

FRISCO BRIDGES

Office For Lease

1,786 - 4,237 SF



Leasing Information:
214.740.3300

Lincoln

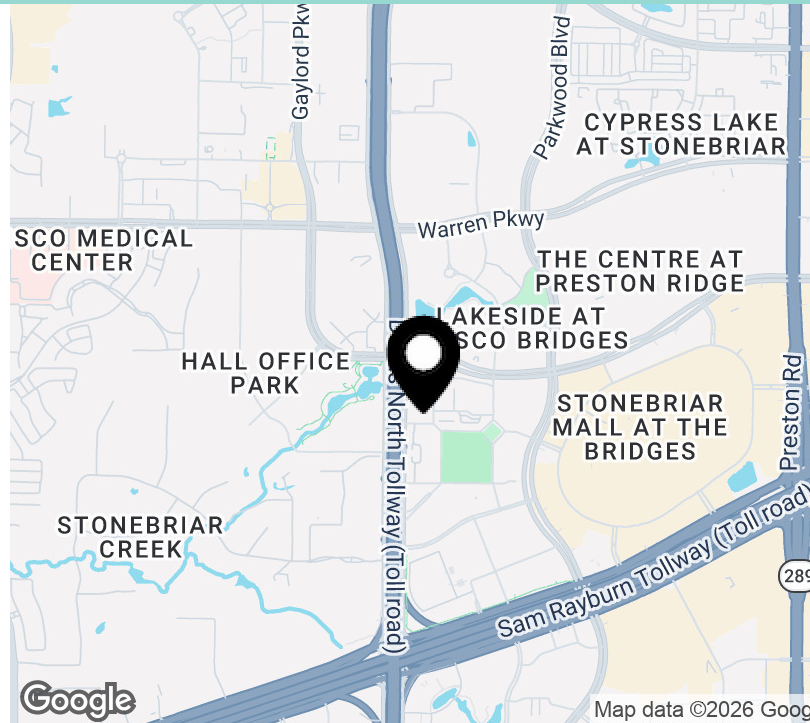
Chris Axley
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8111 Douglas Avenue
Suite 600
Dallas, TX 75225

www.lpc.com

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Property Highlights

- Prominent location at the southeast corner of Dallas North Tollway and Gaylord Parkway
- Direct access to Dallas North Tollway
- Adjacent and walkable to Riders Field, Comerica Center, Stonebriar Mall, Drury Inn, Embassy Suites and the Frisco Conference Center
- Convenient access to The Star, Legacy West,
- The Shops at Legacy and Stonebriar Country Club
- OPEX: \$13.07
- Electric: \$1.75

Property Overview

Frisco Bridges offers a 163,923 SF Class A Office Building in one of the most dynamic development concentrations in the US. Frisco Bridges is a 6-story building with direct access to the Dallas North Tollway. Amenities include Parks Pantry, a lounge to accommodate 32+ tenants stocked with fresh and packaged foods and a payment kiosk. Parks Pantry also incorporates café style tables, bar tables, lounge chairs and a bar space for catering/serving. The building also features a fitness center, conference center and key-card access. Frisco Bridges accommodates abundant parking at 5.75/1,000 SF

Availabilities	SF	Lease Rate	Date Available
Suite 101	4,130 SF	\$30.00 NNN	12/01/26
Suite 140	4,237 SF	\$30.00 NNN	02/01/27
Suite 560	3,251 SF	\$30.00 NNN	Now
Suite 595	1,786 SF	\$30.00 NNN	Now

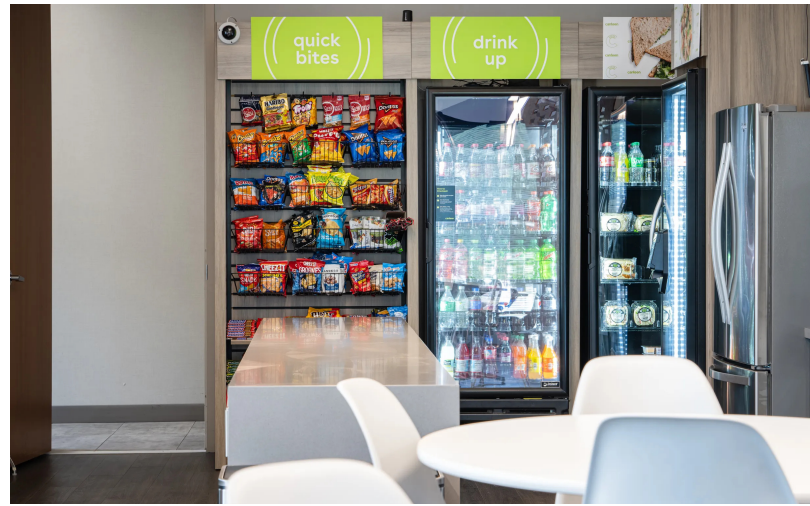
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Property Photos



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