

BROKER BONUS OF \$2.00 PSF FOR A FULL-TERM SUBLEASE



FOR SUBLEASE

**2600 NETWORK BLVD
SUITE 600 • FRISCO, TX 75034**

19,598 SF AVAILABLE IN HALL PARK • \$23.00 PSF • SUBLEASE TERM THRU 12/31/32 • 4 MONTHS FREE RENT

Bradley Lipton, CCIM, MBA • (214) 929-6169 • brad.lipton@mohrpartners.com | **Max Hemphill** • (214) 273-8668 • max.hemphill@mohrpartners.com
Drew Ingram • (214) 934-4744 • drew.ingram@mohrpartners.com | **Stephen Hemphill** • Managing Principal & Shareholder • (214) 273-8615 • stephen.hemphill@mohrpartners.com



Property Information

SUBLEASE OVERVIEW

Property Address	2600 Network Blvd, Frisco, TX
Sublease Size	19,598 SF <i>Can be demised to a minimum of approximately 13,300 SF</i>
Availability	Immediate
Sublease Term	Through 12/31/2032
Pricing	\$23.00 PSF
Incentives	4 Months of Free Rent



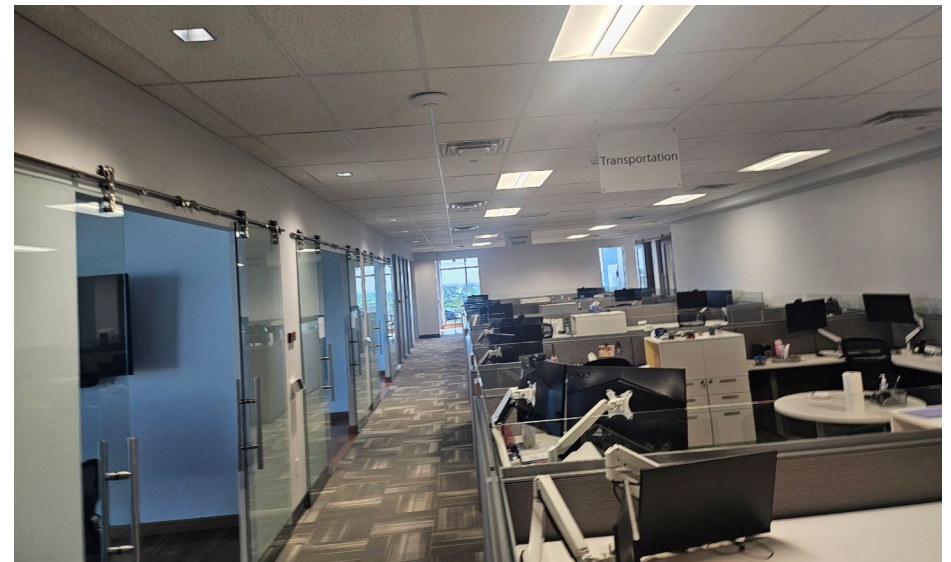
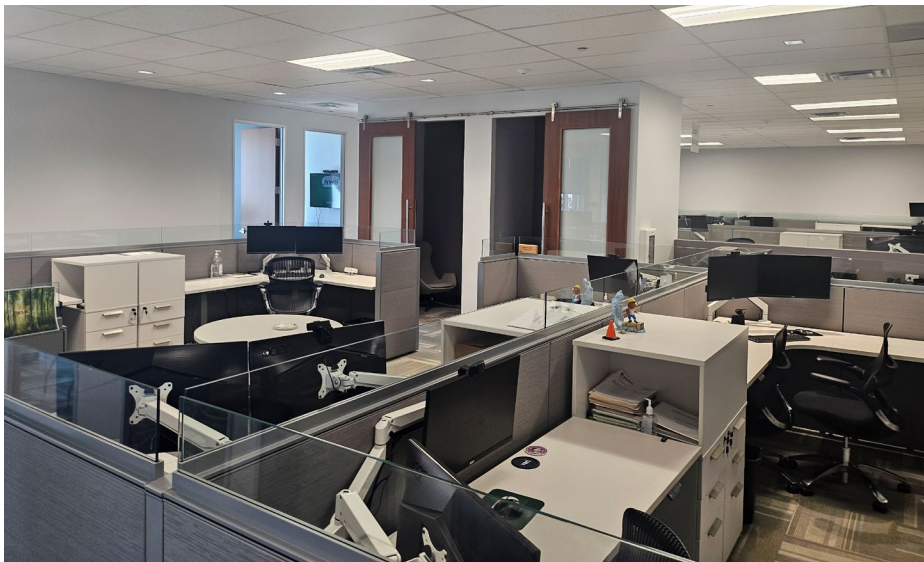
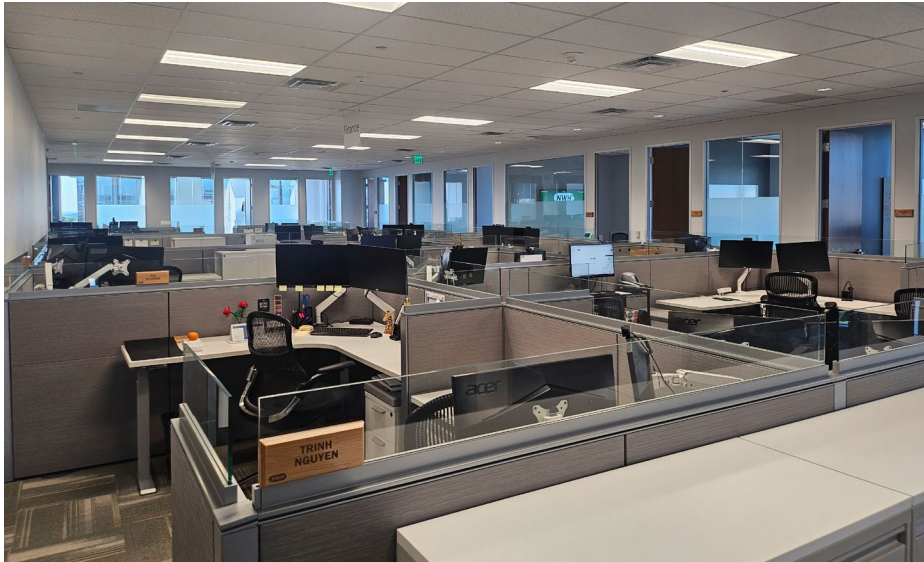
SUBLEASE HIGHLIGHTS

- Top-Floor Location within the Lakes IV building of Hall Park
- Higher-quality interior finishes
- Plug and play option, including all furniture, if desired
- Space can be demised to a minimum of approximately 13,300 SF
- Welcoming reception area
- 1 boardroom (can comfortably fit 16 people)
- 5 conference rooms
- 4 huddle rooms
- 26 private offices
- In-suite cafe/meeting lounge
- Small secondary break room
- Approximately 74 workstations
- Upgraded restrooms and corridor
- Potential full-floor solution
- **4 months of free rent**

HALL PARK HIGHLIGHTS

- 162-acre, 15-building office park, consisting of 2.2 million square feet of office space
- Greenscape and Lakes
- 200 Works of Art
- Walking Trails & Bike Share Program
- Fitness Center
- Multiple Conference Centers
- Outdoor Meeting and Work Spaces
- On-site Casual Dining

Property Imagery



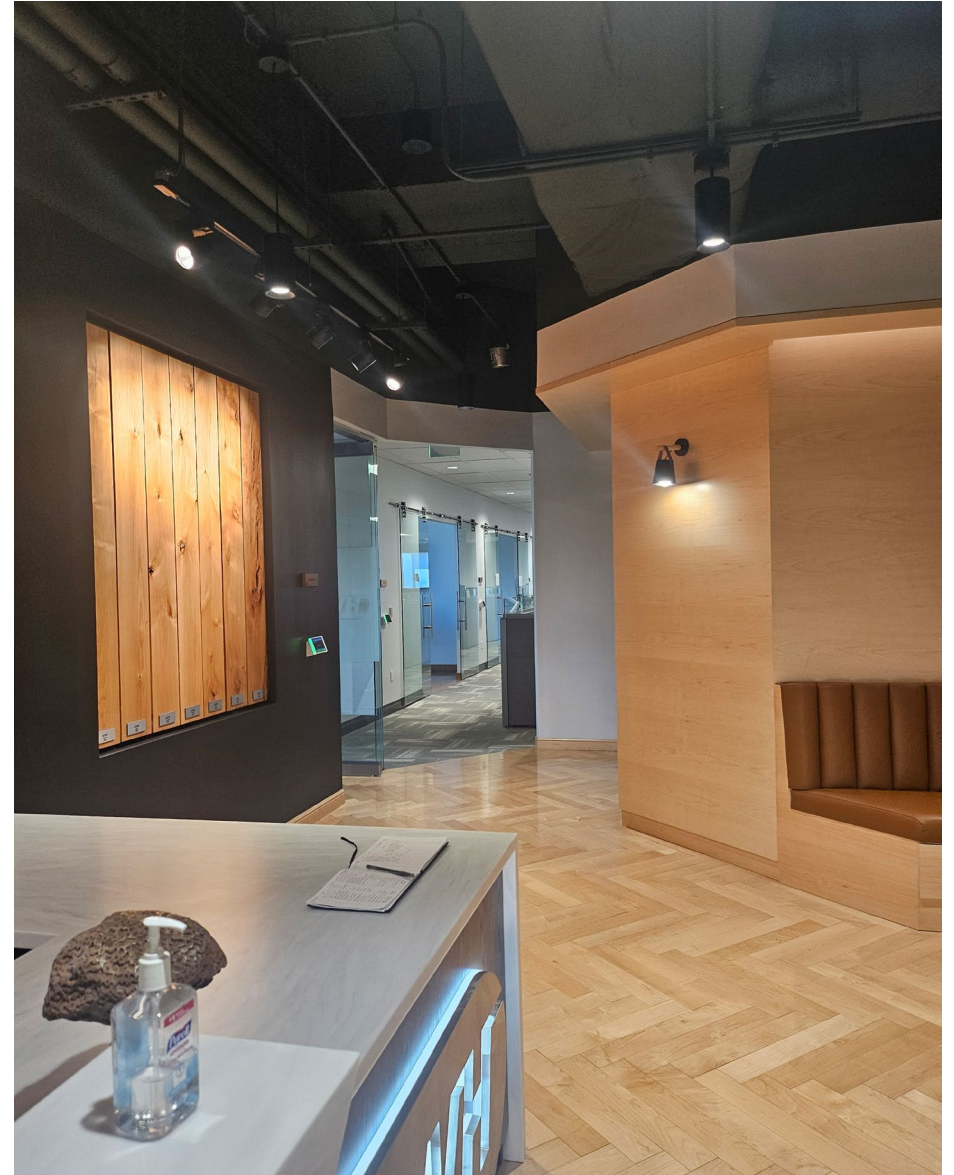
Property Imagery



Property Imagery



Property Imagery



Floorplan



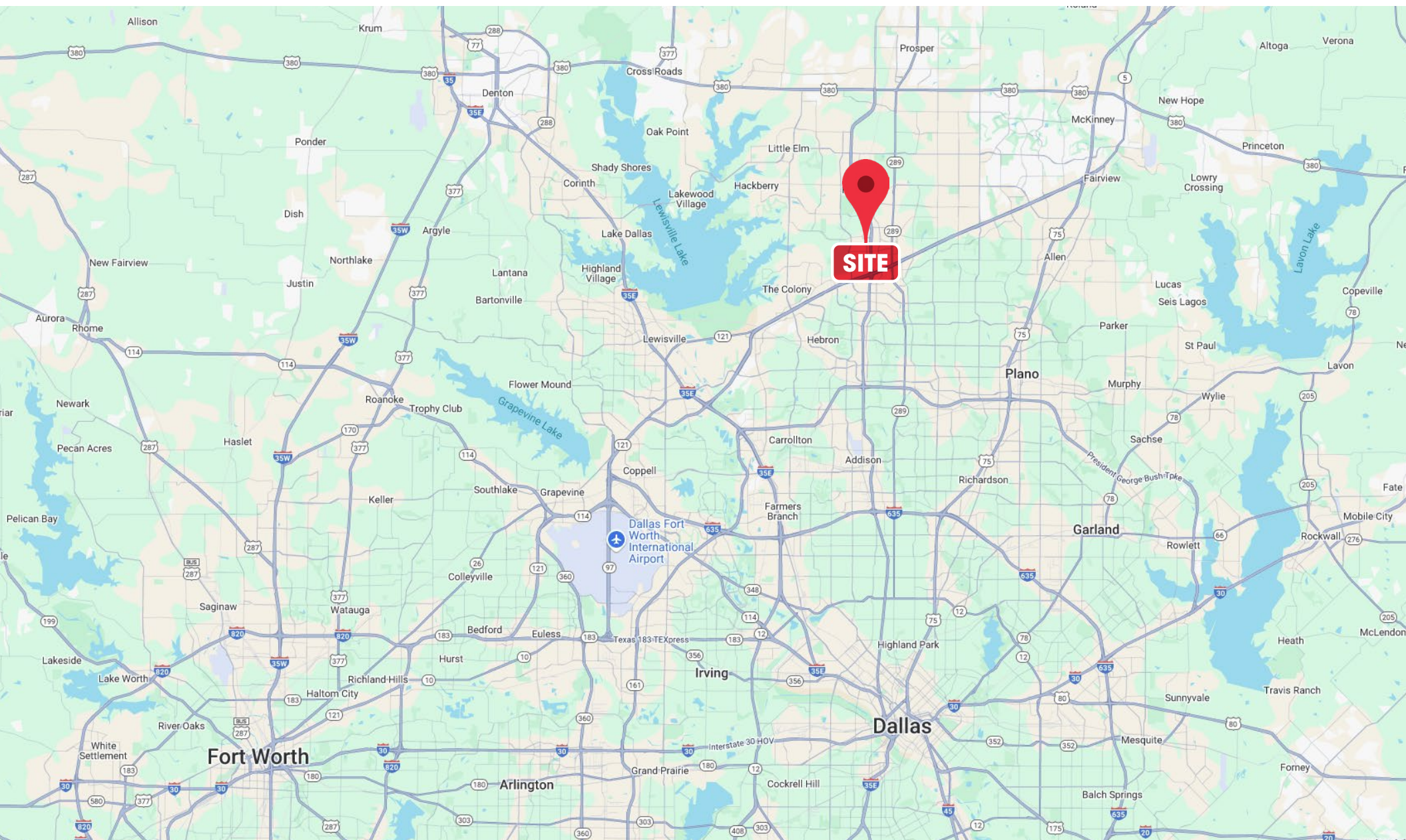
Furniture Plan



Hall Park



Map



Dallas-Fort Worth Market Summary



Dallas is a city in the U.S. state of Texas that encompasses half of the Dallas-Fort Worth Metroplex. Located in North Texas, the city has a 2022 population estimated at 6,488,000 residents, making it the third-largest city in Texas and the ninth-largest city in the United States. Dallas is the main core of the 11-county Dallas-Fort Worth-Arlington metropolitan area, which had a population of 7,637,387 according to the U.S. Census Bureau's 2020 census. Dallas-Fort Worth added more than 1.2 million residents between 2010 and 2020, growing its population by 20 percent.

Dallas-Fort Worth is home to 22 Fortune 500 companies, the fourth-largest concentration of such companies in the country. The Metroplex has one of the largest concentration of corporate headquarters in the U.S. and is the only metro area in the country home to three of the top-ten largest Fortune 500 companies by revenue.

The metropolitan economy is the fourth-largest in the United States, with a 2022 real GDP estimate of \$534.8 billion. From 2020 to 2021, Dallas-Fort Worth had both the fourth-highest job growth rate in the nation, and is the fourth-largest employment center in the nation (behind New York City, Los Angeles, and Chicago) with more than three million non-farm jobs. In the latest rankings released in 2020, Dallas was rated as a "beta plus" world city by the Globalization and World Cities Study Group & Network. Dallas is also ranked 14th in world rankings of GDP by the Organization for Economic Co-operation and Development.

The Dallas-Fort Worth metroplex comprises the highest concentration of colleges and universities in Texas. Over 41 colleges and universities are located within the Metroplex, which is the most of any metropolitan area in Texas. The UT Southwestern Medical Center is home to six Nobel Laureates and was ranked No. 1 in the world among healthcare institutions in biomedical sciences.

No. 1

Fastest Growing MSA in the U.S. from 2010 to 2020 (*U.S. Census Bureau*)

4th

Largest Metropolitan Area in the United States

4th

Highest Job Growth Rate in the U.S. (*U.S. Bureau of Labor Statistics*)

22

Fortune 500 Companies Call Dallas-Fort Worth Home (*The Dallas Morning News*)

10K

Home to over 10,000 corporate headquarters, making it the largest concentration in the U.S.

Demographics

	1 Mile	3 Mile	5 Mile
Population			
2020 Population	6,494	92,962	284,123
2024 Population	8,662	105,737	318,814
2029 Population Projection	10,771	128,724	387,276
Annual Growth 2020-2024	8.3%	3.4%	3.1%
Annual Growth 2024-2029	4.9%	4.3%	4.3%
Households			
2020 Households	3,757	37,872	108,481
2024 Households	5,027	43,851	123,100
2029 Household Projection	6,266	53,669	150,184
Annual Growth 2020-2024	5.7%	2.4%	2.3%
Annual Growth 2024-2029	4.9%	4.5%	4.4%
Avg Household Size	1.70	2.40	2.60
Avg Household Vehicles	1.00	2.00	2.00
Housing			
Median Home Value	\$755,718	\$472,911	\$467,271
Median Year Built	2010	2005	2002
Owner Occupied Households	573	22,190	80,343
Renter Occupied Households	5,694	31,479	69,841
Household Income			
< \$25,000	419	3,526	8,384
\$25,000 - 50,000	1,034	5,379	13,164
\$50,000 - 75,000	948	6,287	16,620
\$75,000 - 100,000	1,075	6,281	15,136
\$100,000 - 125,000	446	5,201	14,260
\$125,000 - 150,000	149	3,117	10,366
\$150,000 - 200,000	442	5,440	16,620
\$200,000+	515	8,620	28,550
Avg Household Income	\$101,321	\$133,166	\$144,456
Median Household Income	\$77,628	\$102,175	\$114,456

	1 Mile	3 Mile	5 Mile
Population Summary			
Age 15+	7,449	87,005	262,143
Age 20+	7,177	80,517	240,405
Age 35+	4,443	57,549	178,719
Age 55+	1,562	23,170	77,083
Age 65+	814	11,143	37,952
Median Age	35.50	37.60	39.10
Avg Age	36.70	37.20	38.10
Education			
Some High School, No Diploma	147	2,916	8,370
High School Graduate	532	7,114	23,196
Some College, No Degree	1,393	15,988	47,524
Associate Degree	386	3,968	12,696
Bachelor's Degree	2,636	29,877	83,868
Advanced Degree	1,963	18,163	57,665
Employment			
Civilian Employed	5,408	60,875	182,366
Civilian Unemployed	288	2,198	5,960
Civilian Non-Labor Force	1,697	22,509	69,333
U.S. Armed Forces	1	125	144
Housing Value			
< \$100,000	0	203	799
\$100,000 - 200,000	1	274	1,355
\$200,000 - 300,000	0	2,084	7,293
\$300,000 - 400,000	3	3,933	14,206
\$400,000 - 500,000	75	3,640	14,043
\$500,000 - 1,000,000	306	6,667	25,311
\$1,000,000+	86	1,495	3,193

Demographic data © CoStar 2025



14643 DALLAS PKWY • SUITE 1000 • DALLAS, TEXAS 75254

Bradley Lipton, CCIM, MBA • (214) 929-6169 • brad.lipton@mohrpartners.com | **Max Hemphill** • (214) 273-8668 • max.hemphill@mohrpartners.com
Drew Ingram • (214) 934-4744 • drew.ingram@mohrpartners.com | **Stephen Hemphill** • Managing Principal & Shareholder • (214) 273-8615 • stephen.hemphill@mohrpartners.com

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.