

FRISCO OFFICE SPACE



BRYAN HAGGARD
LAND GROUP

www.BryanHaggardLand.com

| Office Space Overview

Building 5, Units 501 & 502 at 425 Old Newman Road, Frisco, TX 75036 offers exceptional office space opportunities in one of **Frisco's most dynamic commercial corridors**. Frisco's continued growth and development have made it a prime location for businesses looking to expand or establish a presence in the Dallas-Fort Worth area.

Located on FM 423 with excellent connectivity and proximity to major highways such as SH 121 and the Dallas North Tollway, these professionally managed units provide **1,150 - 2,300 SF** of premium office space.

Both units feature full build-out condition with immediate availability, making them perfect for professional office users seeking **move-in ready space** in this high-density commercial area surrounded by amenities nearby.





Property Summary

Location

425 Old Newman Road, Frisco, TX 75036

Available Space

1,150 - 2,300 SF

Rental Rate

\$28.00/SF/YR (\$2,700/month/unit fixed)

Lease Term

3-5 Years

Building Class

Class B Office Building (Built 2017)

Condition

Full Build-Out, Move-in Ready

Space Details

Each unit (501 & 502) includes: Covered porch, lobby/reception area, 5 private offices (9'-11' ceilings), breakroom, unisex restroom, and attic storage with centralized air conditioning.

Building Amenities

- 50 surface parking spaces
- 24-hour access with security system
- Building signage opportunities
- Professional HOA management and maintenance

Landlord Responsibilities

- ALL INCLUSIVE rent covers taxes, water, landlord insurance, and HOA fees
- All interior maintenance (HVAC, plumbing, electrical) during lease term





| Highlights

Prime FM 423 Location

Excellent visibility and connectivity on FM 423 with proximity to major highways and high-density commercial and residential areas.

All-Inclusive Lease

Fixed \$2,700/month covers all expenses including taxes, water, insurance, and HOA fees—no surprise costs or NNN charges.

Move-In Ready

Full build-out with 5 private offices, reception area, breakroom, and all necessary amenities for immediate occupancy.

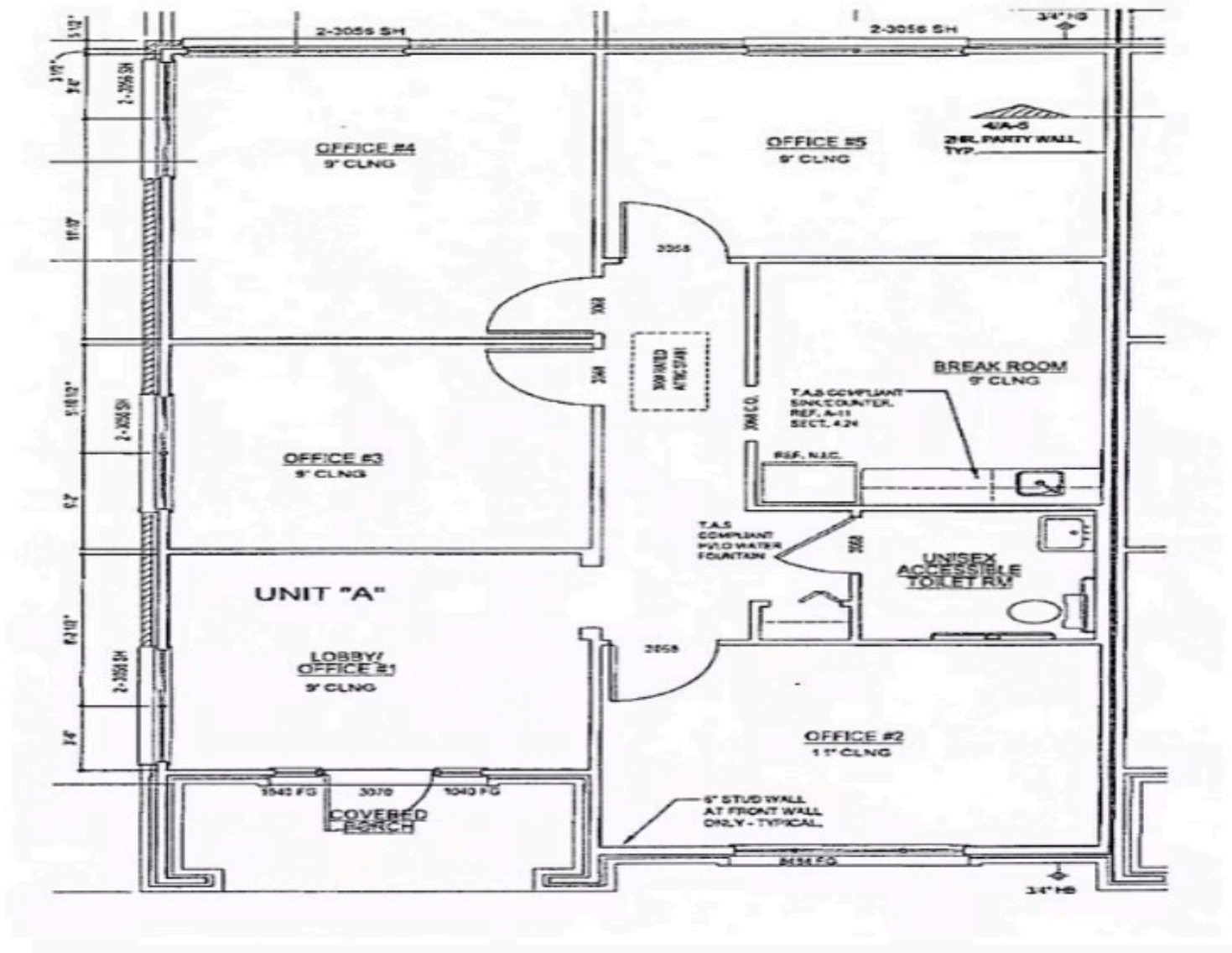
Professional Management

HOA-managed office park with professional maintenance, landscaping, and common area upkeep ensuring a prestigious business address.

Flexible Space Options

Lease individually (1,150 SF) or combine both units (2,300 SF) for larger operations, with consistent \$28/SF/YR pricing.

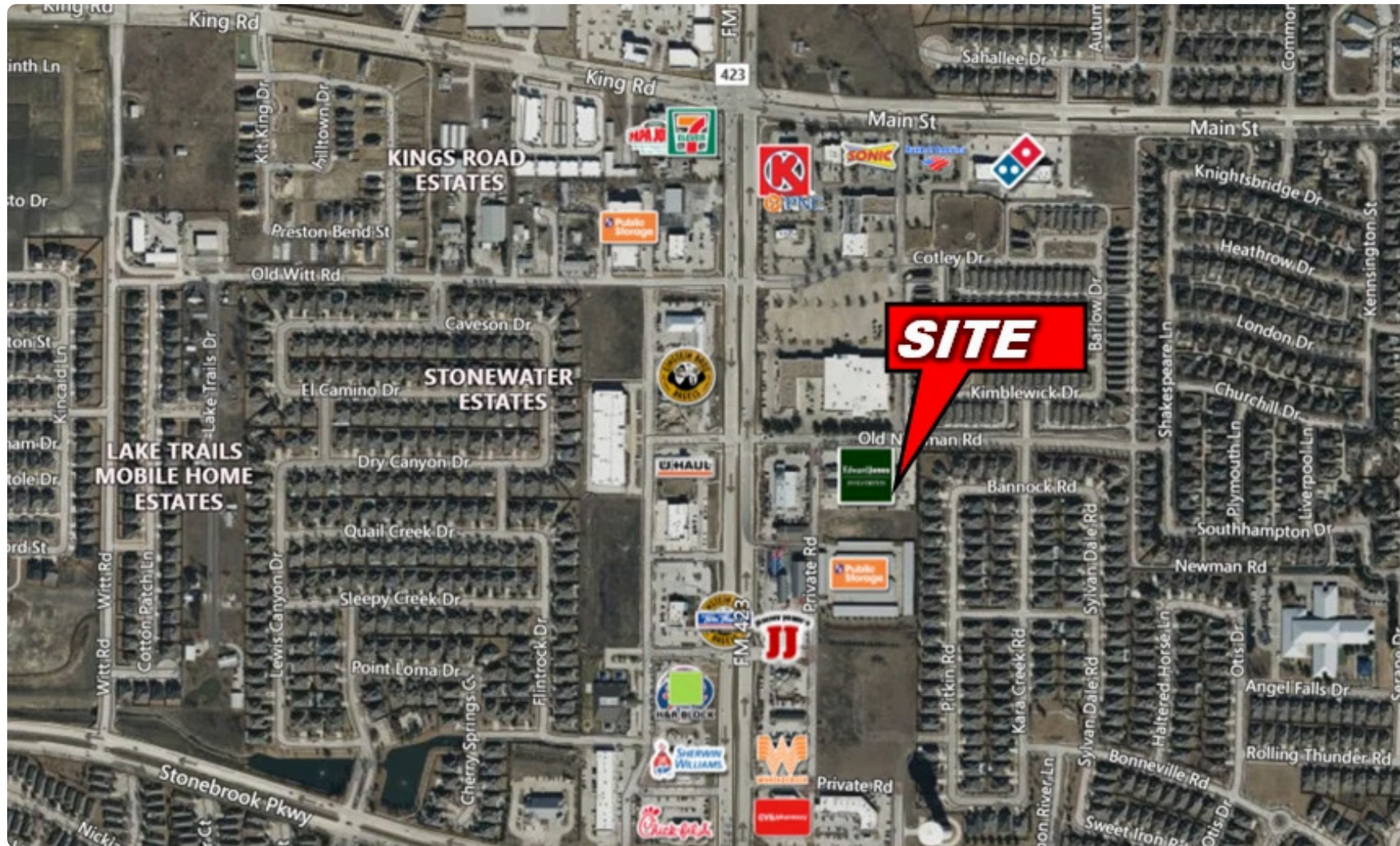
Unit Floor Plan



Photos



Area Map





| Location Advantages

FM 423 and Main St. Access

Prime location of of FM 423 and Main Street with excellent visibility and direct access to major transportation corridors throughout Frisco and the greater DFW area.

Strategic Positioning

Located in Frisco's established commercial corridor with proximity to major employers, retail centers, and residential communities.

Professional Environment

Situated in a well-maintained office park with professional management, ensuring a prestigious business address that enhances your company's image and provides a stable, professional environment for your operations.

Aerial View



| Frisco Market Overview

Frisco continues to be one of the fastest-growing cities in Texas and the nation, making it an ideal location for businesses seeking growth opportunities. The city's strategic location in the Dallas-Fort Worth metroplex, combined with excellent schools, infrastructure, and quality of life, attracts both businesses and residents.

Frisco Business Growth

Frisco's economy has diversified significantly, with major corporate relocations and expansions driving demand for quality office space.

Population Growth

Over 250,000 residents with continued expansion

Corporate Presence

Home to major corporate headquarters and regional offices



Frisco ranks among the top cities for business growth and quality of life in Texas

Office Market Dynamics

The Frisco office market demonstrates strong fundamentals with consistent demand from growing businesses and corporate relocations.

\$28.00

Competitive Rate per SF/YR

| Building Features & Management

Professional HOA management ensures consistent maintenance standards and a prestigious business environment that enhances your company's professional image.

Building Amenities & Services



Security System

24-hour access control and security monitoring



Ample Parking

50 surface parking spaces for tenants and visitors



Full Maintenance

Landlord handles all interior and exterior maintenance



Signage Opportunities

Building signage available

The professionally managed office park provides a stable, well-maintained environment that supports business operations and enhances tenant satisfaction through consistent service delivery and attention to detail.



Available Units

Unit 501 - 1,150 SF

First floor suite with full build-out, available now

Unit 502 - 1,150 SF

First floor suite with full build-out, available now

Combined Space - 2,300 SF

Both units available together for larger operations



Immediate Availability

Move-in ready within 30 days of lease execution

| Contact Information

For leasing information, property tours, or additional details about Units 501 and 502 at 425 Old Newman Road, please contact our leasing team. We're ready to help you find the perfect office space solution for your business needs in Frisco's thriving commercial market.

Josh Bryan

Founding Partner

Bryan Haggard Land Group

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date