



## **Bldg 1, Office 301**

5850 Town & Country Blvd, Frisco, TX 75034

**Raza Ali**

Change Realty

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(469) 630-1313

# Bldg 1, Office 301

\$28.00 /SF/YR

Corner independent office building with open parking located at the border of Frisco & Plano business district near Hwy 121 & Legacy. Beautifully appointed interior complements the functional floor plan within 5 mins drive to Toyota HQ, NTTA, Fedex, Frito Lay, Bank Of America, JPMC, Legacy West and other major employers. Private Entrance and single story floor plan makes this a unique office bldg that provides; a Reception area, conference room/office that has 11 ft raised ceilings. ADA compliant unisex restroom is conveniently located off the main hallway leading to six (6) spacious offices. Carpet flooring through-out. Coffee Bar with sink and cabinets. Elegant crown molding accent the 9-foot ceilings. Large windows with 2" blinds provide plenty of natural light. Pull-down staircase lends easy access to the fully decked attic providing loads of storage. Beautifully appointed...

- Corner unit, single story floor plan (6 office rooms) with wheel chair access located 2 mins from Hwy 121 and Legacy,
- Lots of natural light with a shaded tree nearby, ample parking and quiet neighbors



Rental Rate:	\$28.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	2,408 SF
Year Built:	2005
Cross Streets:	Legacy Dr
Walk Score @:	31 (Car-Dependent)
Rental Rate Mo:	\$2.33 /SF/MO

## 1st Floor Ste 301

Space Available	1,350 SF
Rental Rate	\$28.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

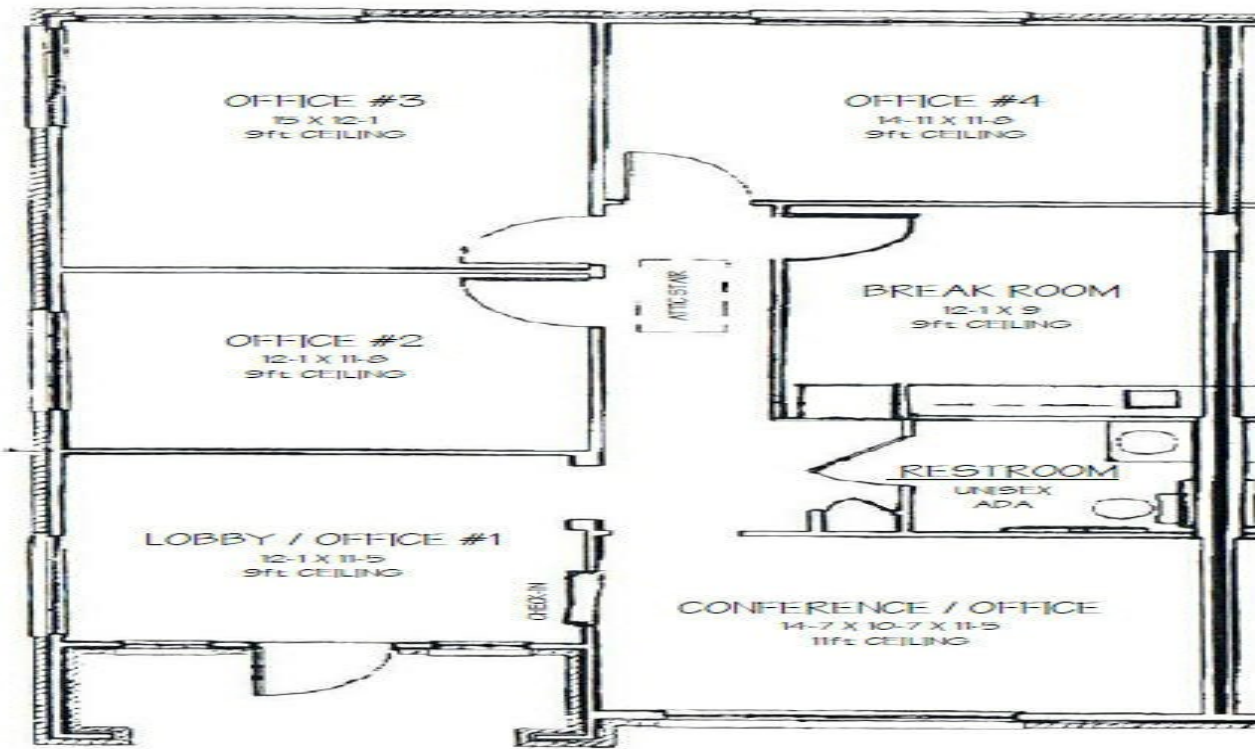
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# TOWN & COUNTRY OFFICE PARK

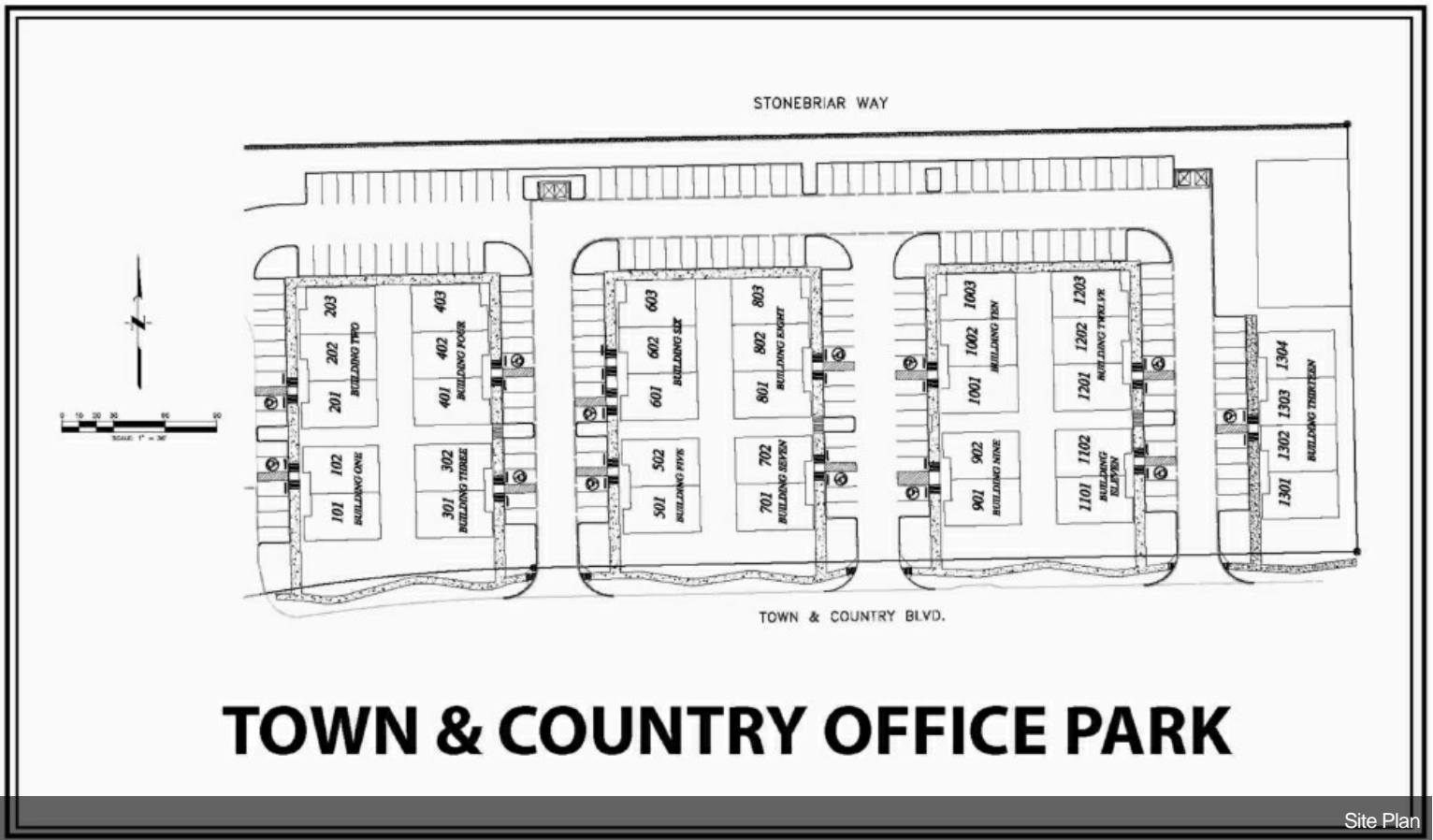


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SUITE 1101 - 1,172 Sqft approx.

ALL MEASUREMENTS ARE APPROXIMATE

Floor Plan



# TOWN & COUNTRY OFFICE PARK

Site Plan

# Property Photos

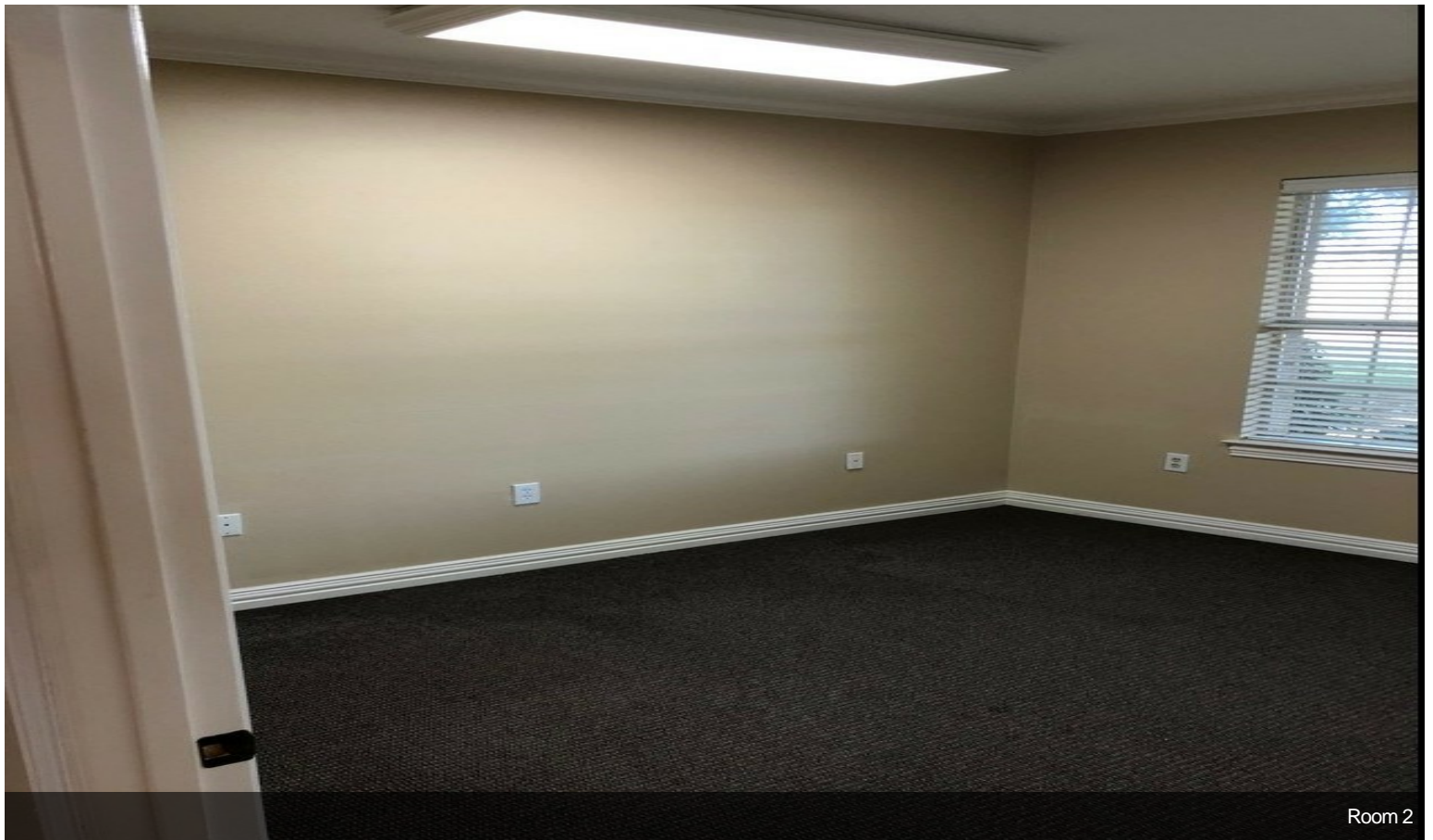


Elevation



Entrance

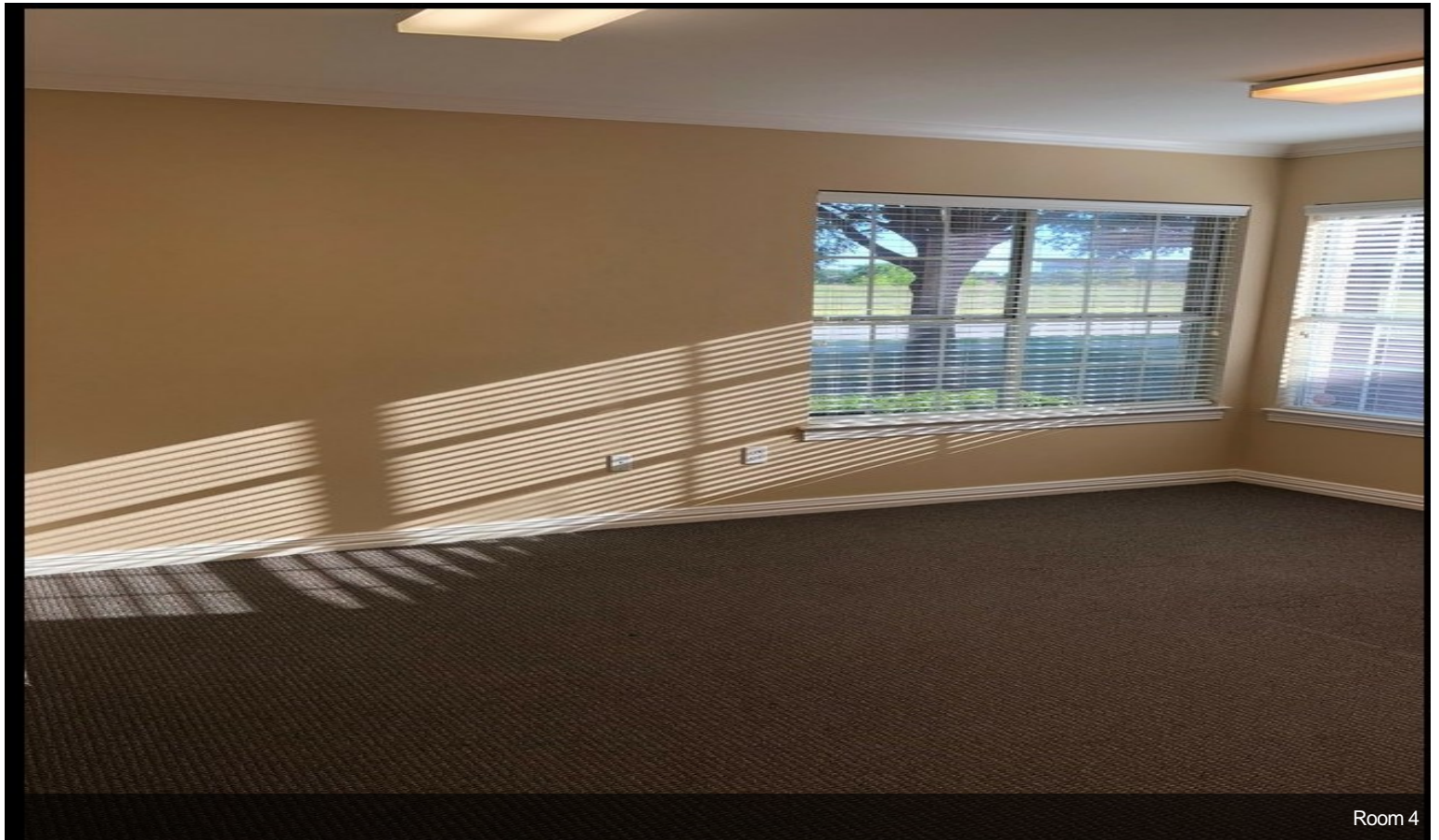
# Property Photos



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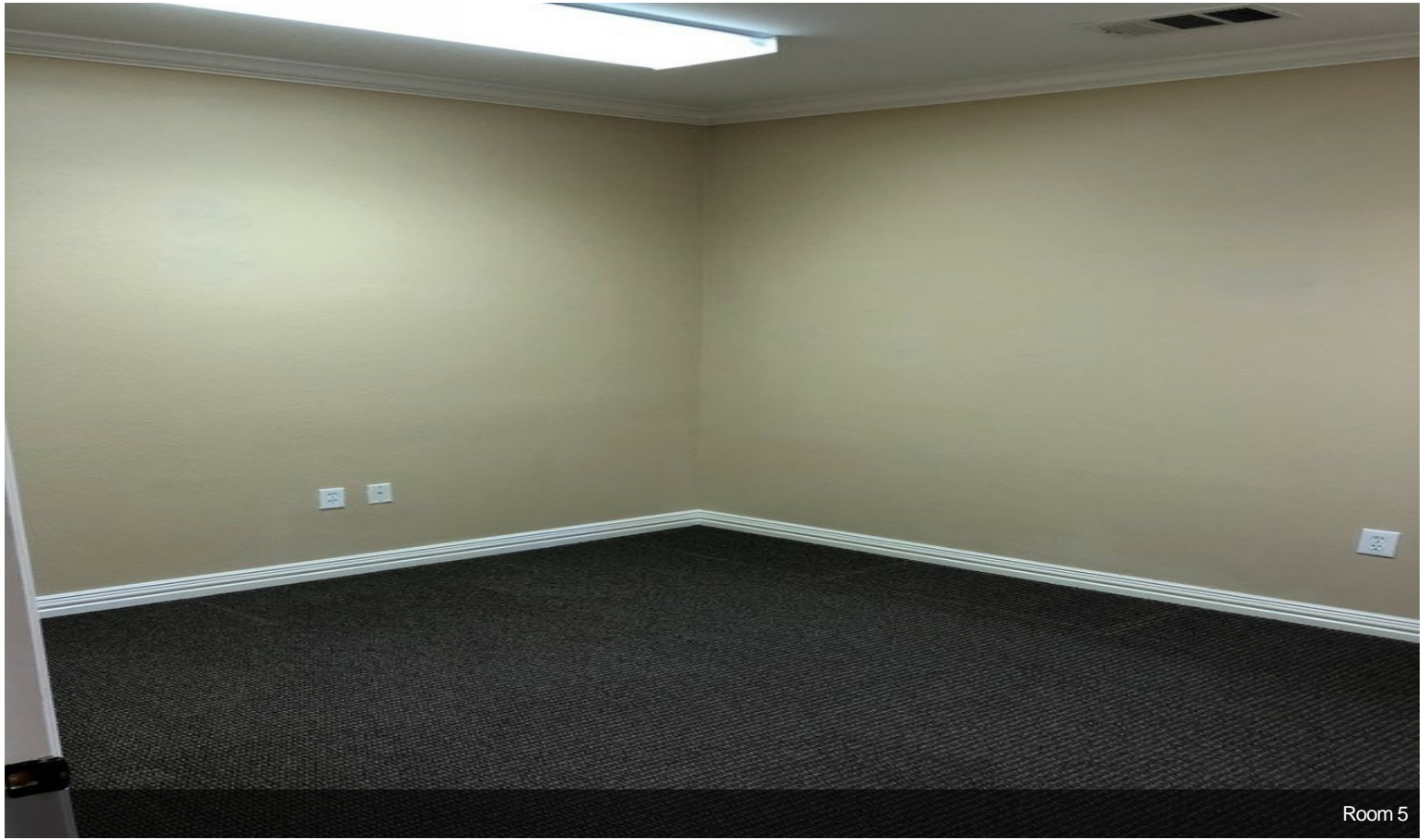
Room 3



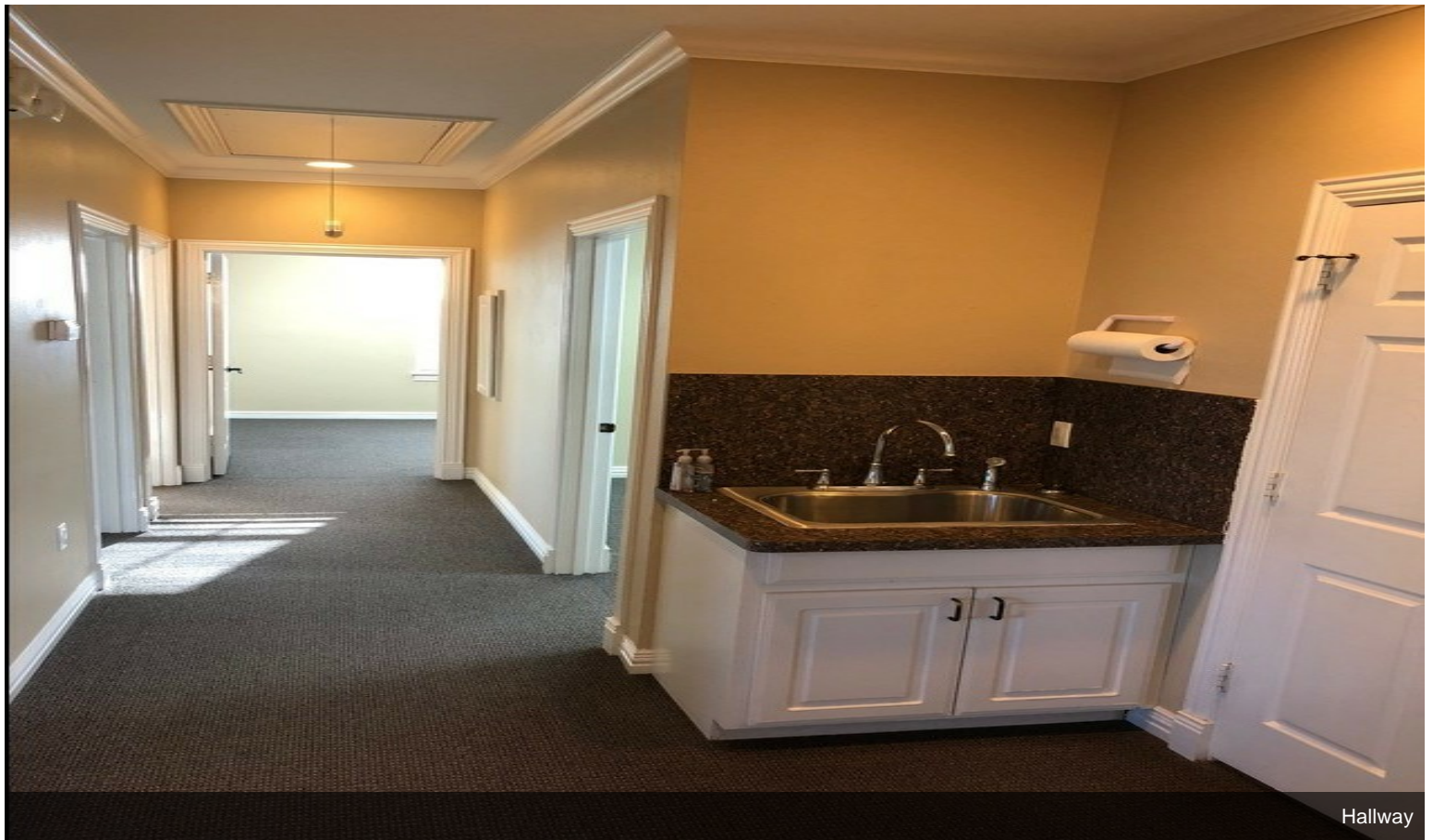
Room 4



# Property Photos



Room 5



Hallway

# Property Photos



Unisex bathroom



Building Photo

# Property Photos



Exterior