



# OFFICES ONE

FRISCO STATION





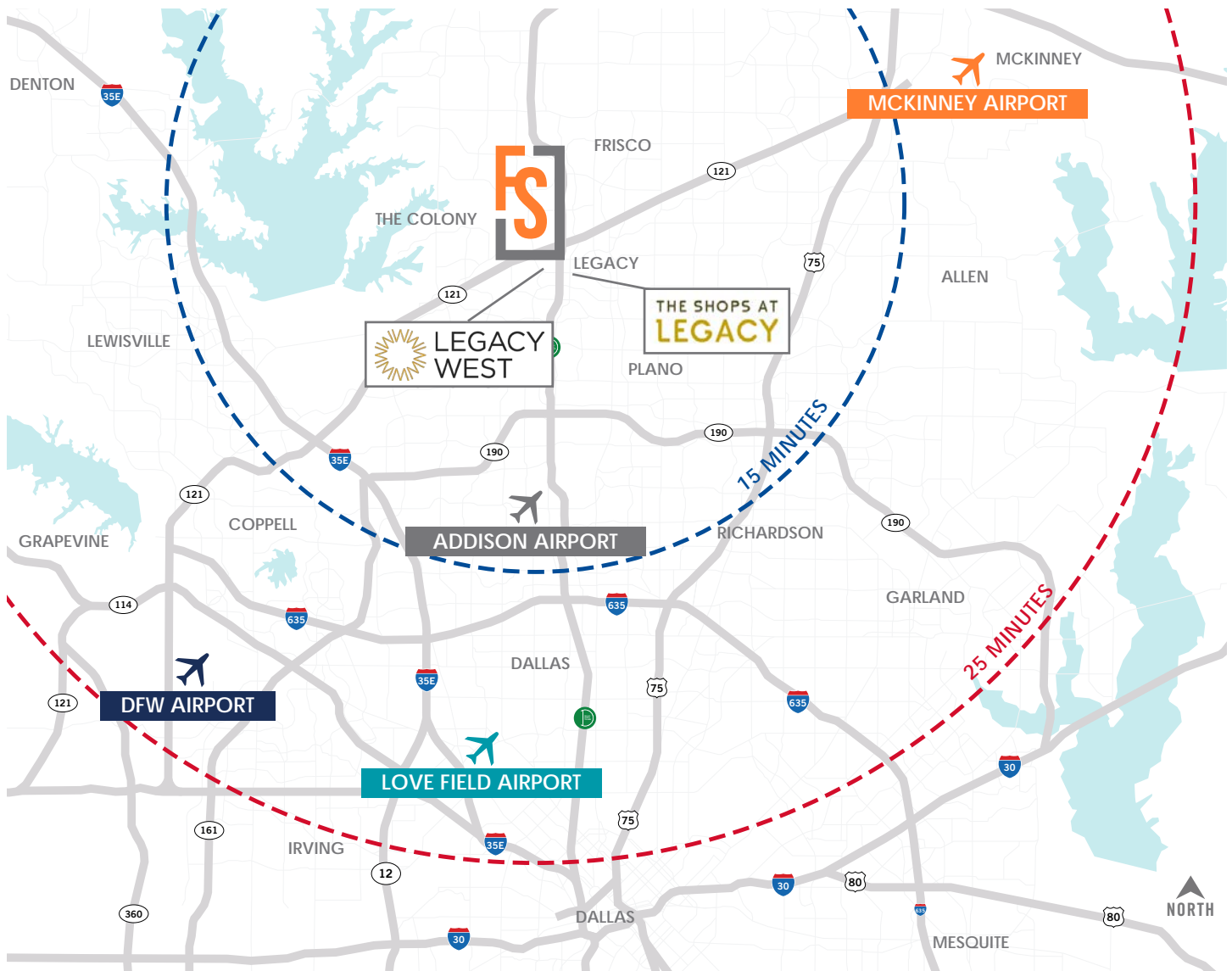
## OFFICES ONE

# BUILDING OVERVIEW

- 6160 Warren Parkway, Frisco, TX 75034
- 228,000 RSF
- 7 stories
- 36,760 RSF Typical Floor Plate
- Up to 4/1,000 garage parking with connecting, covered walkway
- 10' Ceiling Height
- On-site fitness center, tenant lounge, shared conference room and grab-and-go deli
- Managed by Cushman & Wakefield
- Immediately adjacent to the Star development
- Access to 130,000 Square Feet of Planned Retail at THE HUB at Frisco Station
- Immediate Access to 32 Acres of Parks, Trails and Green Space within Frisco Station
- Surrounded by 5 Urban Living Developments and Lifestyle Hotel Campus with 3 Hotels
- 4 Airports within 25 minutes (DFW, Love Field, Addison, McKinney)
- Shuttle service to The Star amenities







## LOCATION & DEMOGRAPHICS

**\$145,914**

FRISCO MEDIAN HOUSEHOLD INCOME

**5.4%**

ANNUAL GROWTH RATE -  
annualized for the past 10 years

**234,424**

TOTAL POPULATION OF FRISCO

**38.3**

MEDIAN AGE



# 6.0 MSF

PLANNED OFFICE SPACE

# 5G

WIRELESS  
TECHNOLOGY

FASTEST GROWING LARGE CITY IN THE U.S OVER THE LAST DECADE (#1)

- U.S. Census Bureau May 2020

FRISCO STATION: A 'SMART' DEVELOPMENT IN A CITY OF INNOVATION

- Forbes



# 30+

WALKABLE  
RESTAURANTS

# 242

ACRE MASTER  
PLAN



# YOU HAVE ARRIVED

## HOTELS 750 TOTAL ROOMS

- AC Hotel & Residence Inn
  - 325 Rooms
- Canopy by Hilton
  - 150 Rooms
- Omni Frisco Hotel
  - 300 Rooms
  - 24,000 SF meeting space

## MULTI-FAMILY 1,763 TOTAL UNITS

- Bexley Frisco Station
  - 300 Units
  - 1 and 2 Bedroom
- SkyHouse
  - 332 Units
  - Studio to 3 Bedroom
- The Cadence
  - 322 Units
- The Casey
  - 300 Units
  - 1 and 2 Bedroom
- The Domain at The Gate
  - 350 Units
  - 1 and 2 Bedroom
- Twelve Cowboys Way
  - 158 Units
  - 1,200 SF Each

## 30+ WALKABLE RESTAURANTS

- Ascension
- Cane Rosso
- City Works Eatery & Pour House
- Concrete Cowboy
- Cow Tipping Creamery
- Dee Lincoln Prime
- Heirloom Haul
- La Pariseinne French Bistro
- Lombardi Cucina Italiana
- Mi Cocina
- Miller Lite House at The Star
- Neighborhood Services
- Omni Frisco Hotel Lobby Bar
- Pete's Dueling Piano Bar
- Rachel's Kitchen
- Roti Grill
- Sidecar Social
- Snowbird Cocktail Lounge & Kitchen
- Sushi Marquee
- The Common Table
- The Edge Waterside Lounge
- The Glen
- The Monarch Stag
- Tricky Fish
- Tupelo Honey Southern Kitchen
- Wabi House



# TECH-SAVVY, FORWARD-THINKING

Frisco Station is an exciting 242-acre, new-urban destination in the heart of Frisco, the hottest North Texas target location for the biggest and best corporations. This innovative development has it all – office, living, shopping, dining and recreation. It's all

unified by a unique wellness program that anchors the community and a green spine of parks, trails, gathering spaces that come together to create a **SMART, HEALTHY** and **CREATIVE** place to relax, engage, and experience.



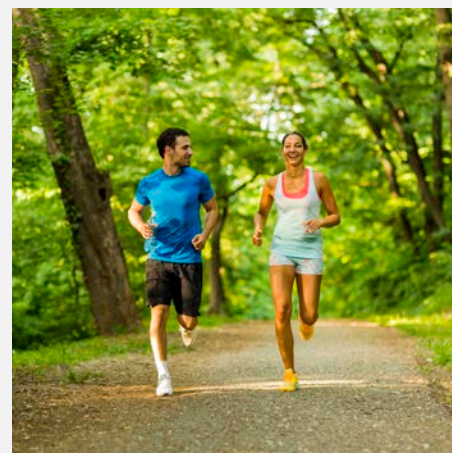
## Technology

Built from the ground up with 5G Evolution wireless technology from AT&T



## Transportation

Uber Elevate will provide a creative mobility option



## Wellness

32 acres of planned parks and trails for jogging and walking



## The Hub

Unique food, beverage, entertainment, hotel and premier residential concepts



## Lifestyle

Urban and luxury apartment units with resort style amenities located directly in The Hub



## The Star

Cowboys World HQ featuring retail, hotels and restaurants

# THE OFFICES SITE PLAN



















# LEASING INFORMATION

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