-of-the-art imaging. We integrate complementary medical, wellness and ancillary services with office, retail and housing offerings into some of the most progressive, sustainable and well regarded “healthy, mindful living” development projects in the country.

Over the past 10 years alone, Cambridge has financed / capitalized more than \$1 billion in transactions and has earned 60 prestigious facility quality and customer service awards, conferred by independent third parties and judged by our tenants and clients.



Our Services Include:

- Facility Development
- Financing / Ownership
- Acquisitions
- Property Management
- Community Engagement





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HEALTH + WELLNESS DISTRICT



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Cambridge

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REAL ESTATE
SERVICES