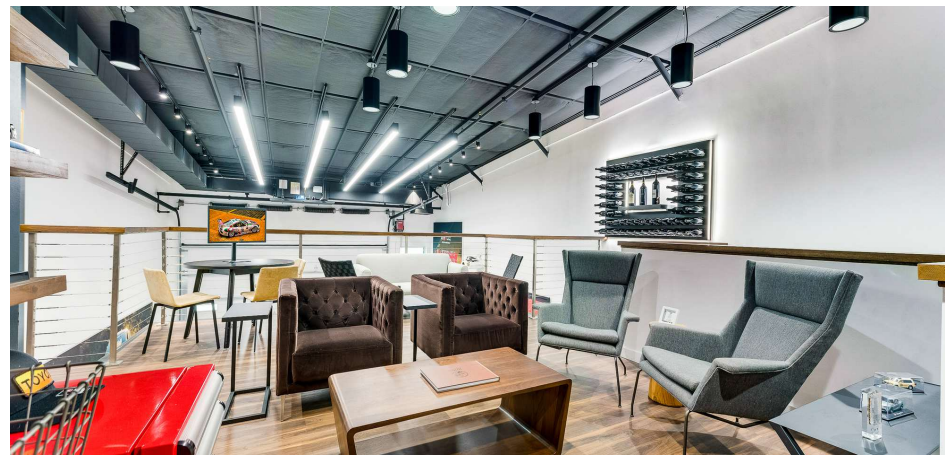
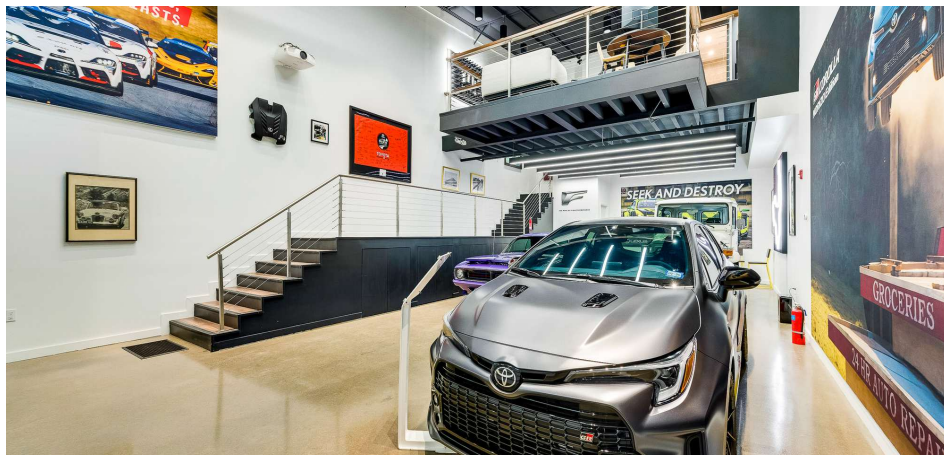


# LEASE

## RARE OPPORTUNITY - PREMIUM FLEX SPACE IN DFW

6767 All Stars Avenue, Suite C-3 Frisco, TX 75033



### OFFERING SUMMARY

Lease Rate:	\$4,250.00 per month (Gross)
Complex Size:	369,781 SF
Available SF:	1,700 SF
Lot Size:	8.49 Acres
Zoning:	STORE/OFFICE COMBO

### PROPERTY OVERVIEW

High-End Garage Condominium for Lease at 6767 All Stars Avenue, Suite C-3, Frisco, Texas  
Secure this RARE OPPORTUNITY to lease one of DFW's most premium flex spaces, designed to deliver unparalleled luxury and versatility.

Discover the perfect fusion of luxury and functionality at Suite C-3, 6767 All Stars Avenue in Frisco, Texas. This exceptional high-end garage condominium redefines versatile working and storage spaces, offering a seamless blend of style and practicality. Designed to impress, this unique property provides an unparalleled combination of office and storage solutions, making it ideal for a variety of uses.

Whether you're looking to showcase prized collector items, indulge in personal hobbies, entertain clients and friends in a sophisticated environment, or meet your day-to-day storage needs, Suite C-3 delivers a premium experience tailored to your lifestyle.

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TX #755167

#### Cristie Coles

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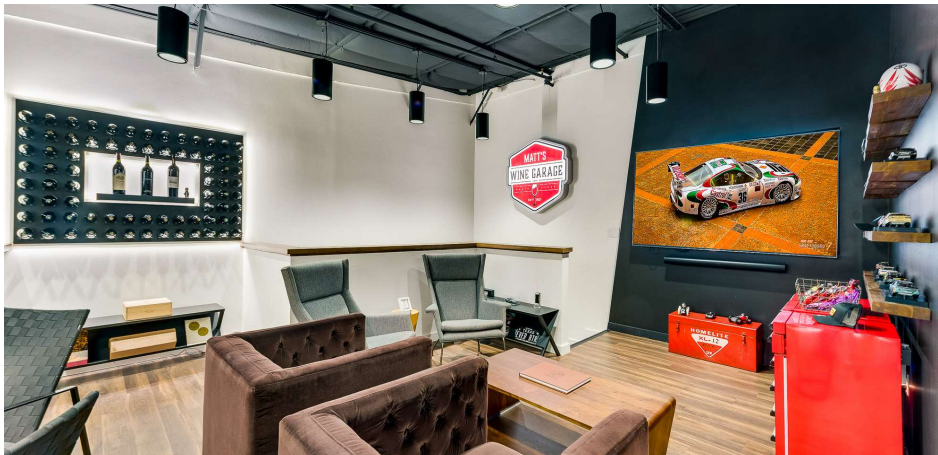


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6767 All Stars Avenue, Suite C-3 Frisco, TX 75033



### PROPERTY HIGHLIGHTS

**High-End Design:** Upscale finishes and a modern aesthetic create a professional and polished environment. The unit features smart home technologies such as a Nest thermostat, an 85" TV, a video projector, high-speed WiFi, and a Sonos sound system throughout, ensuring convenience and connectivity.

**Mezzanine Level:** The upstairs mezzanine elevates the space with a beautifully designed entertainment and office area, complete with a sleek kitchenette and a spa-like bathroom featuring a shower. This versatile space is ideal for hosting clients, relaxing, or managing day-to-day operations.

**Private and Secure:** Located in a private, gated property with video surveillance, including Ring cameras for the unit, this property offers exceptional security.

**Storage/Office Combo:** The main level offers ample room for secure storage and workspace, designed to suit a wide range of business or personal needs. Additional storage located in the downstairs closet and large storage cabinets located under elevated walkway.

**Spacious and Flexible:** With a thoughtfully designed layout, the unit seamlessly integrates storage, workspace, and entertaining areas.

**Prime Location:** Conveniently located in Frisco's thriving business district, just minutes from major highways, premier shopping, and fine dining.

**Secure and Accessible:** The property is impeccably maintained, with ample parking and easy access for staff, clients, and deliveries. This high-end garage condominium is the ultimate choice for those seeking a luxurious, multifunctional space that combines practicality with elegance.

Don't miss this unique leasing opportunity—contact us today to schedule a private tour!

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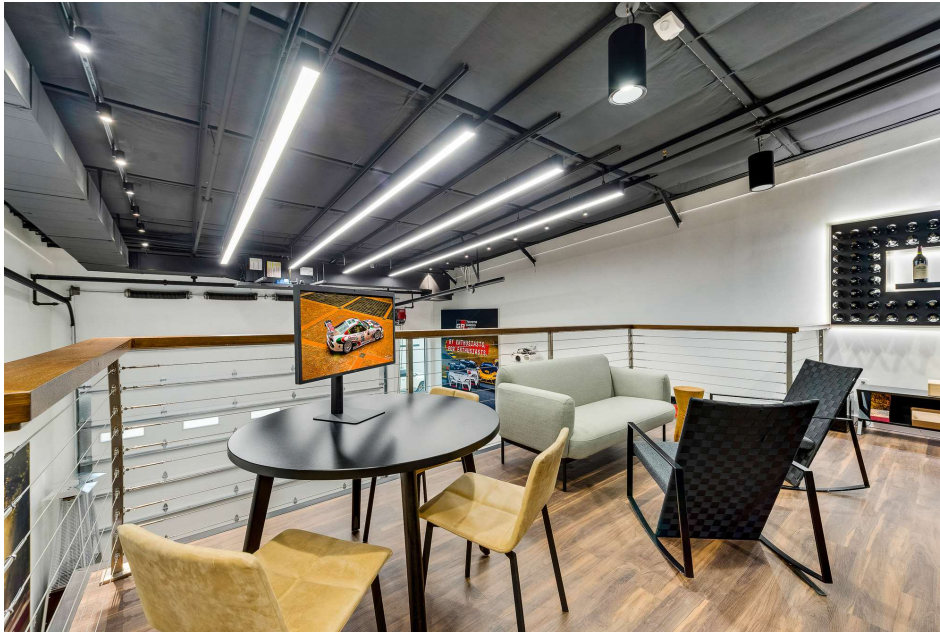
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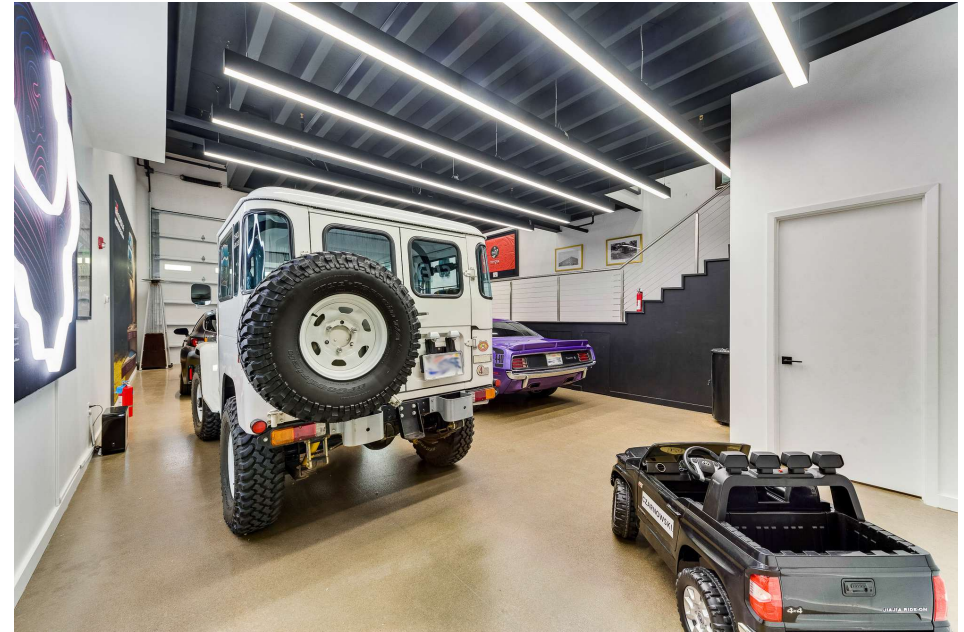
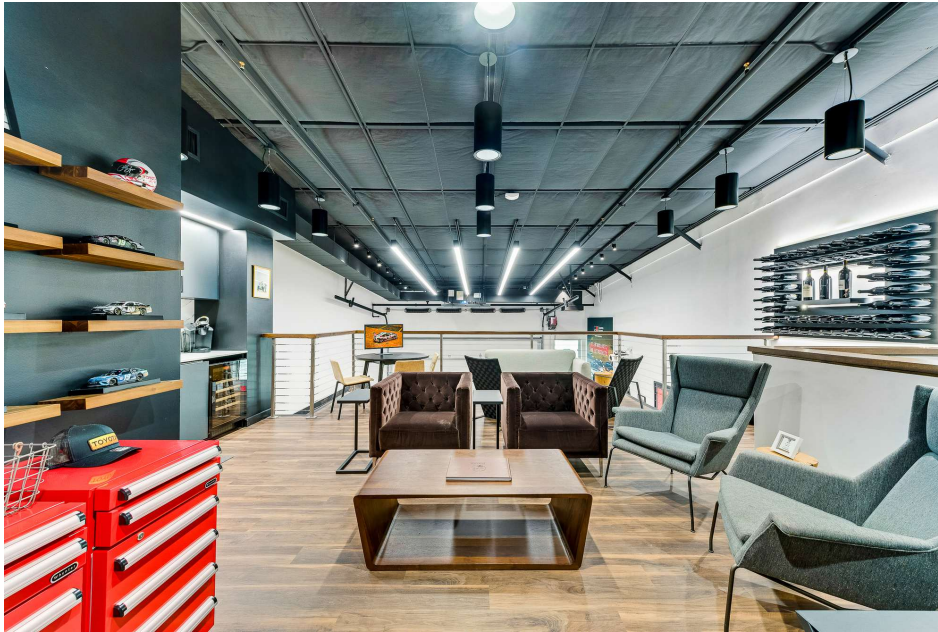
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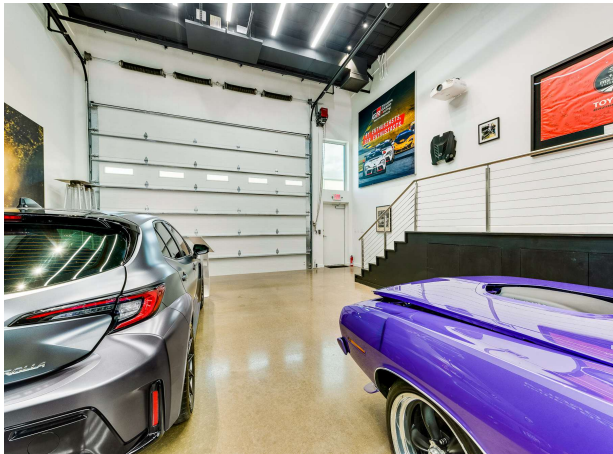
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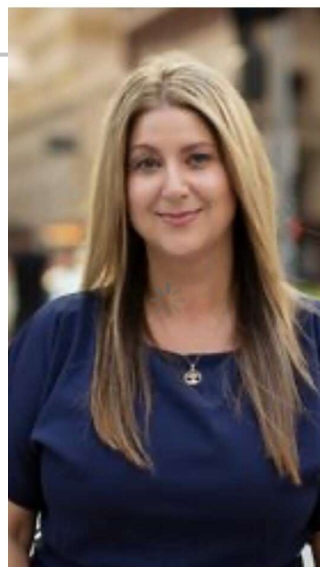


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Comm Sales Associate

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## Information About Brokerage Services

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

### 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Darrin R Coles</b>	<b>0755167</b>	<b>DARRIN.COLES@CBREALTY.COM</b>	<b>(469)794-6080</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

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Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

Representative





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

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