

Up to ±17,681 SF Premium Office Sublease Available

# Frisco Station

5844 John Hickman Parkway, Suite 100, Frisco, TX 75034

**For More  
Information**

**Clint Manning**  
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**Ben Gibbs**  
Vice President  
325.370.4418  
bgibbs@cresa.com

**cresa** 

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## BUILDING INFORMATION

- Building Class: AA
- Frisco Submarket
- Built in 2021
- 210,330 Total Square Feet
- 6 Stories on ±2.5 Acres
- On-site Fitness Center
- Tenant Lounge & Shared Conference Room
- Grab-and-Go Fresh Vending
- Structured Parking with Covered Access
- 3.5/1,000 Parking Ratio
- EV Charging Stations
- Frisco Station: 242 Acres  
with 29 Acres of Green Space
- AT&T 5G Evolution Wireless Technology
- Adjacent to The Star and Amenities



One Cowboys Way  
Suite 350  
Frisco, TX 75034

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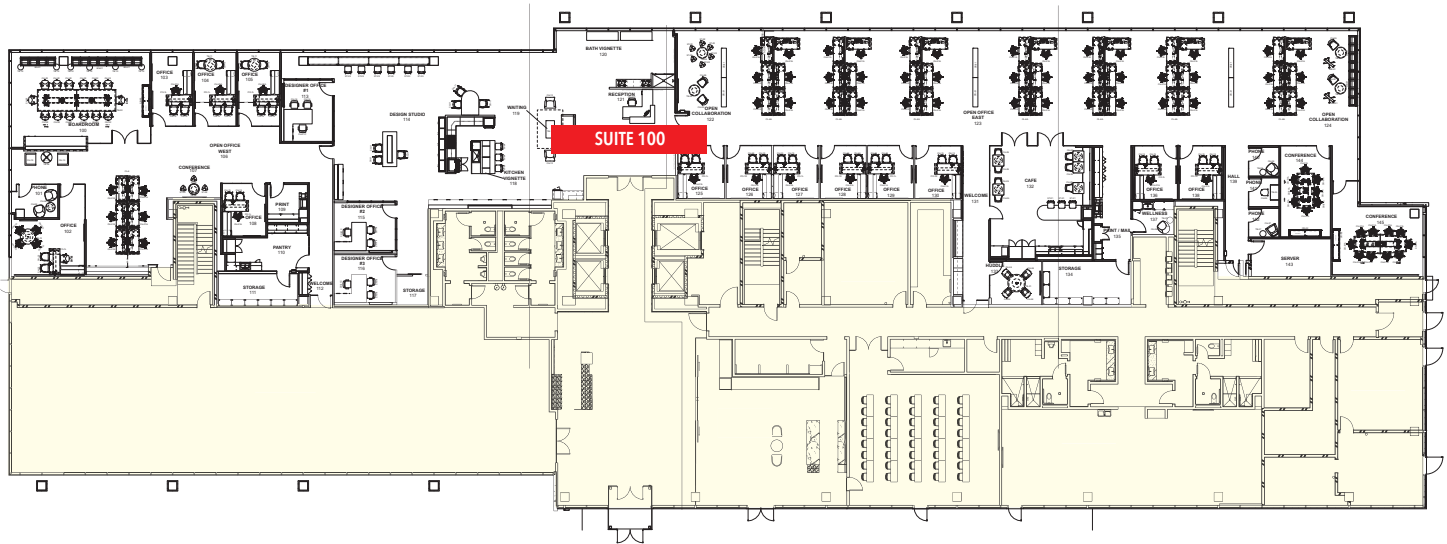
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## SUBLEASE OFFICE INFORMATION

- ±4,000-17,681 SF Office Sublease
- Available: 30 Days
- Space May Be Subdivided - Negotiable
- Rate: \$35.00/SF +NNN +Electric
- Term: Through March 31, 2029
- Parking: 6 Reserved @ \$75.00 / ea / mo  
3.5/1,000 Unreserved @ \$25.00 / ea / mo
- Class AA Finishes
- Furniture/Equipment Available / Negotiable
- Various Meeting Spaces with AV Equipment
- Large & Small Conference Rooms
- Reception Area
- Private Executive Suite with Large Offices and Executive Meeting Room
- Large Break Room
- Open Area with Natural Light
- Garage Parking with Covered Access
- Walkable Retail / Dining / Hospitality



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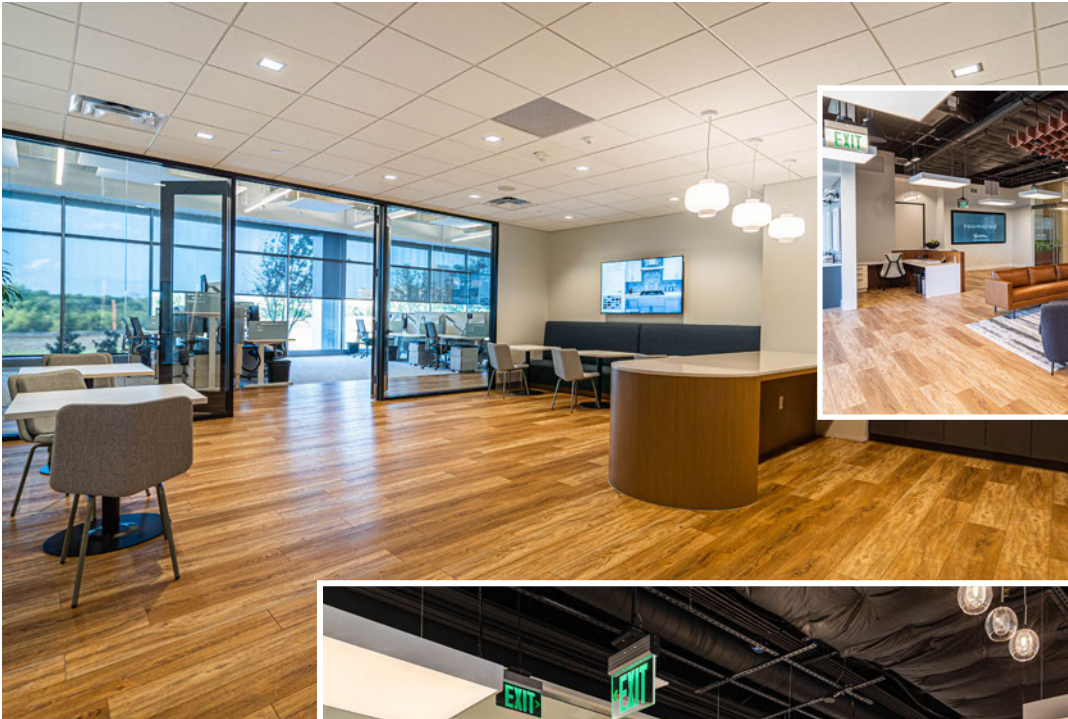
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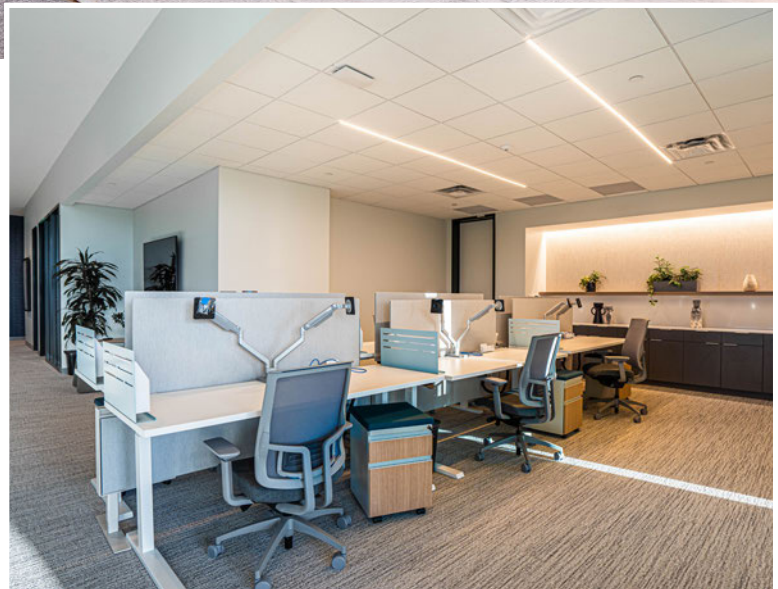
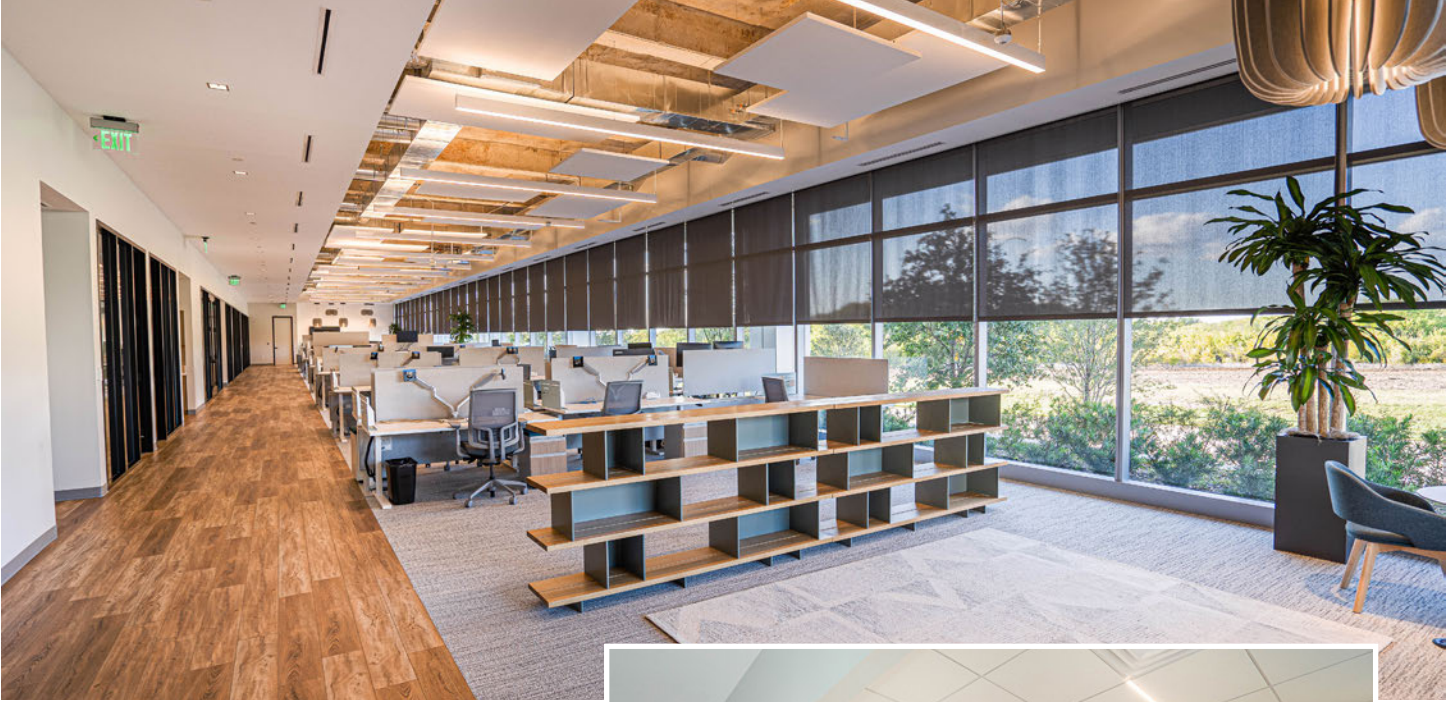
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**Indoor and Outdoor  
Gathering Places**

**Covered Walk to Garage**

**EV Charging Stations**



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## Walkable Amenities at The Star



### DINING

Ascension  
Cane Rosso  
City Works Eatery & Pour House  
Tricky Fish  
Concrete Cowboy  
Cow Tipping Creamery  
Dee Lincoln Prime & Cigar Bar  
Hierloom Haul  
Lombardi Cucina Italiana  
Mi Cocina  
Neighborhood Services  
Nestlé Toll House Cafe

Red Mango  
Roti Grill  
Sushi Marquee  
The Common Table  
The Glen  
Tupelo Honey Southern Kitchen & Bar  
Wahlburgers

### HOTEL

Omni Frisco Hotel

### SHOPPING & SERVICES

AT&T Store  
Cherry Blow Dry Bar  
Cowboys Fit Gym

Flea Style  
Formula Wellness  
Hiatus Spa  
Lucchese  
Luxe Eyewear  
Next Step Dance  
PlainsCapital Bank  
Tangerine Salon  
TD Ameritrade  
The Gents Place  
**EXPERIENCES**  
The Ford Center  
Tostitos Championship Plaza



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## Information About Brokerage Services

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

11-2-2015



### 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.

Cresa Global, Inc.

Licensed Broker/Broker Firm Name or  
Primary Assumed Business Name

9007724

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gburns@cresa.com

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214-446-3738

Phone

Robert Gregory Burns

Designated Broker of Firm

291394

License No.

gburns@cresa.com

Email

214-446-3738

Phone

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

\_\_\_\_\_  
Date



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