



**3535 Victory Group Way,
#505**

Frisco, TX 75034

1,941 ± SF

OFFICE CONDO

FOR LEASE

Lease Rate: \$29/SF/YR NNN

ANA Commercial

Rey Rani

972-726-6000

sales@anabrokers.com

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OVERVIEW

Office/medical condo now available for lease in Frisco, Texas within the Victory Stonebriar Park office development. Upon entry there is a welcoming reception area with two bathrooms and plenty of natural light. The space has 6 private offices for staff or patient rooms, along with a spacious conference room with large windows. The premises also has multiple storage spaces. Newer construction building, feasible for many uses. Easy access to new surrounding Class A retail, restaurants, and residential developments in highly sought-after neighborhoods. Centrally located among the development and adjacent beautiful outdoor space and fountain. Negotiable terms available for qualified candidates. Call 972-726-6000 or email sales@anabrokers.com for more info!

PROPERTY SUMMARY

- Base Lease Rate: \$29/SF/YR NNN
- NNN: \$/SF/YR est.
- Total SF: 1,941 SF
- Property Use: Office Condo
- Parking: Open
- Facade / Monument Signage

PROPERTY HIGHLIGHTS

- 6 Private Offices, Conference/Board Room, Entry/Reception, Break Room, & Bathroom
- Constructed in 2015 and very well maintained
- Prime Location in Frisco, TX, close proximity to Toyota HQ, FedEx, The Star, Legacy West, PGA Frisco, and more!
- Diverse and complimentary tenant mix including medical, financial services, real estate, and more.
- Great layout for many types of professional uses



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PROPERTY PHOTOS



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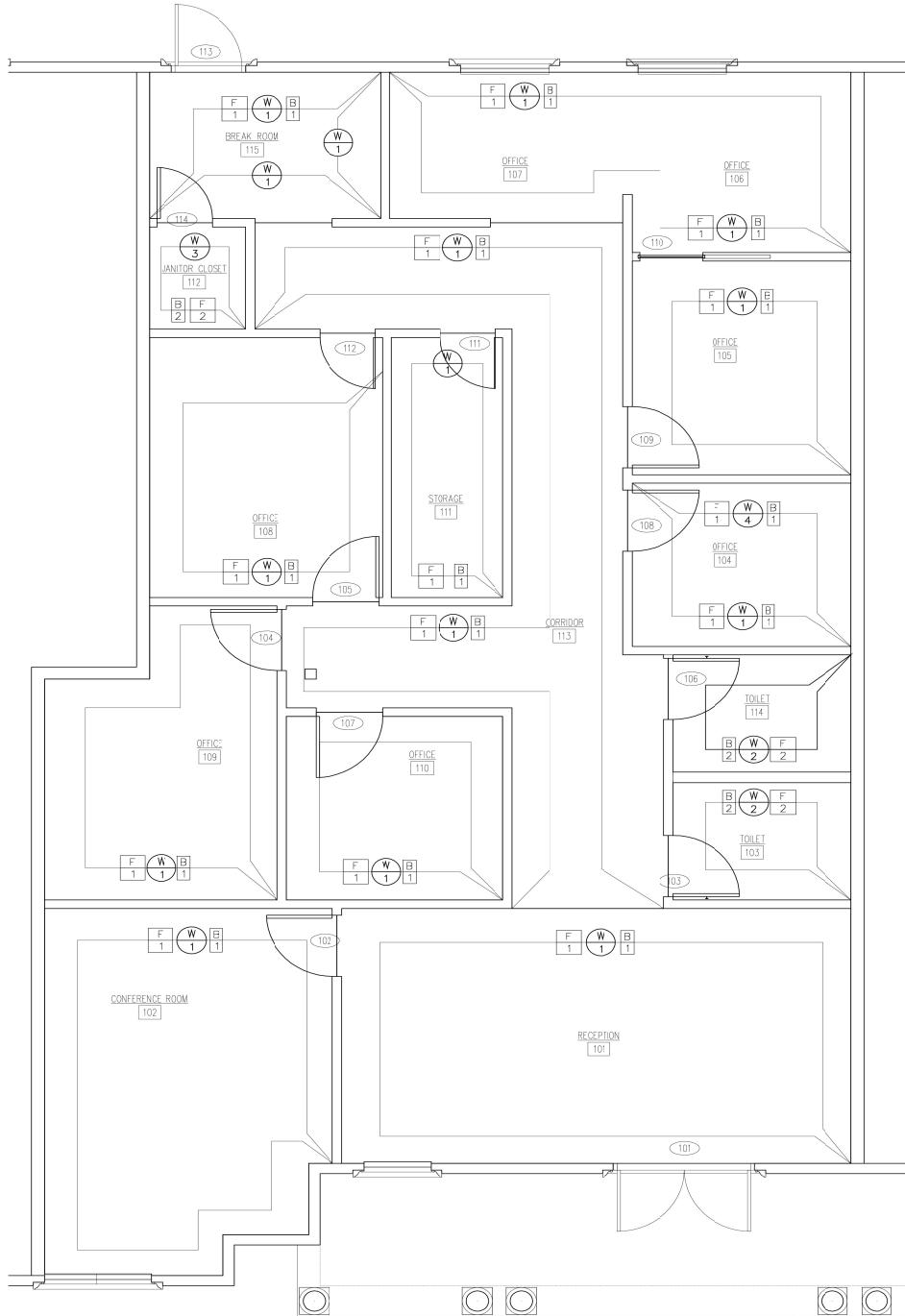
FLOOR PLAN

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FINISH LEGEND

WALL FINISHES:

WALL FINISH TO BE WF-1, UNLESS NOTED OTHERWISE

(W 1) PAINT (GENERAL)
FINISH: EGGSHELL

(W 2) CERAMIC WALL TILE

(W 3) FRP FINISH, MIN. UPTO 4' A.F.F.

(W 4) LEAD COATED WALL FINISH BY X-RAY SUPPLIER

FLOOR FINISHES:

(F 1) CERAMIC TILE-1

(F 2) CERAMIC TILE-2

WALL BASE:

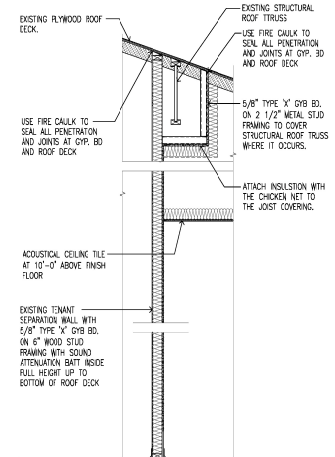
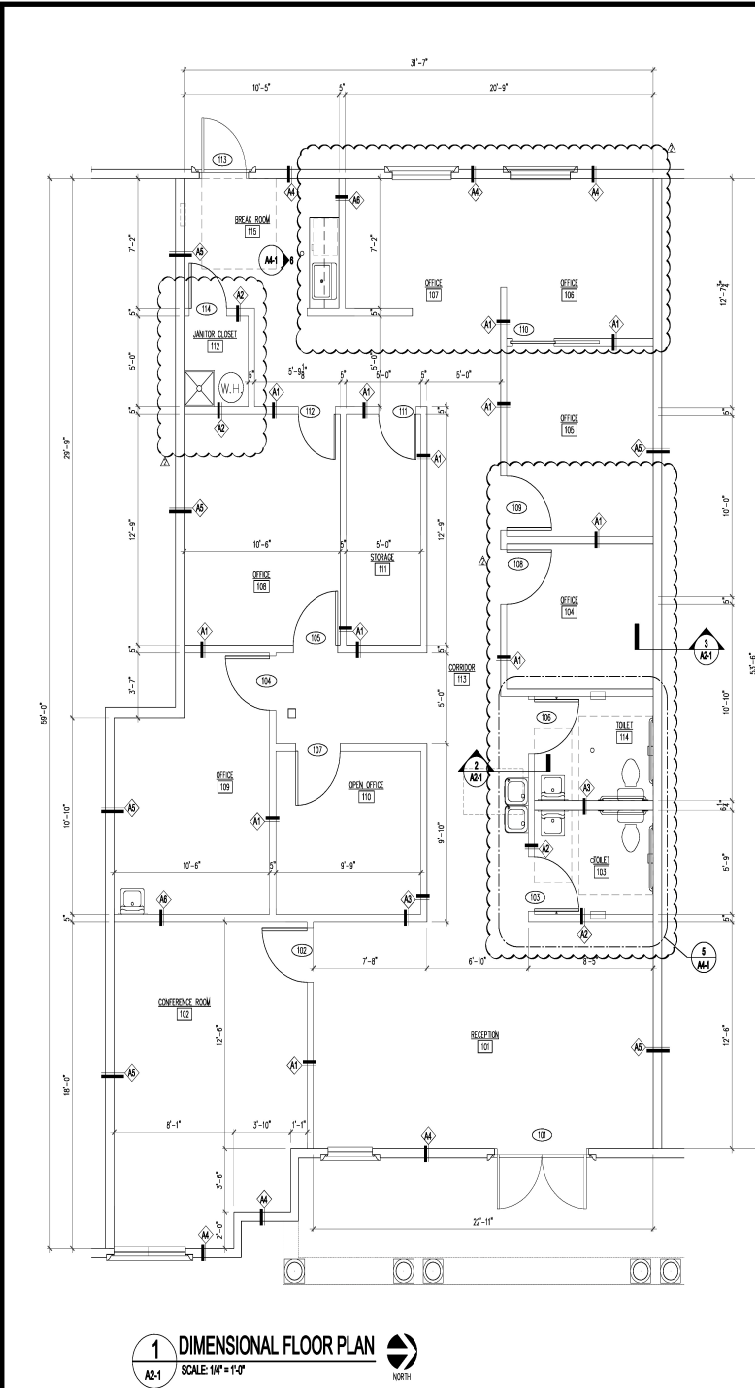
(B 1) CERAMIC TILE BASE TYPE-1,

(B 2) CERAMIC TILE BASE TYPE-2

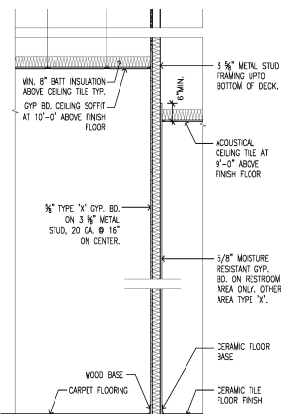
1 FINISH PLAN
A2-1 SCALE: 1/4" = 1'-0"
NORTH

FLOOR PLAN

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3 WALL SECTION
A2-1 SCALE: 1/2" = 1'-0"



2 WALL SECTION
A2-1 SCALE: 1/2" = 1'-0"



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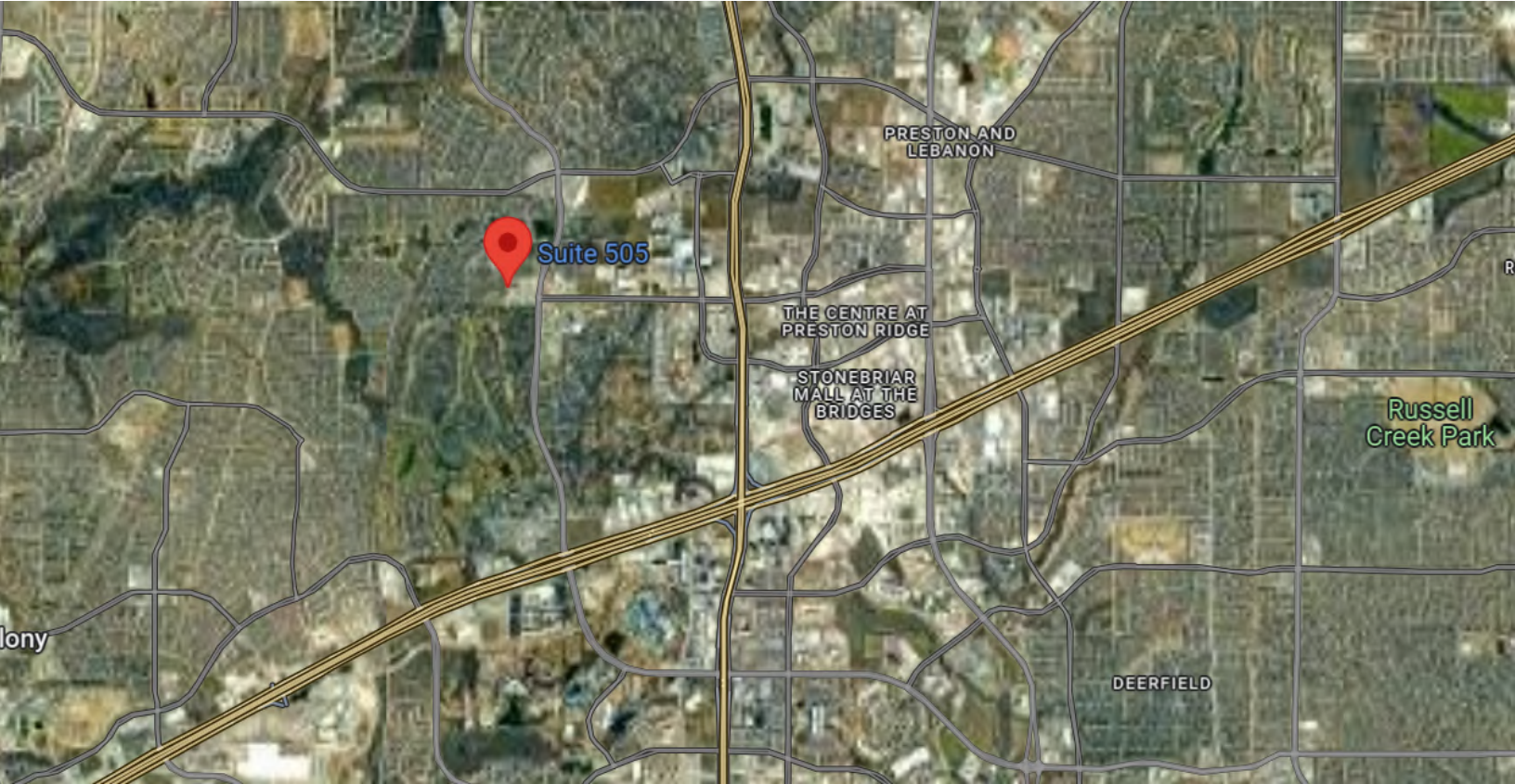
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AERIAL MAP & DEMOGRAPHICS

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| | 2 MILE | 5 MILES | 10 MILES |
|---------------|---|-----------|-----------|
| POPULATION | 45,441 | 300,787 | 1,121,962 |
| AV HH INCOME | \$139,138 | \$144,090 | \$127,190 |
| MEDIAN AGE | 38.2 | 38.3 | 38.4 |
| HOUSEHOLDS | 18,367 | 113,346 | 425,351 |
| DAILY TRAFFIC | Approx. 22,344 CPD @ Legacy Dr. and Stonebriar Dr. (2022 MPSI Est.) | | |

Information for the property located at 3535 Victory Group Way, Suite 505, Frisco, TX includes data gathered from tax records, public records data providers and / or NTRIS historical data records.