

MOVE-IN READY PROFESSIONAL OFFICES For Lease in Frisco



4300 Punjab Way, Frisco, TX 75033

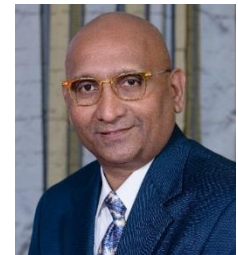
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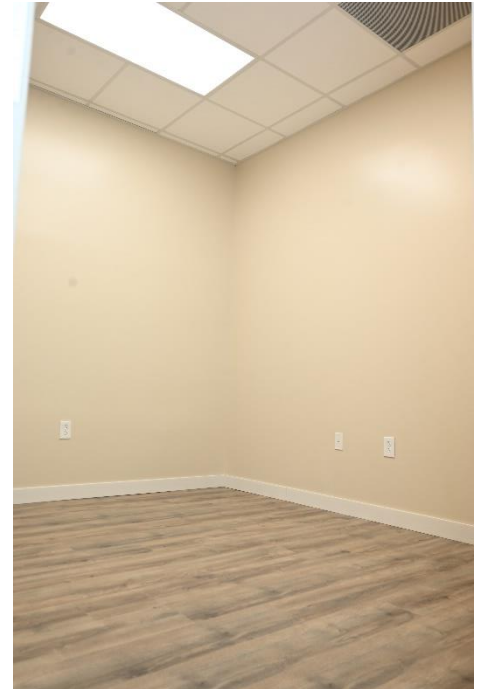


Project Overview

- + 6,000 SF, Professional Office Building
 - ✓ New Construction
 - ✓ Divided into six suites, each around 1000 SF.
 - ✓ Suites can be further subdivided into two
- + Max Contiguous – 1000 SF
- + Minimum Divisible – 500 SF
- + Adequate Parking
- + Gorgeous stone and brick façade
- + Move-in ready with high-end interior build
 - ✓ Superior LVP flooring
 - ✓ Superior ceiling tiles
 - ✓ High quality paint
 - ✓ HVAC, electrical, restroom, data cabling
- + Huge open spaces
 - ✓ Extra wide, courtyard style tiled pavements
 - ✓ Extraordinary landscape architecture
- + Extraordinary ambiance around detention pond
 - ✓ Jet fountain, park style seating, and gazebos
 - ✓ Winding pavement tiles for healthy walk
- + Ideal for
 - Professional offices (CPA, insurance agent)
 - Law Offices / title companies

- Staffing companies

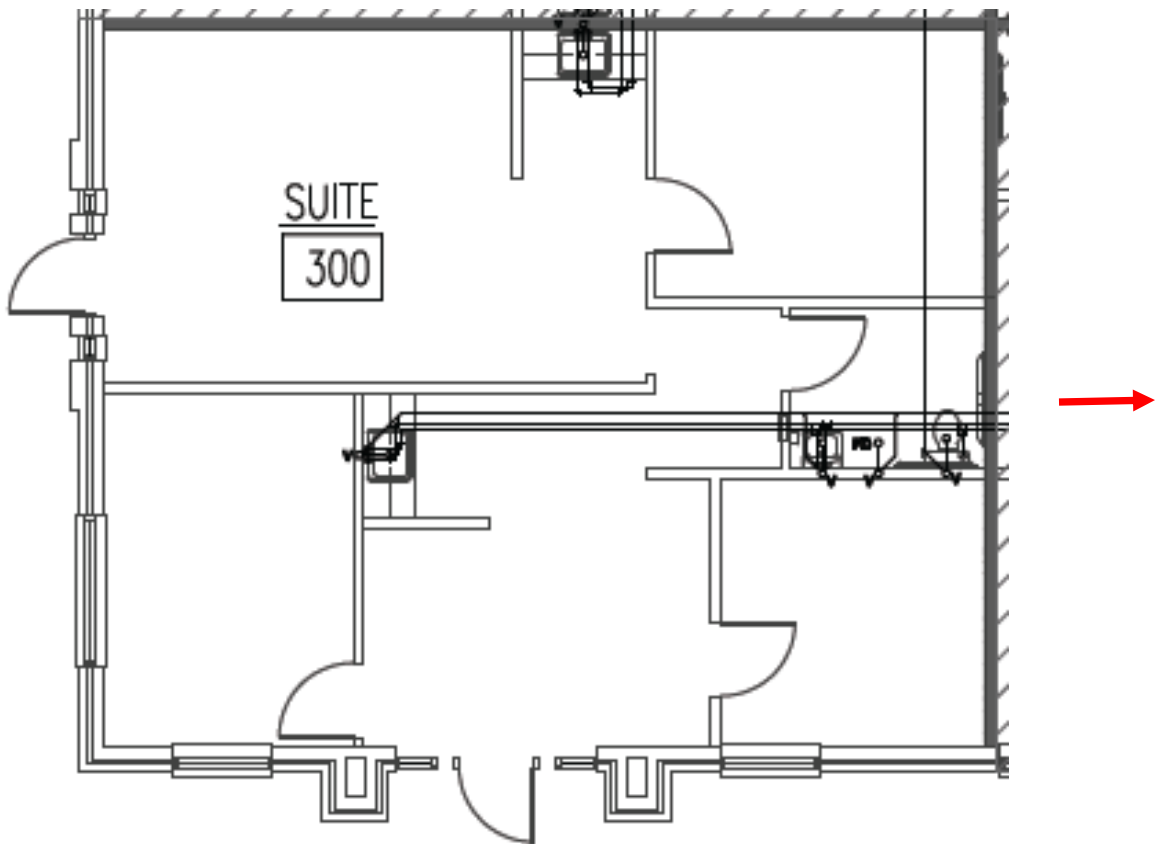
- + Gross leases
- + Short-term lease OK
- + \$3200 per month for 1000 SF suite
- + \$1700 per month for 500 SF suite
- + 1000 SF suite
 - ✓ 5 offices
 - ✓ Lobby
 - ✓ Unisex bathroom
- + 500 SF Suite
 - ✓ 2 offices
 - ✓ Lobby
 - ✓ Shared, unisex bathroom.



Location Highlights

- + Prime Frisco Location
- + NWQ of Main and Legacy, Across from HEB
- + Minutes from Dallas North Tollway
- + Short walk to Frisco Square
- + Several thousand homes within half mile
- + Several dining, shopping and entertainment options

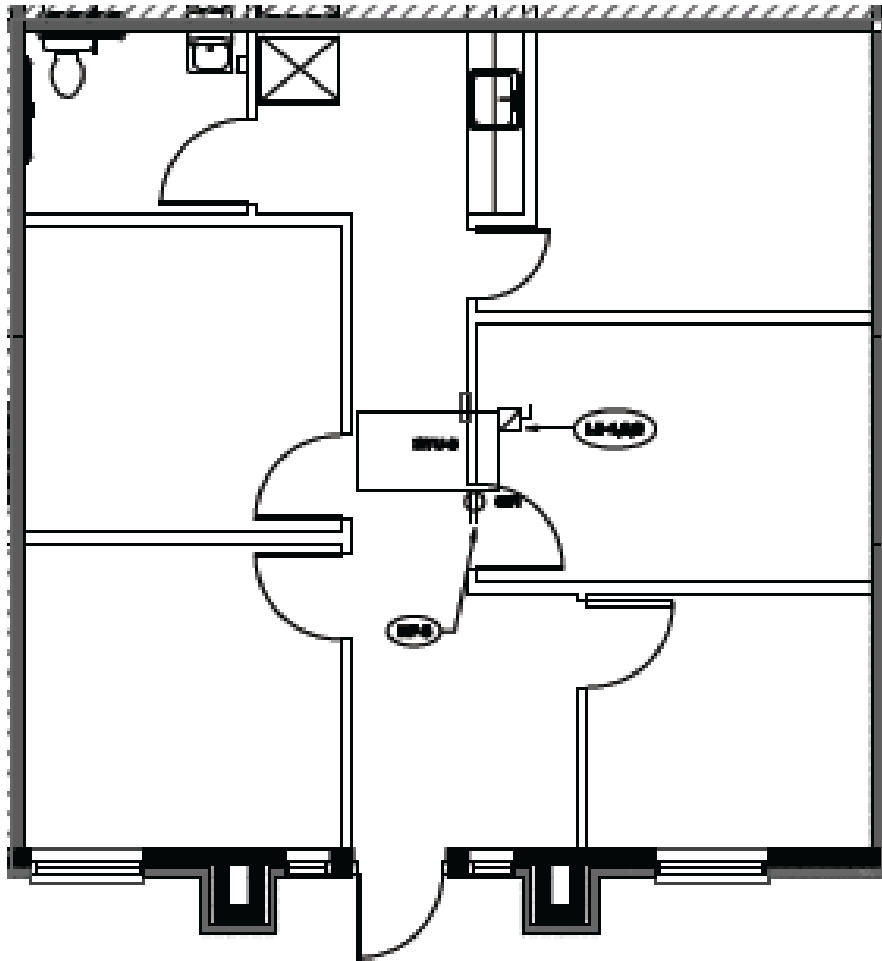
Floor Plan – Shearable Suite



✓ Each shareable suite features:

- Private entry doors – East/West and North/South
- Owner's office, and a large office for staff
- Small Pantry area
- Shared unisex bathroom
- Fully Built-out, Move-in Ready

Floor Plan – 1000 SF Suite



- ✓ Full built, move-in ready suites
- ✓ Four private offices
- ✓ Conference room
- ✓ Reception area
- ✓ Kitchenette
- ✓ Unisex bathroom

Excellent Location! Minutes from DNT off Main and Legacy

Convenient access from both Main and Legacy

