



# Office Suites, Medical Office, Salon Suites

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7010 ASH ST

FRISCO





**NEWLY FINISHED OUT BUILDING**





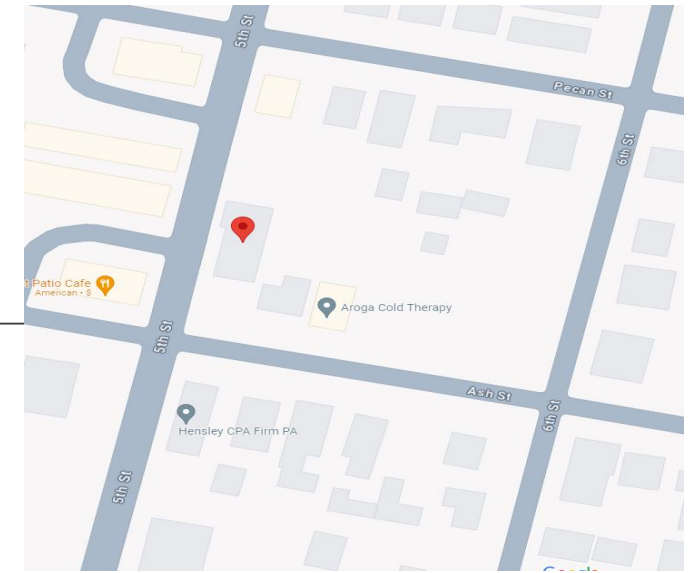
# LOCATION, USAGE AND FACILITY OVERVIEW

North East Corner of 5<sup>th</sup> Street and Ash street Intersection.

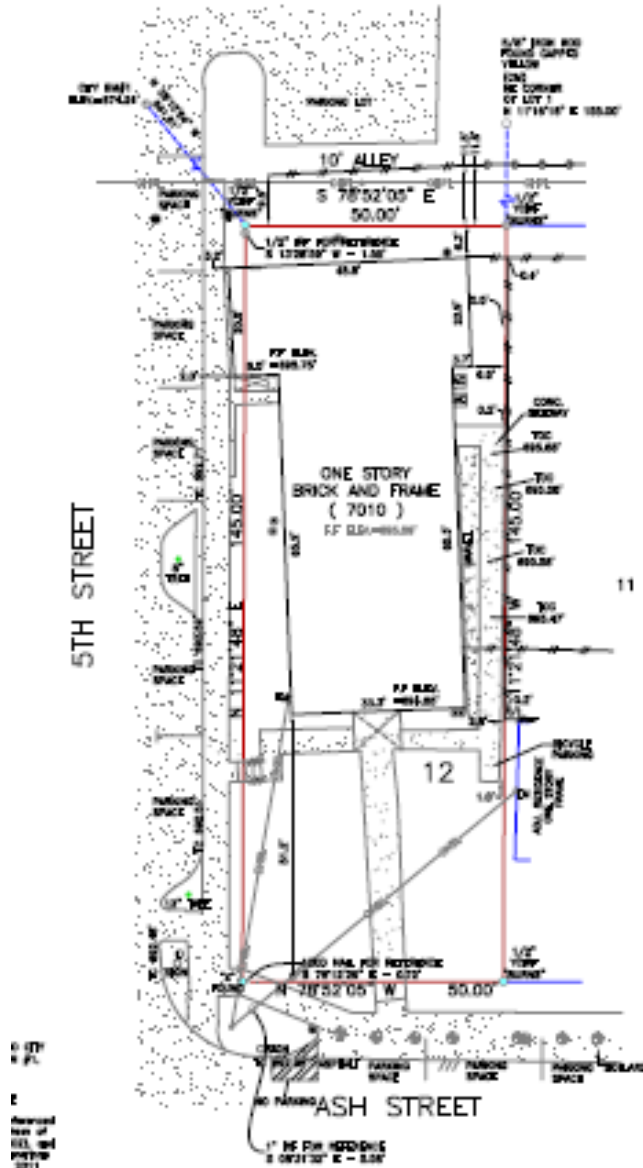
- Building SQFT ~3131 SQFT & Land 7350 SQFT
- Independent building.
- Shopping, Hospital, Banks, Café, Restaurants, Businesses, & more.
- Surrounded by Medical offices / Offices, Salon and markets and small shops etc.

Commercial Zoning - Frisco Downtown – Old town Commercial; Usages allowed

- Professional Offices,
- Salon suites (Plumbing Sink in each suite)
- Medical Offices ( Hospital grade Wiring and Plumbing Sink in each suite)
- No Church, Private School, Day Care, Assisted living, Hotel, Motel;

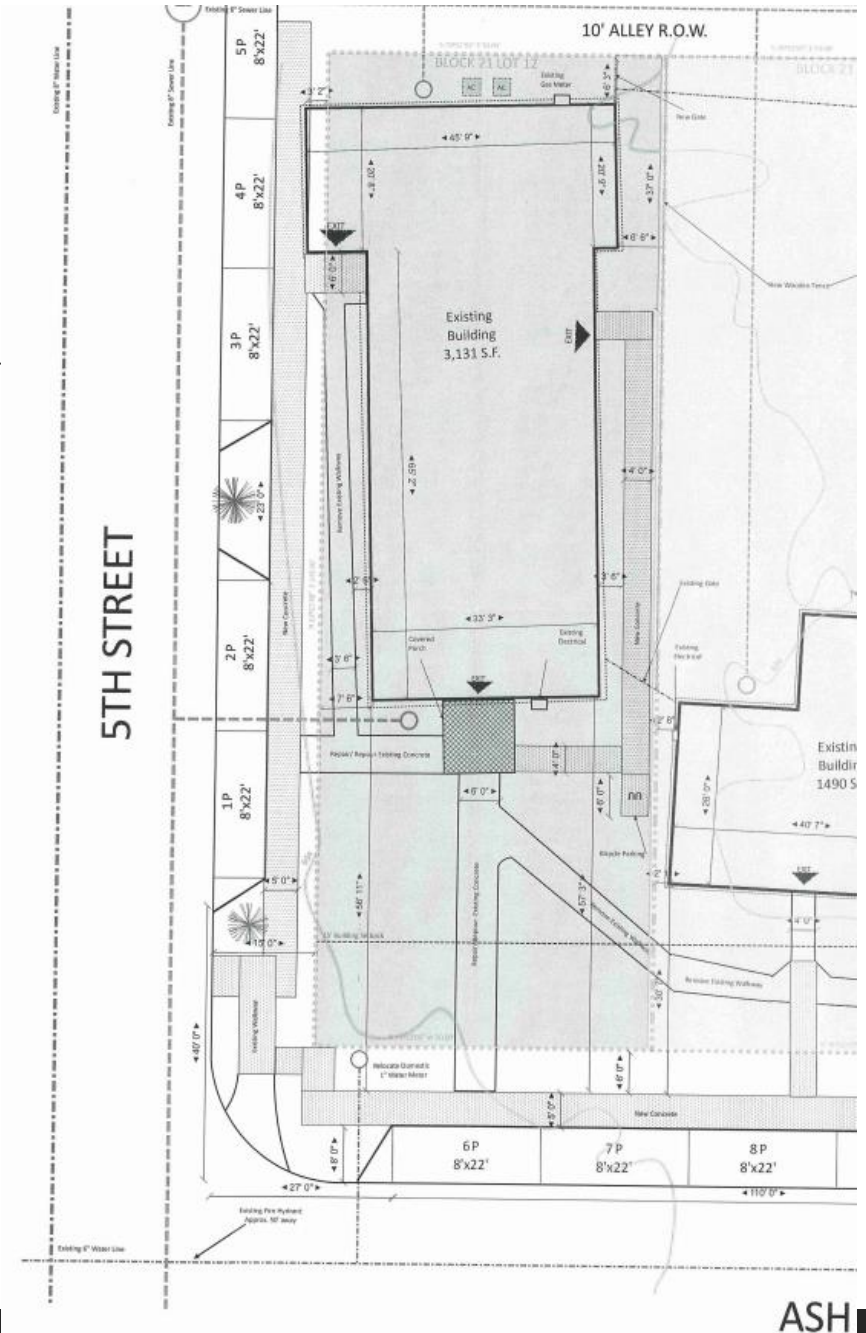


# SITE PLAN & SURVEY



Parking along both  
Ash Street and 5<sup>th</sup> Street

Access to all downtown  
city parking & garages being built  
Listed in next slide



ASH

- o **Main Street** (construction began July 2024)
- o **4th Street Plaza** (construction anticipated to begin August 2024)
- o **Parking Garage** (construction anticipated to begin Fall 2024)
- o **Elm Street** (opened to traffic 2023)

These projects are part of the [Downtown Master Plan Update \(PDF\)](#), approved by the City Council in 2018.

**Businesses, restaurants and stores will remain open throughout construction.**

Keep up to date on Downtown construction, Main Street lane closures and parking availability using an interactive story map. [View the City of Frisco's Interactive Story Map here.](#)

**Public on-street parking is available along Elm Street, 5th Street and three nearby existing parking lots.** [\[See map below \(PDF\)\].](#)



Available downtown parking and construction updates  
Access to all downtown city parking & garages being built



# FLOOR PLAN & IMPROVEMENTS IN 2024

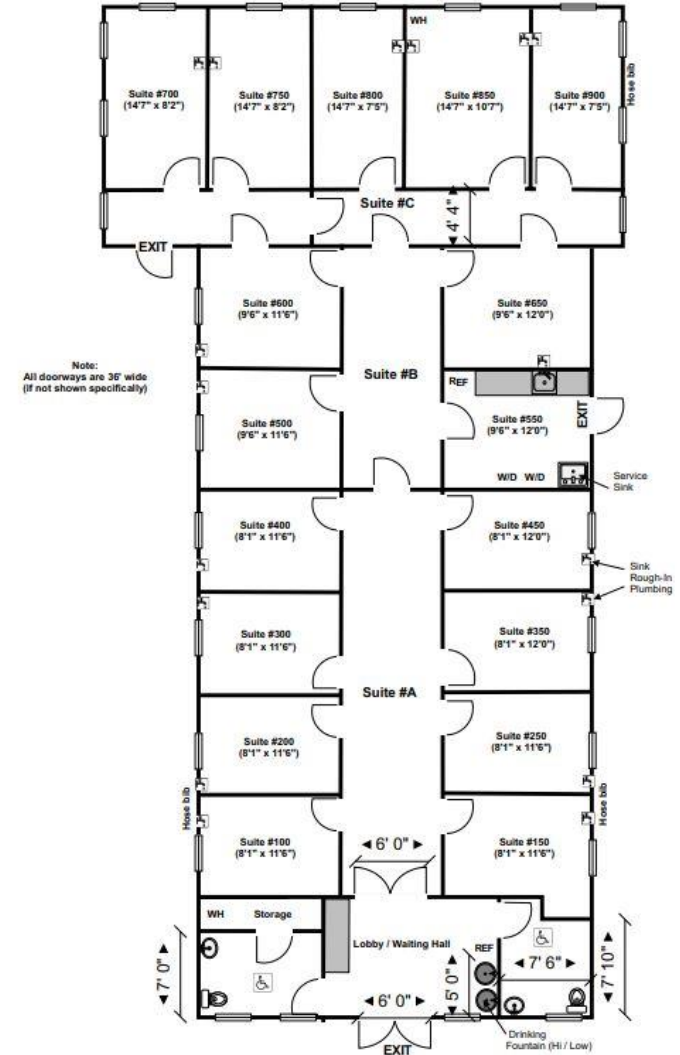
## Interior

- New HVAC Systems-2024
- New Hospital Grade Electrical wiring systems-2024
- New Plumbing and ADA restrooms-2024
- New Foam insulation-2024
- New doors, trims and windows-2024
- New Flooring, Painting, door knobs and other finish items-2024;

## Exterior

- New concrete, sidewalks, parking per approved site plan.
- New Landscaping.
- New grass.

Floor Plan - Building A 3131 SQFT



# Commercials

Building for Sale - \$1,295,000;

Building for Lease -

- 3131 SQ-FT @ \$30 Plus Utilities.
- Utilities and maintenance on actual paid directly.
- 5 plus year terms.