

Building 5 Unit 501,502

425 Old Newman Rd, Frisco, TX 75036

Presented by
Abhi Ram



Price: \$34.00 /SF/YR

We are pleased to present 425 Old Newman Rd, Ste 501 and 502, Frisco, TX. Spanning approximately 1,150 square feet each condo unit with contiguous space offered together or individually, this existing construction features contemporary designs and colors, creating an inviting work environment. With availability within 30 calendar days of the contract execution period, this prime location offers easy access to three major freeways, Dallas N Tollway, US 380, and Sam Rayburn Tollway, facilitating effortless commuting. Situated in close proximity to Stonebriar Mall, The Star, Fields, Nebraska Furniture Mart, and several other huge communities, this space provides a convenient central location. Ideal for businesses seeking stylish and functional office space, this property offers the perfect canvas to bring your vision to life.

Each unit (#501, #502) has a Covered Porch, a Lobby which can be used as Office #1 (9'), Office #2 (11') high ceiling, Office #3,#4,#5 (9'), breakroom (#9') and a Unisex toilet room. The units also have an attic to store plenty of storage with centralized Air conditioning. The unit also has a security system that can be used by any security service that is needed for your business.

FIXED RENT: \$3200/Month/Unit (NO - NNN)

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Perfect location for professional or medical office users with huge density of communities and businesses around.

Plenty of Parking and Professionally managed, maintained office park by HOA

Excellent connectivity , proximity to major highways and the units are on FM 423

Heavy daytime foot traffic and sunlight

NNN (Taxes, Water, Landlord insurance, HOA fees) is ALL TAKEN CARE BY LANDLORD which is a fixed Lease rent amount \$3200/month/unit

Landlord takes care of any issues (water heater, plumbing, furnace, electric) inside the Unit during the period of Tenant lease possession.

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(608) 239-6300

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WFOC - Building 5



Aerial view of the location-1

Listing spaces

1st Floor Ste Unit # 501

Space Available	1,150 SF
Rental Rate	\$34.00 /SF/YR
Date Available	30 Days
Service Type	Tenant Electric
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

Hardwood flooring in the reception and hallways allows minimum maintenance of the high-traffic areas, and the carpeted office rooms, all rooms offer a great appearance. Elegant ceramic tile flooring in the break room and restroom. The custom cabinet in the break room is ideal for storing supplies. Surrounded by retail and residential properties, this location is ideal for professional offices or medical use. The unit also has an attic to store plenty of storage.

1st Floor Ste Unit # 502

Space Available	1,150 SF
Rental Rate	\$34.00 /SF/YR
Date Available	30 Days
Service Type	Tenant Electric
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

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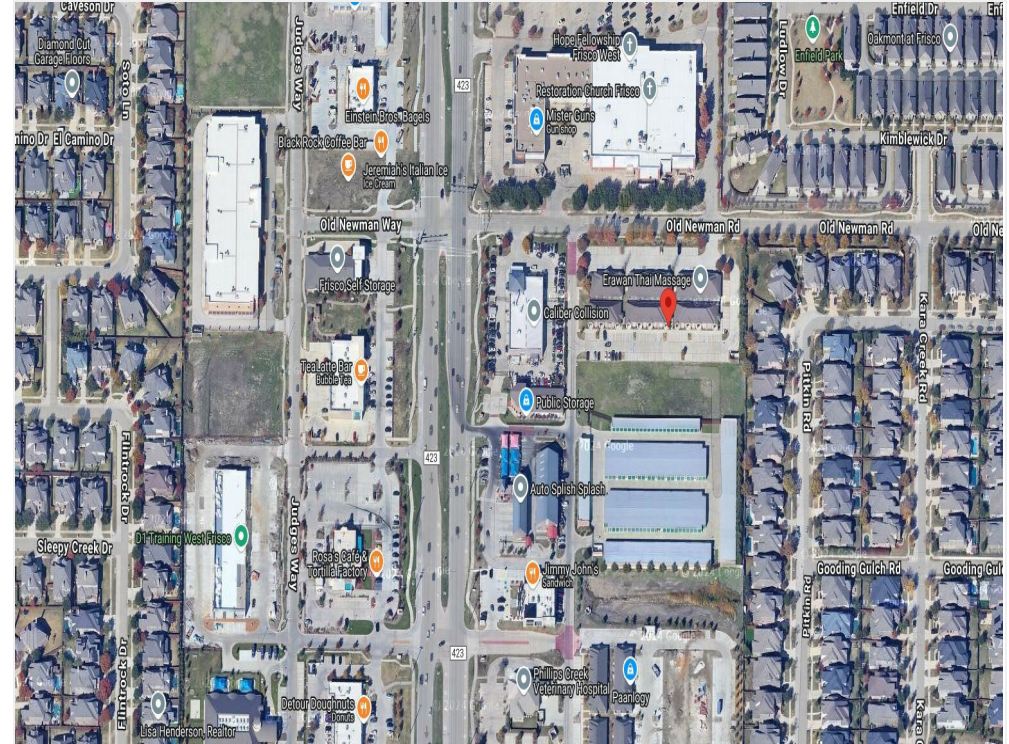
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Property Photos



Aerial view of the location-2

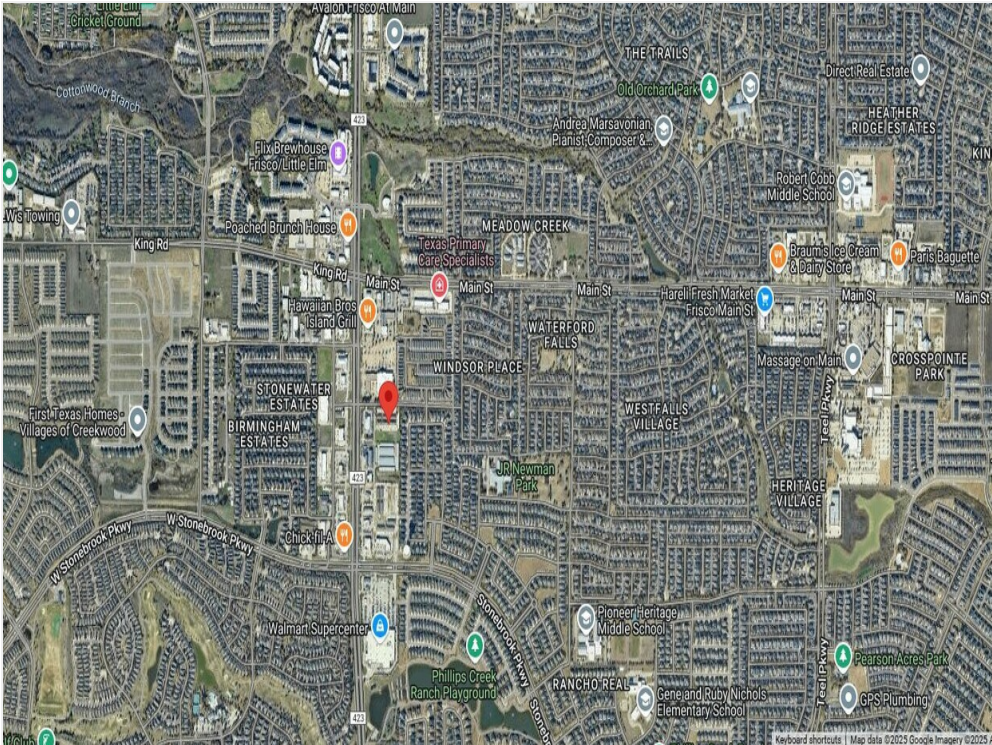


Bird view of the location - 1

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Property Photos



Bird view of the location - 2



Lobby / Office # 1

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Property Photos



common Walkway



Office # 2

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Property Photos



Uni Sex bathroom



Break Room

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Property Photos



Office # 3



Office # 4

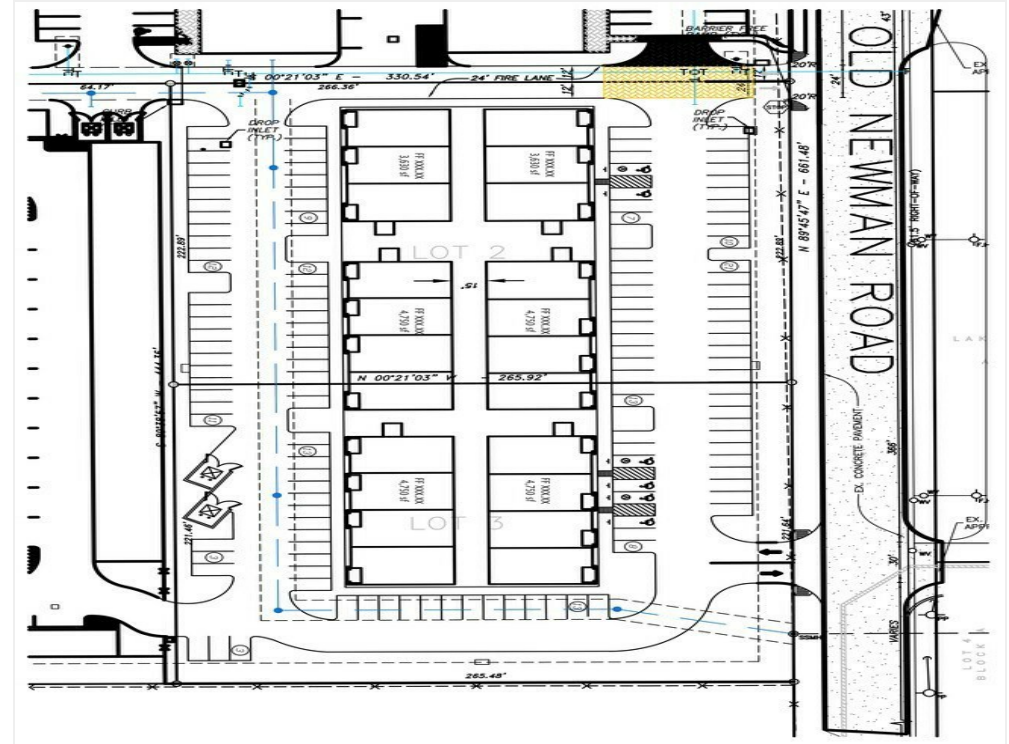
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Property Photos



Office # 5

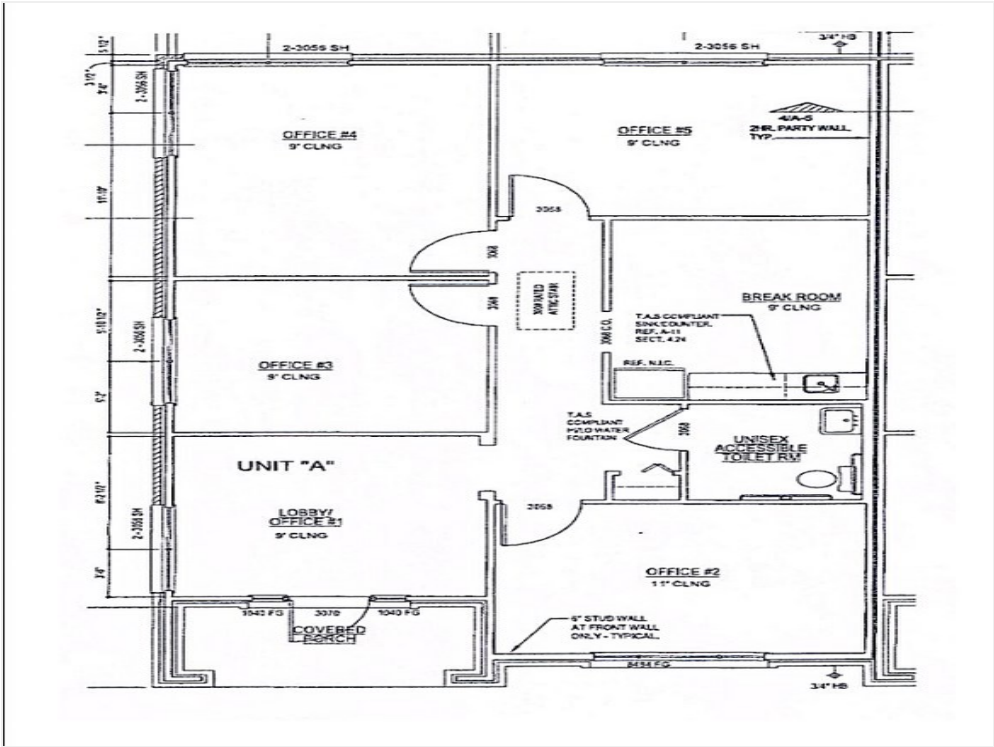


WFOC - Site Plan

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Property Photos



Unit Floor Plan



Unit # 501, Unit #502

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Location

