



The Offices at Prestonbrook

Shell Office Condos in the Heart of Frisco

Inquire for finished-out suite options.

7700 Preston Rd, Frisco, TX 75034

cloudloft
DEVELOPMENT

An Adaptable Ownership Opportunity in Frisco's Premier Corridor

The Offices at Prestonbrook presents a rare opportunity to acquire newly constructed shell office space within one of Frisco's most coveted commercial corridors.

Positioned prominently along Preston Road, the development provides business owners and investors an adaptable ownership or leasing solution—with the flexibility to configure the available space as one or multiple office suites.



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Sales Director

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Property Type	Professional Office, Shell Condition
Location	Preston Rd & Rolater Rd, Frisco, TX
Total Building Size	±12,888 SF (available whole or subdivided)
Subdivision	3,222 SF, 6444 SF, 9,666 SF, or 12,888 SF
Year Built	2025
Zoning	Office
Delivery	Shell condition, assistance with interior finish out is available

Purpose-Built for Flexibility and Long-Term Value



Design and Construction

- New construction shell space delivered in 2025
- Flexible layouts—ideal for single-user or multi-suite configurations
- Masonry exteriors with professional curb appeal
- Individual suite entries and surface parking



Location

- Prominent Preston Road address with daily traffic exposure
- Minutes from Dallas North Tollway, The Star, Hall Office Park, and PGA HQ
- Surrounded by national retailers and high-income residential communities



Ownership Advantages

- Attractive opportunity for business owners and investors seeking adaptable office space
- Strong demand and appreciation for office properties in Frisco
- Delivered in shell condition—control your layout, finishes, and timeline

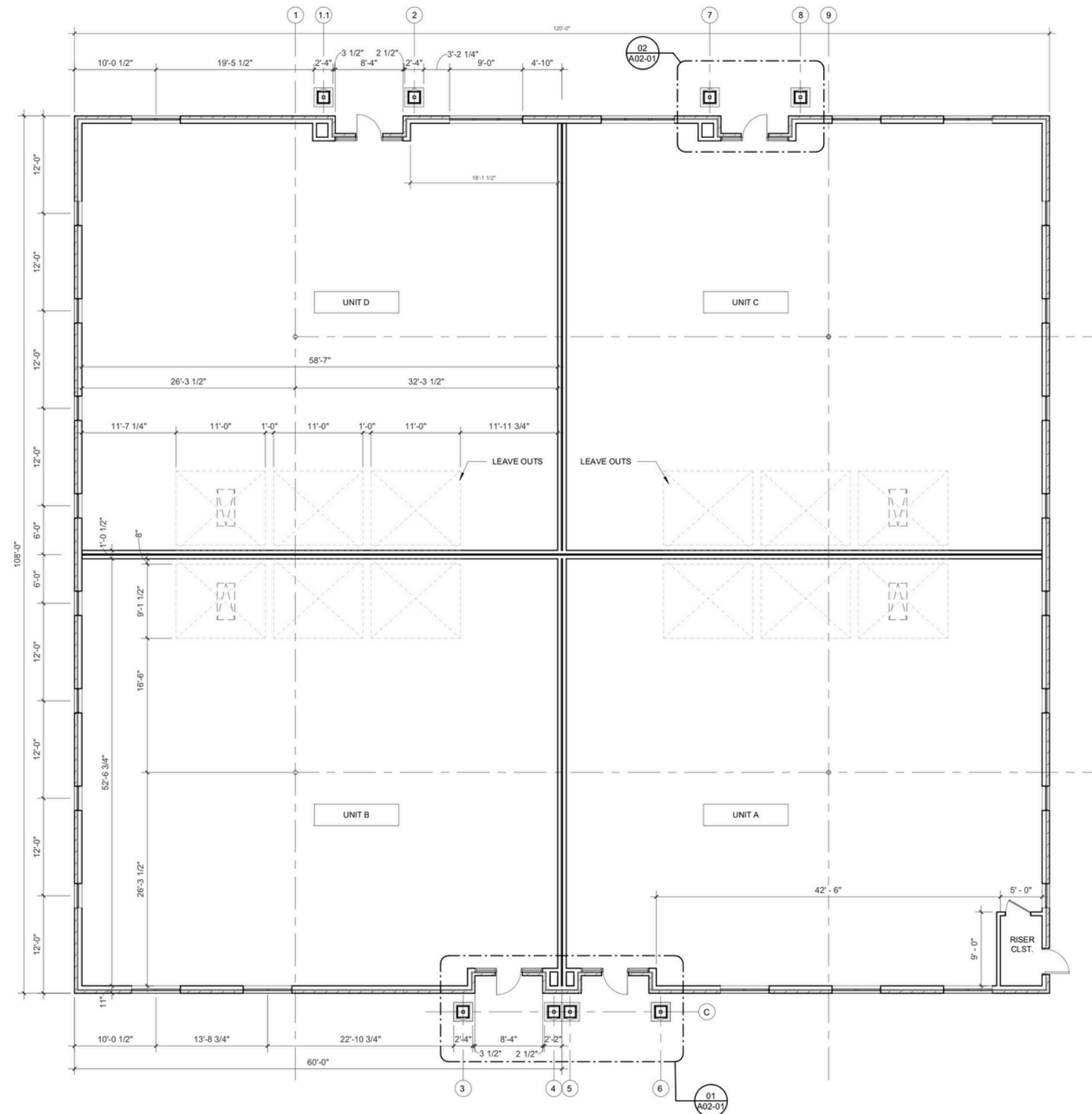
Envision What's Possible

Delivered as shell space (ask us about interior finish out assistance), The Offices at Prestonbrook allows the owner complete control over design and layout. Whether tailored for a single headquarters user or subdivided for multiple owner-users, this offering adapts to your vision and timeline.



[Take the Virtual Tour](#)

Functional Layouts Built for Flexibility



Flexible configurations available.
Contact us for subdivision options and
current availability.

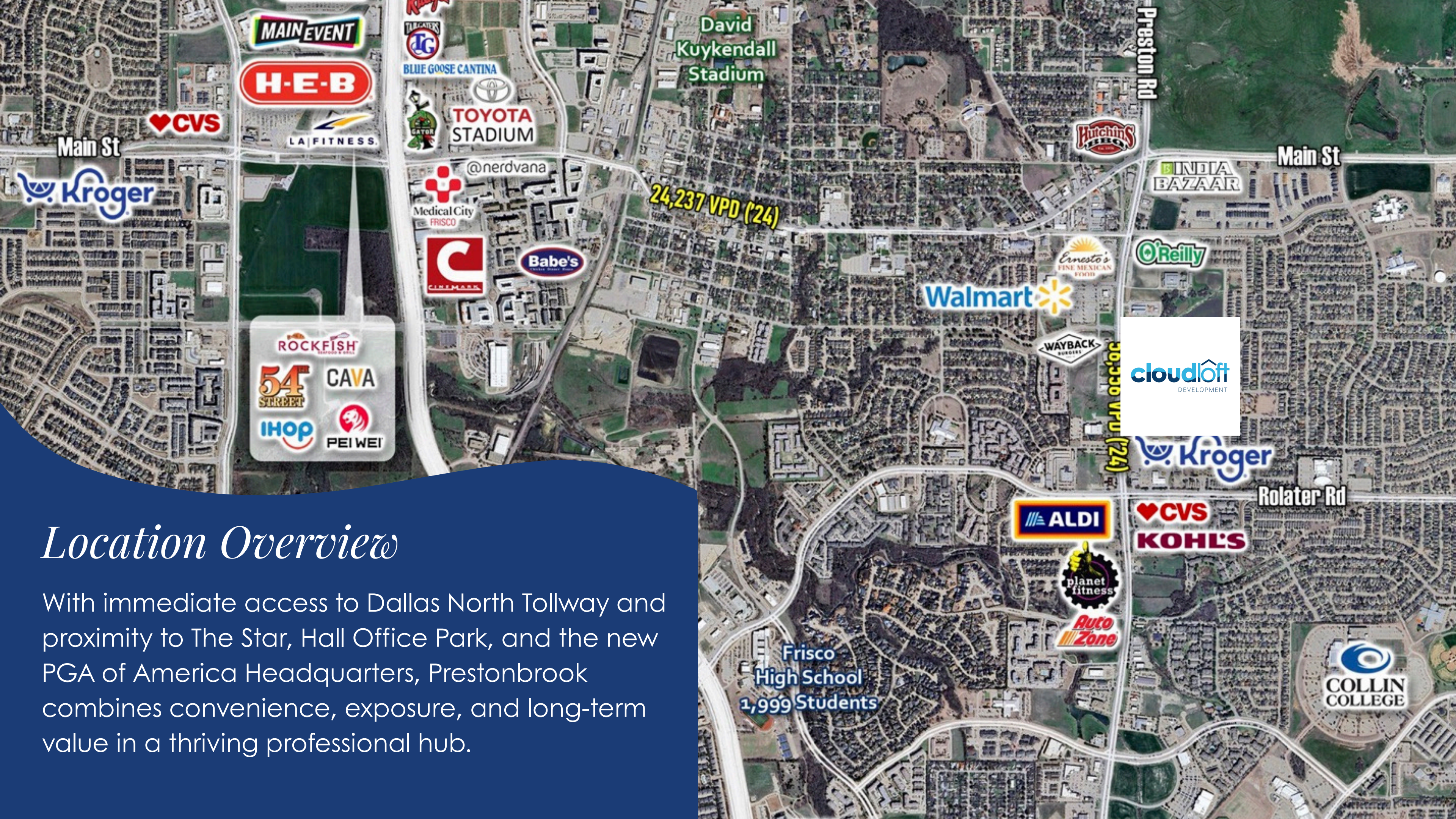
Interested in move-in-ready
office suites?

**Explore additional opportunities within
The Offices at Prestonbrook →**



Site Plan





Location Overview

With immediate access to Dallas North Tollway and proximity to The Star, Hall Office Park, and the new PGA of America Headquarters, Prestonbrook combines convenience, exposure, and long-term value in a thriving professional hub.

Who It's Designed For

Prestonbrook's shell office condos are designed to accommodate a range of professional needs—from single-user ownership to multi-tenant investment strategies.

The flexible shell format allows buyers to tailor interiors for a single user, a shared work environment, or create lease-ready suites, depending on your use and return objectives.

Ideal for professional service users such as consulting, financial, or technology firms seeking visibility and ownership in Frisco's growth corridor.



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For detailed pricing, subdivision options, floor plans, and renderings, contact our team.

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A Real Estate Investment Built to Succeed

Cloudloft Development has delivered more than a decade of office-condo expertise across the DFW metroplex—building over 675 units in 200+ buildings at 20 premier business parks projects.

With a mission to equip business owners and investors with smart, growth-driven commercial real estate, Cloudloft acts as a trusted partner—providing data-driven site selection, turnkey build-to-suit design options, and transparent guidance every step of the way.

Additional Developments to Explore



The Offices at Prosper Trail

1630 W Prosper Trail Prosper, TX 75078



The Offices at Monarch Crossing

3121 Bailey Drive, Fort Worth TX 76177

[Learn more](#)