

FOR LEASE

6990 Main Street, Suite C | Frisco, TX 75034

The Old Ford Building

3,104 SF commercial suite available in a well-located multi-tenant building in Frisco's newly built Rail District.

Asking Rate: \$30.00/SF/Year (NNN)

Lease Type: Net — Tenant pays pro-rata share of taxes, insurance, and CAM

Available: October 2026

Suite Size: 3,104 rentable square feet

Building: The Old Ford Building, 6990 Main St, Frisco, TX

County: Collin

Ideal For: Fitness/wellness use preferred — also well-suited to retail or restaurant concepts (verify zoning/use restrictions and any required permitting, e.g. for food service, with the City of Frisco)

Utilities: Tenant-responsible (water, sewer, electric, gas, telephone, internet, cable, trash)

HVAC: Tenant-responsible for HVAC operating costs

Highlights

- Shared parking lot adjacent to the building, available for use by all 3 building tenants
- Imagine Park, adjacent to the property, open for use
- Suite/door signage available
- Heated green ceramic heat tiles installed, ideal for a yoga or hot Pilates studio
- Flexible layout suitable for fitness studios, retail storefronts, or restaurant/food service concepts
- City of Frisco is offering grants for tenant upgrades (verify current eligibility and application details with the City of Frisco)

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Now leasing in Frisco's newly built Rail District — a 3,104 SF suite at The Old Ford Building, 6990 Main Street, Suite C, available October 2026. This flexible commercial space is ideally suited for a fitness or wellness concept, with heated green ceramic heat tiles already installed and ready for a yoga or hot Pilates studio, though it's equally well-suited to a retail or restaurant use. Tenants enjoy shared parking adjacent to the building and easy access to Imagine Park next door, and the City of Frisco is currently offering grants to help offset the cost of tenant upgrades. Offered at \$30.00/SF/Year on a net lease basis. Don't miss this opportunity to plant your business in one of Frisco's most exciting districts.

For leasing inquiries, contact: Ben Kuehne 469-885-8001