

III
duke bridges
III

TENANT SIGNAGE HERE

7460

FIRE LANE NO PARKING

STREAM

duke bridges

161,131 SF
BUILDING SIZE

7460 WARREN PARKWAY

Duke Bridges III is located within an exciting growth corridor known as the "\$5 Billion Dollar Mile". This encompasses four major mixed-use developments: The Star, The Gate, Frisco Station, and Wade Park. These developments each include a variety of new retail, dining, multi-family, residential and hospitality amenities. The area around 7460 Warren Parkway also features an abundance of parks, water features and lush landscaping. With its proximity to some of the hottest attractions in Frisco, 7460 Warren Parkway is an ideal location for today's modern employee.


STREAM



3

STORIES

53,710 SF

TYPICAL FLOOR SIZE

2007

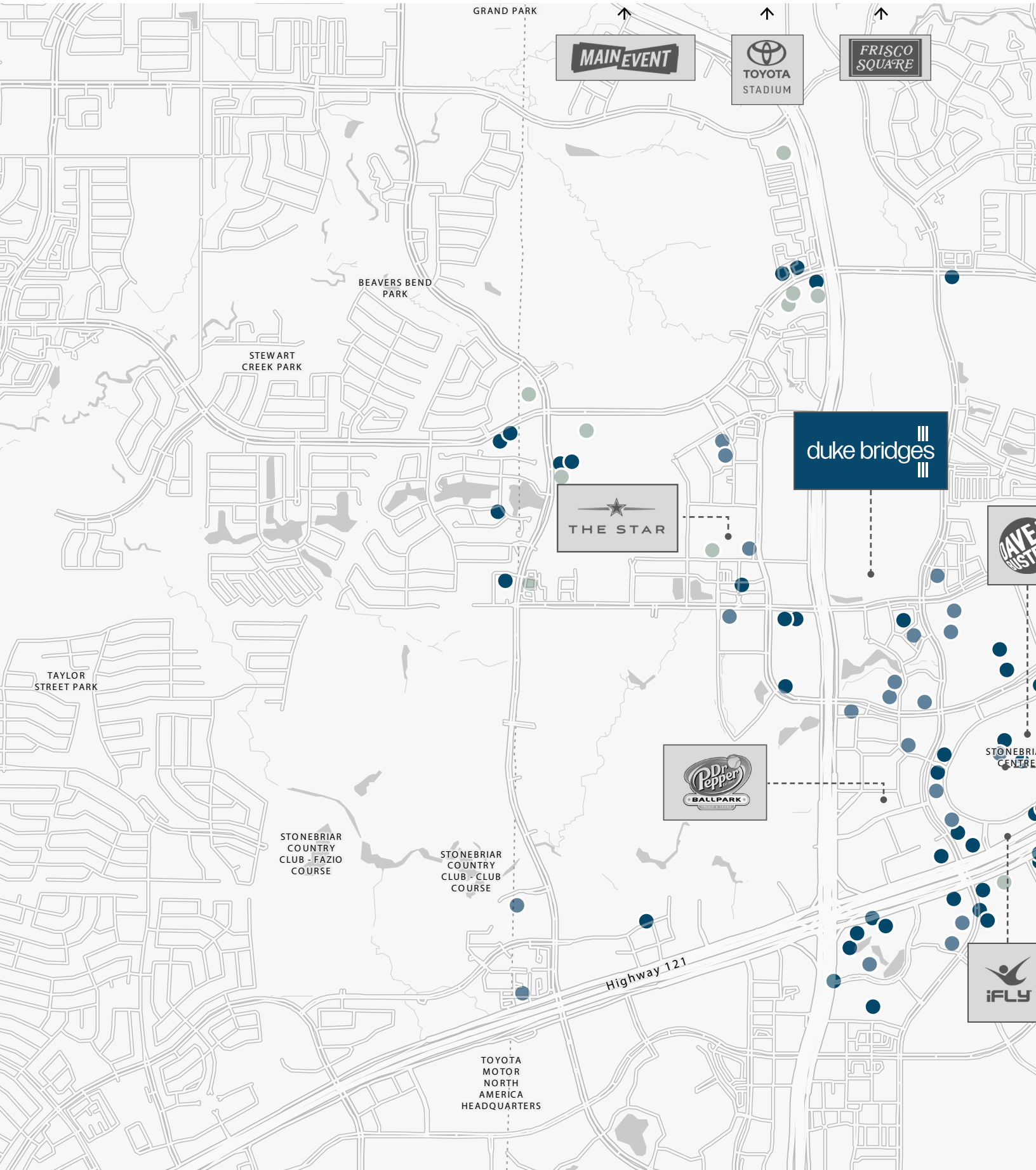
YEAR BUILT

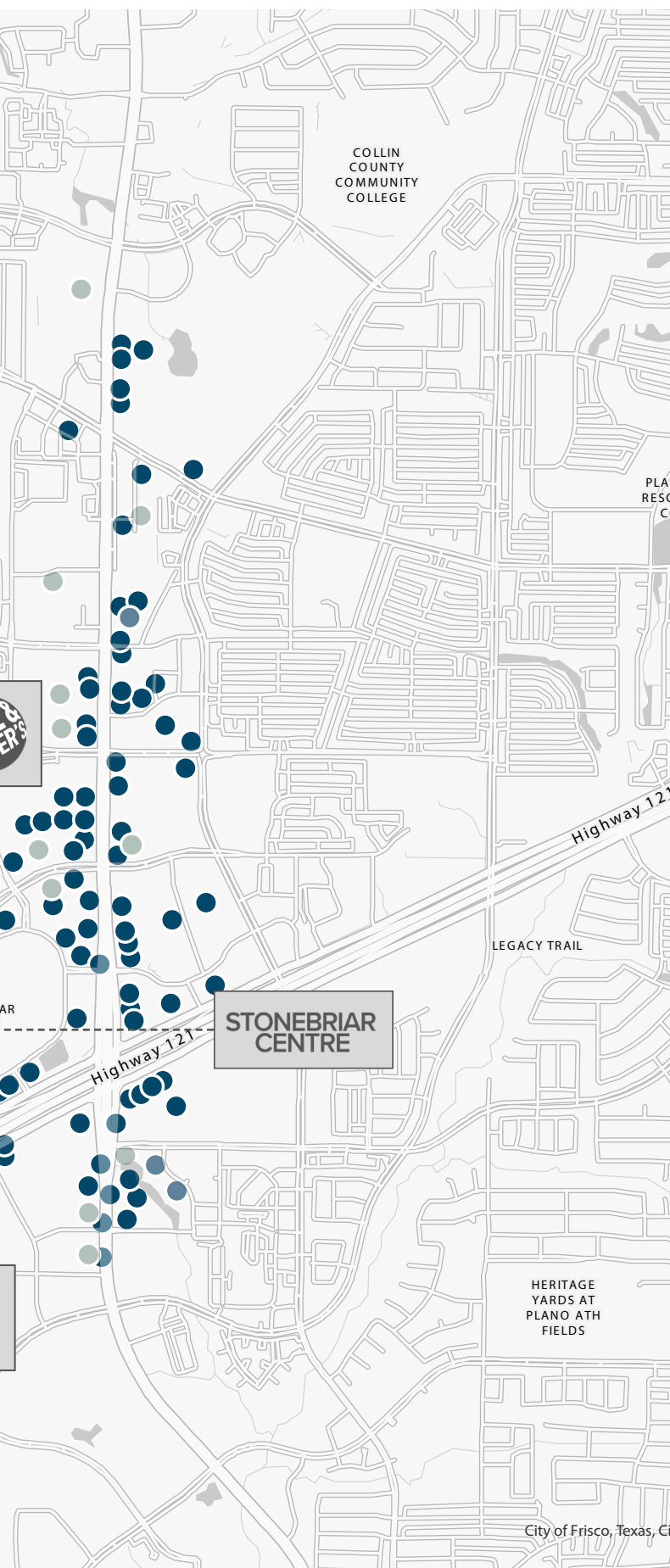
4.5/1,000

PARKING RATIO



LOCAL AMENITIES





● DINING

Andy's Frozen Custard
 Arby's
 Ascension Coffee
 Auntie Anne's Pretzels
 Blue Mesa Grill
 Buca di Beppo
 Buffalo Wild Wings
 Campisi's Restaurants
 CAVA
 Chick-fil-A
 Chili's
 Chipotle Mexican Grill
 Chuy's
 Corner Bakery Cafe
 Dave's Hot Chicken
 Domino's
 Dunkin'
 Ebar
 Eddie V's Prime Seafood
 Gloria's Latin Cuisine
 IHOP
 In-N-Out Burger
 Jack in the Box
 Jamba
 Jason's Deli
 Jersey Mike's Subs
 Jimmy John's
 La Hacienda Ranch
 la Madeleine
 McAlister's Deli
 McDonald's
 Mi Cocina
 Moxies
 Neighborhood Services
 Nekter Juice Bar
 Newk's Eatery
 Oishii
 Olive Garden
 Panera Bread
 Potbelly Sandwich Shop
 Raising Cane's
 Salata
 Schlotzsky's
 SONIC Drive-in
 Starbucks
 Subway
 Taco Bell
 Tacodeli
 Whataburger
 Wingstop

+ 170 OTHERS

● HOTELS

AC Hotel Dallas Frisco
 Aloft Frisco
 Canopy By Hilton Dallas
 Comfort Inn & Suites
 Drury Inn & Suites
 Embassy Suites By Hilton
 Fairfield Inn & Suites
 Hampton Inn & Suites
 Hilton
 Hilton Garden Inn
 Holiday Inn Express
 Legacy Park Area
 Home2 Suites
 Homewood Suites
 Hotel Indigo
 Hyatt House
 Hyatt Regency
 Omni Frisco
 Residence Inn
 Sandman Signature
 Springhill Suites
 Staybridge Suites
 Tru By Hilton

● FITNESS

Absolutely Fabulous Spa
 American Derma Spa
 Beverly Hills Rejuvenation
 Beyond Studios
 Club Pilates
 Cowboys Fit
 Crunch
 F45 Training
 Fit 2-20
 Float Spot
 Hand & Stone
 HOTWORX
 Le Beau Visage Medical Spa
 Live Hydration Spa
 Neon Cycle + Strength
 Nexgen Fitness
 Orangetheory
 Pure Barre
 Row House
 Stretch Zone
 TITLE Boxing Club

PREMIER LOCATION

5 min

THE STAR

5 min

STONEBRIAR MALL

8 min

LEGACY WEST

20 min

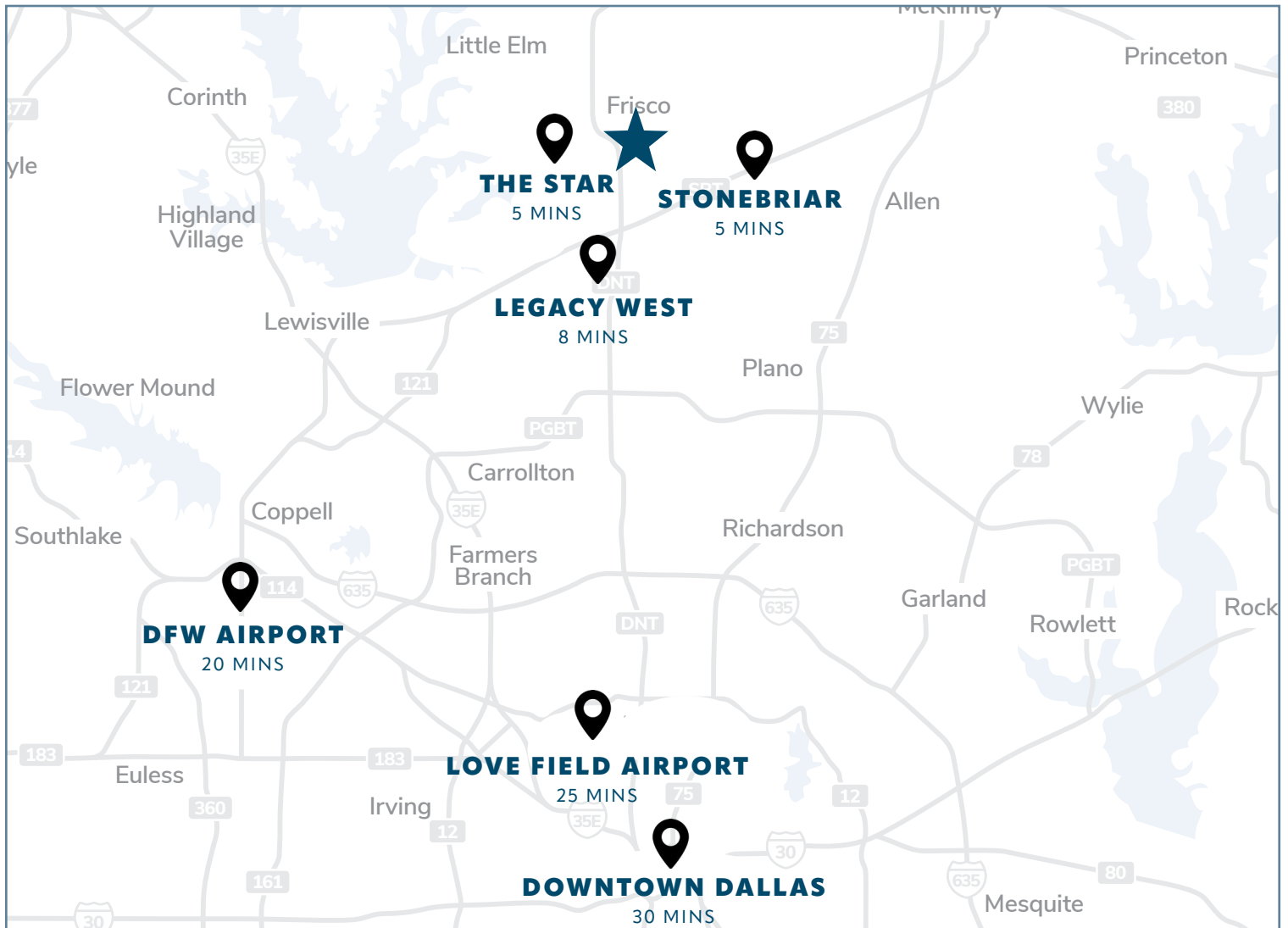
DFW AIRPORT

25 min

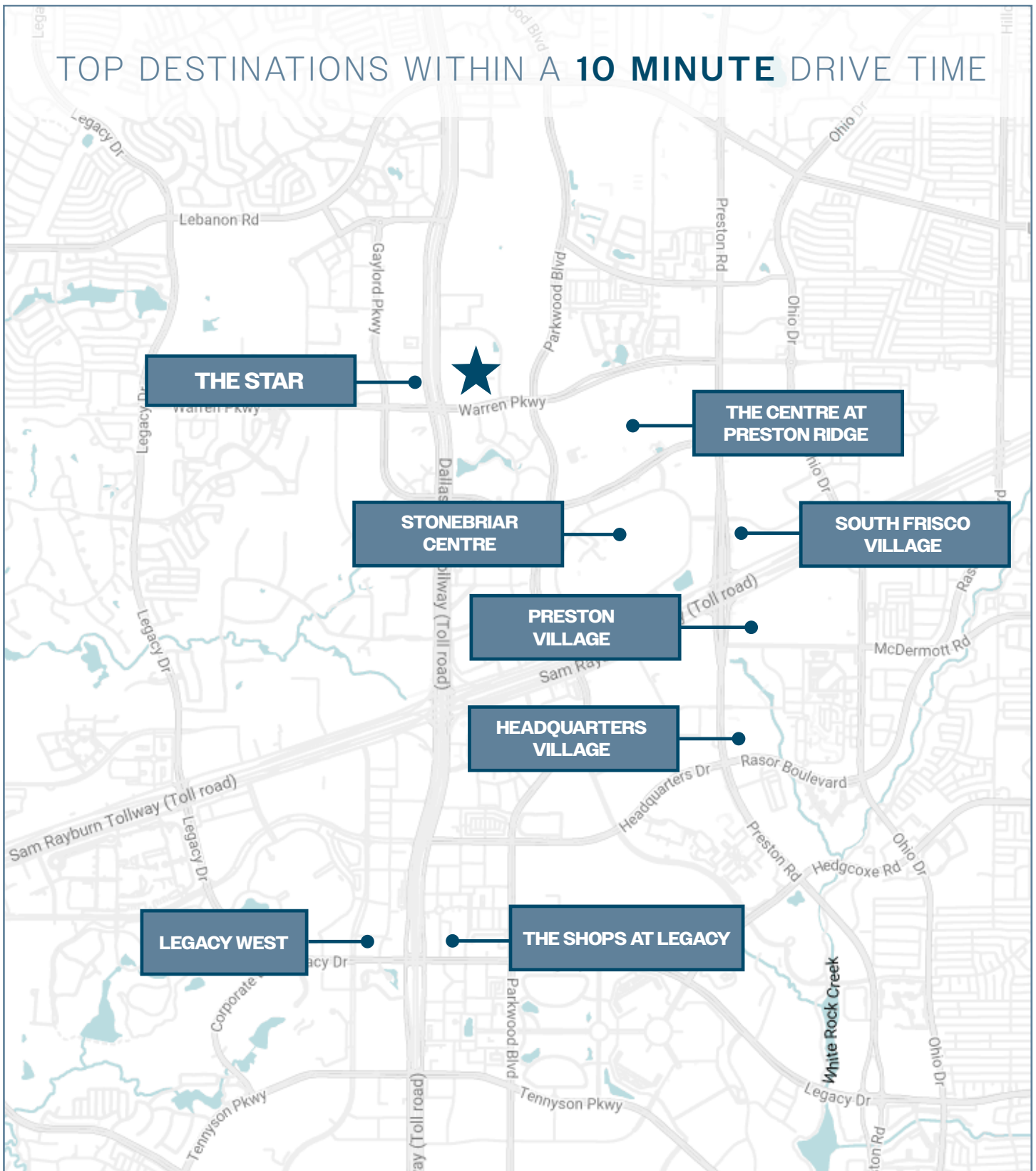
LOVE FIELD AIRPORT

30 min

DOWNTOWN DALLAS



TOP DESTINATIONS WITHIN A 10 MINUTE DRIVE TIME





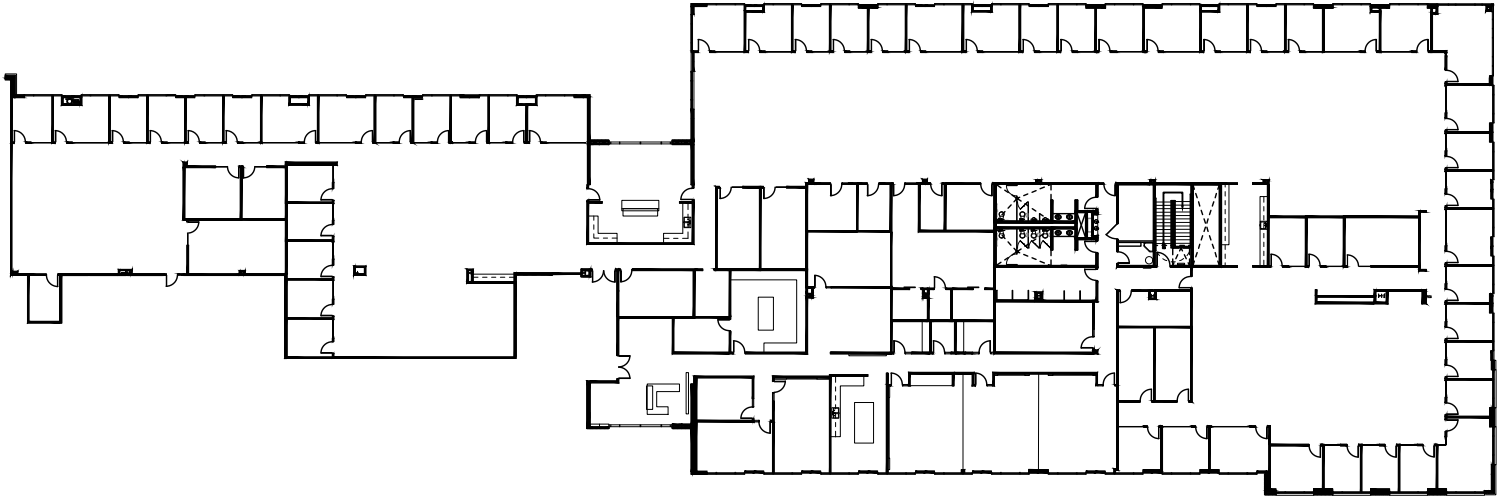
TOP OF BUILDING SIGNAGE OPPORTUNITY

TENANT SIGNAGE HERE

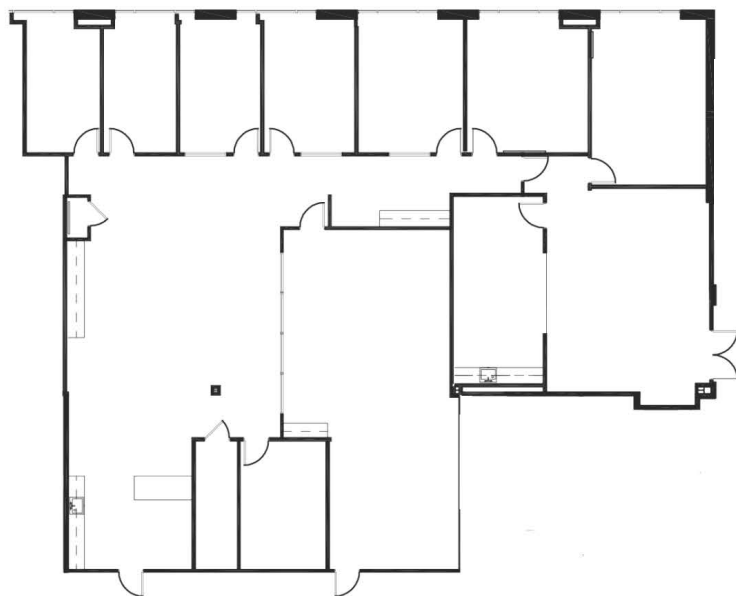


FLOOR PLANS

TYPICAL FLOORPLATE



SUITE 190 - 5,568 SF



FACT SHEET

BUILDING

Duke Bridges III
7460 Warren Parkway
Frisco, TX 75034

OWNER/ LANDLORD

Vero Capital

LEASING COMPANY

Stream Realty Partners

Matt Wieser
214 210 1368
mwieser@streamrealty.com

Sam Bass
24 267 0436
sam.bass@streamrealty.com

MANAGEMENT COMPANY

Stream Realty Partners

Sydney Otundo
737 587 3162
sydney.otundo@streamrealty.com

BUILDING AREA

161,131 RSF

YEAR BUILT

2007

ARCHITECT

Corgan Associates, Inc.

CONSTRUCTION

Duke Realty

PARKING

4.5 spaces per 1,000

FLOOR SIZES

53,536 RSF
1st: 10'0"
2nd: 9'6"
3rd: 9'5"

SECURITY

One guard on-duty during the following hours:

Monday – Thursday: 7:00 a.m. – 11:00 p.m.
Friday: 7:00 a.m. – 3:00 p.m.
Saturday: 8:00 a.m. – 3:00 p.m.

ELECTRICAL

The main electrical service size to the building ranges is 3,000 amps, 277/480 volt three-phase four-wire alternating current (AC). Step down transformers are located in all of the five electrical rooms.

HVAC

Six (6) 90-ton

Roof-Top Units with service exhaust service the property.

ELEVATORS

Two hydraulic elevators.

BUILDING ACCESS

24/7

ELECTRICITY ESTIMATES

\$1.48/RSF

OPERATING EXPENSE ESTIMATES

\$7.90/RSF

TELECOM

AT&T; TW Telecom; Grande Communications



FOR MORE INFORMATION CONTACT

MATT WIESER

mwieser@streamrealty.com
214.210.1368

SAM BASS

sam.bass@streamrealty.com
214.267.0436

