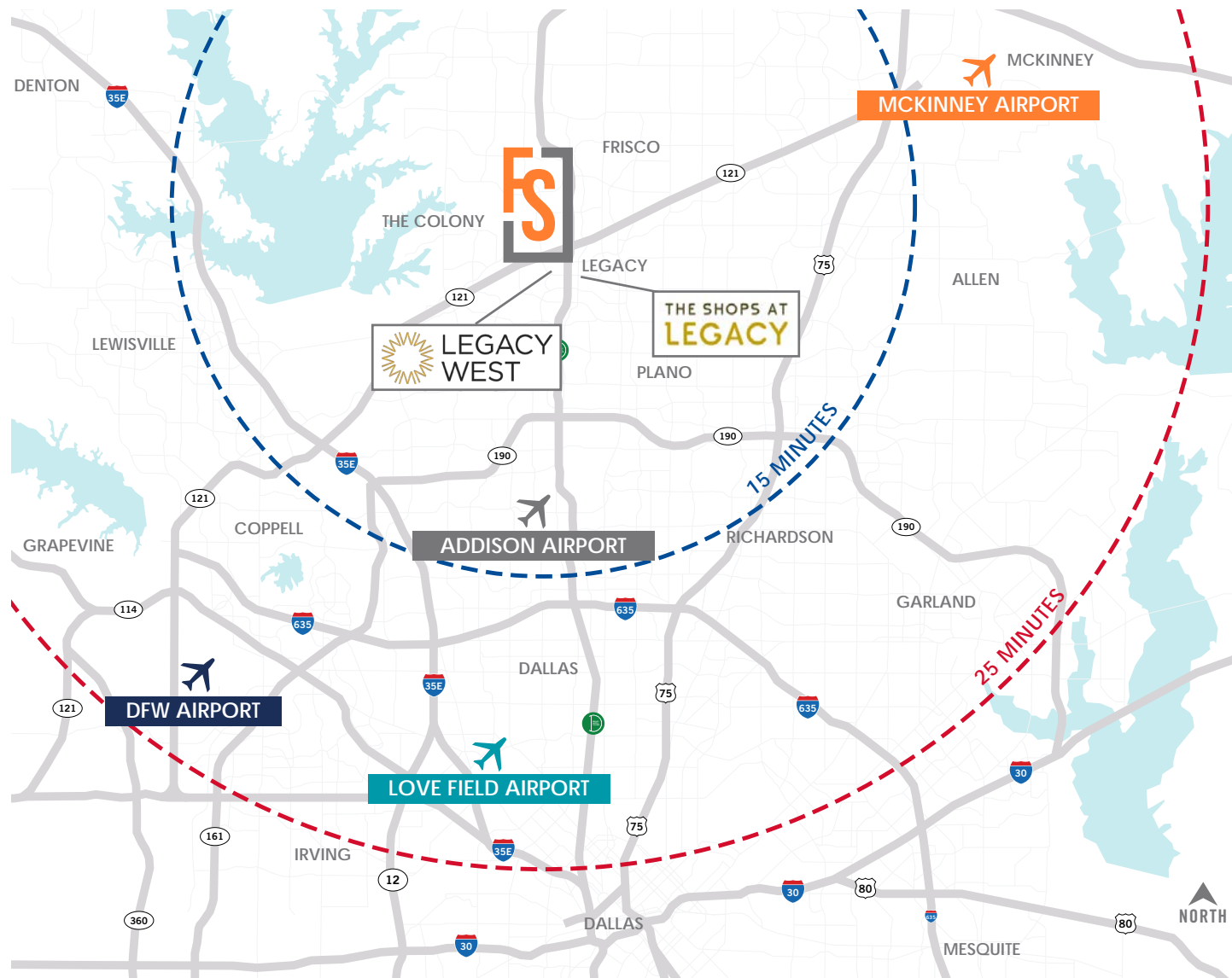




# THE OFFICES ONE

FRISCO STATION



**6.0 MSF**  
 PLANNED OFFICE SPACE



**#1 FASTEST GROWING CITY IN THE U.S.**  
 - Wallethub.com 2017

**FRISCO STATION: A 'SMART' DEVELOPMENT IN A CITY OF INNOVATION**  
 - Forbes

**LOCATION & DEMOGRAPHICS**

**\$124,829**  
 FRISCO MEDIAN HOUSEHOLD INCOME

**4.7%**  
 ANNUAL GROWTH RATE

**179,656**  
 TOTAL POPULATION OF FRISCO

**36**  
 MEDIAN AGE



**242**  
 ACRE MASTER PLAN



## 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.



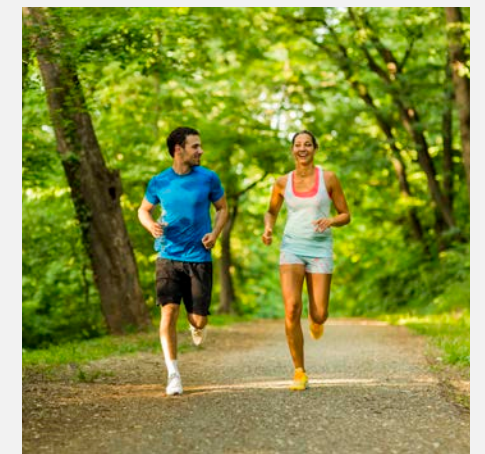
### Technology

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

## YOU HAVE ARRIVED

### HOTELS

#### 925 TOTAL ROOMS

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

### MULTI-FAMILY

#### 1,463 TOTAL UNITS

- SkyHouse
  - 332 Units
  - Studio to 3 Bedroom
- Station House
  - 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
- The Cadence
  - 323 Units
  - Delivering end-2020

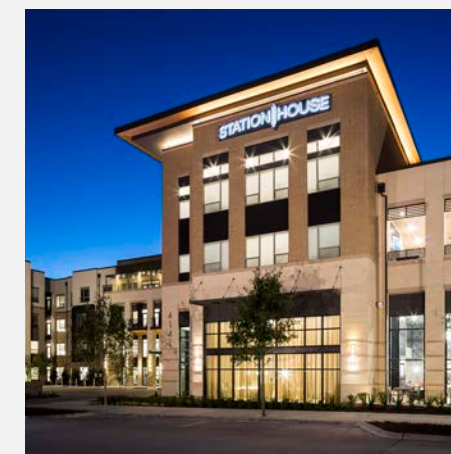
### 30+ WALKABLE RESTAURANTS

- Ascension
- Cane Rosso
- City Works Eatery & Pour House
- Concrete Cowboy
- Cow Tipping Creamery
- Crushcraft Thai Eats
- Da Mario
- Dee Lincoln Prime
- East Hampton Sandwich Co.
- Freshii
- Howard Wang's China Grill
- Jihwaja Korean BBQ
- Mi Cocina
- Neighborhood Services
- Nestlé Toll House Café
- Omni Frisco Hotel Lobby Bar
- Raising Cane's
- Red Mango
- Roti Grill
- Sushi Marquee
- The Common Table
- The Edge Waterside Lounge & Bar
- Tri Tip Grill
- Tupelo Honey Southern Kitchen
- Zaytinya
- Ziziki's



### The Hub

130,000 SF of 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



## FIRST FLOOR 8,602 RSF



## 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
- 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 4 Hotels
- 4 Airports within 25 minutes (DFW, Love Field, Addison, McKinney)

## IN GOOD COMPANY





# LEASING INFORMATION

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