

# FRISCO BRIDGES

Office For Lease  
1,786 - 4,300 SF



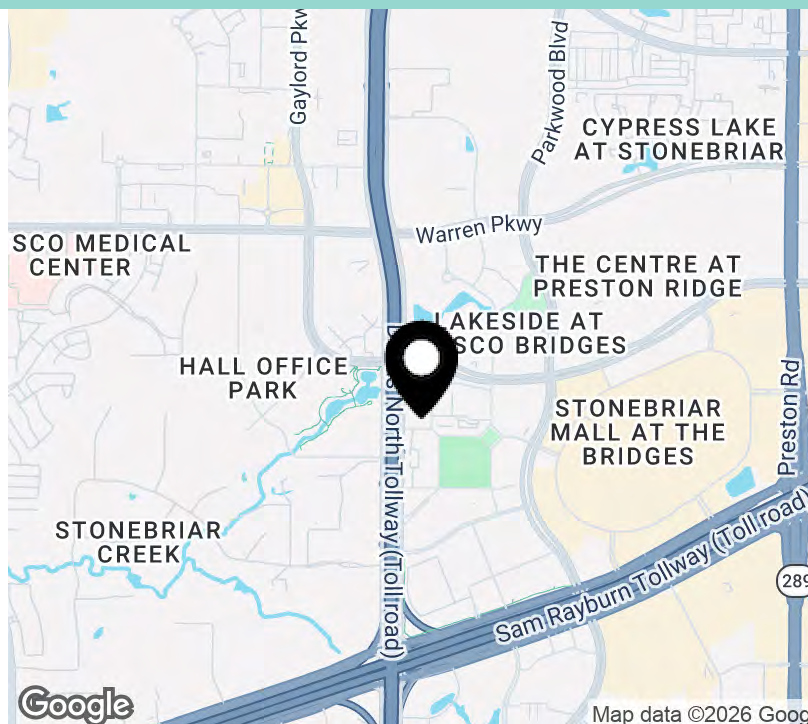
Leasing Information:  
214.740.3300

**Chris Axley**    **Mark Dickenson**  
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caxley@lpc.com    mdickenson@lpc.com

## Lincoln

8111 Douglas Avenue  
Suite 600  
Dallas, TX 75225

[www.lpc.com](http://www.lpc.com)



## Property Highlights

- Prominent location at the southeast corner of Dallas North Tollway and Gaylord Parkway
- Direct access to Dallas North Tollway
- Adjacent and walkable to Riders Field, Comerica Center, Stonebriar Mall, Drury Inn, Embassy Suites and the Frisco Conference Center
- Convenient access to The Star, Legacy West,
- The Shops at Legacy and Stonebriar Country Club
- OPEX: \$13.07
- Electric: \$1.75

## Property Overview

Frisco Bridges offers a 163,923 SF Class A Office Building in one of the most dynamic development concentrations in the US. Frisco Bridges is a 6-story building with direct access to the Dallas North Tollway. Amenities include Parks Pantry, a lounge to accommodate 32+ tenants stocked with fresh and packaged foods and a payment kiosk. Parks Pantry also incorporates café style tables, bar tables, lounge chairs and a bar space for catering/serving. The building also features a fitness center, conference center and key-card access. Frisco Bridges accommodates abundant parking at 5.75/1,000 SF

| Availabilities | SF       | Lease Rate  | Date Available |
|----------------|----------|-------------|----------------|
| Suite 101      | 4,130 SF | \$30.00 NNN | 12/01/26       |
| Suite 340      | 4,300 SF | \$30.00 NNN | 08/01/26       |
| Suite 560      | 3,251 SF | \$30.00 NNN | Now            |
| Suite 595      | 1,786 SF | \$30.00 NNN | Now            |

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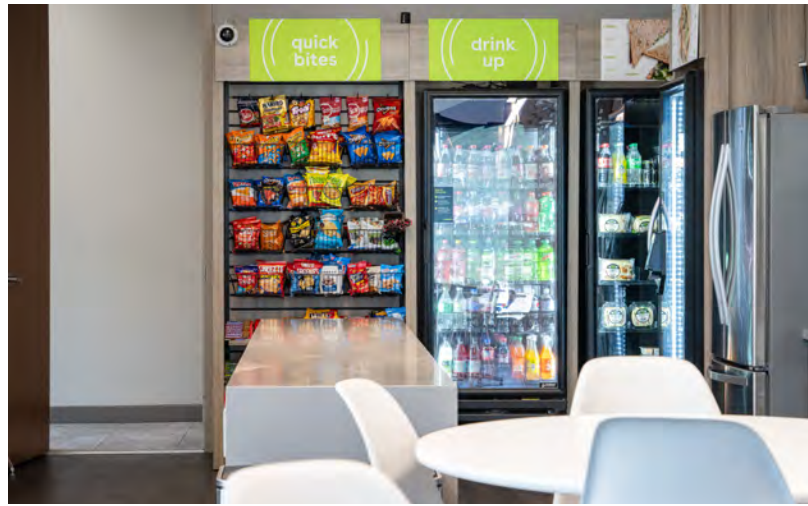
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2600 Dallas Pkwy | Frisco, TX 75034

Property Photos



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