



DUKE BRIDGES III



With its convenient location, 7460 Warren Parkway is located minutes away from The Shops at Legacy, Stonebriar Centre, The Centre at Preston Ridge, Frisco Convention Center, Dr. Pepper Sports Complex, and The Dallas Cowboy's headquarters, The Star. Duke Bridges III is also 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.

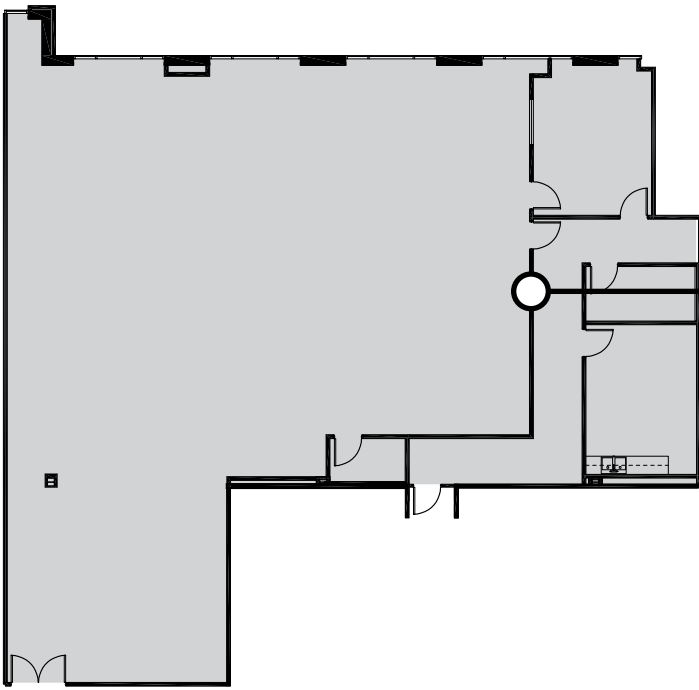
PROPERTY FEATURES:

- 161,131 square feet
- 4.5:1,000 Parking ratio
- Strategically located near numerous hospitality, dining and retail centers
- Grab and Go food service
- Excellent visibility to Dallas North Tollway
- Meticulous landscaping in a park-like setting
- On-site Security Personnel

For more information, please contact:

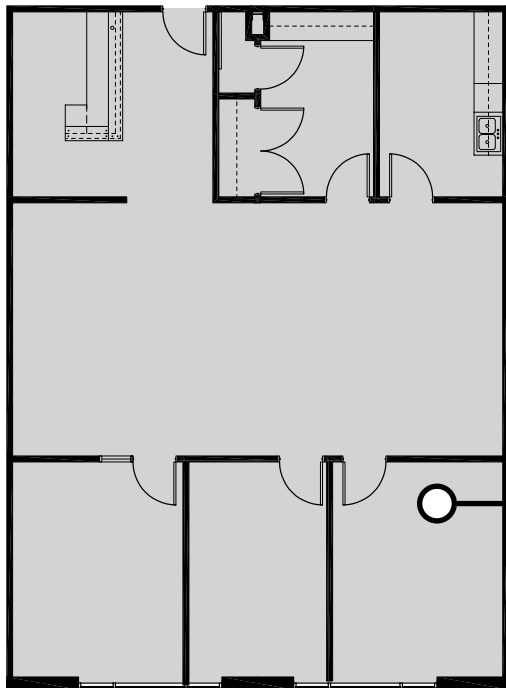
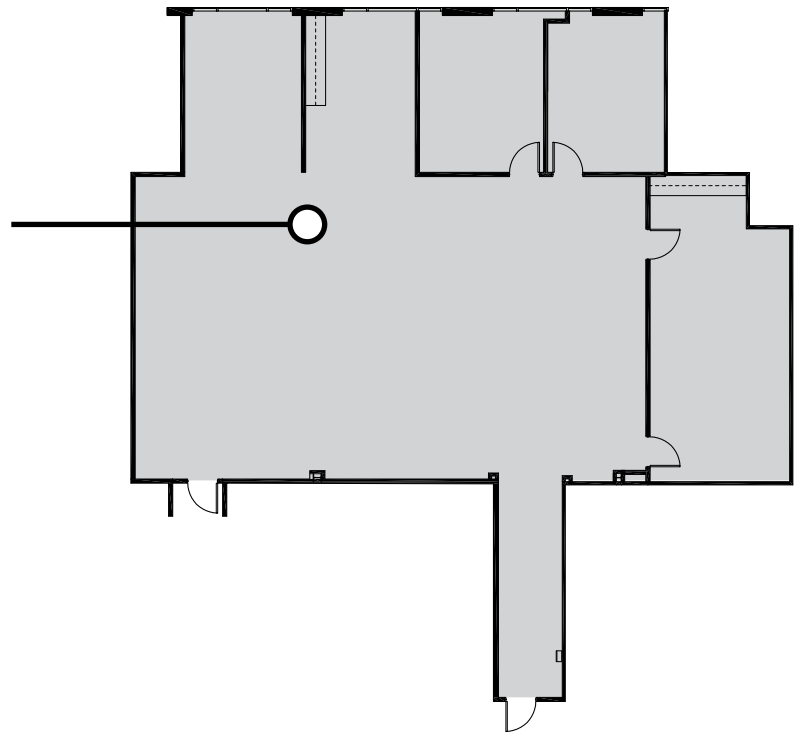
MATTHEW WIESER
mwieser@streamrealty.com
214.210.1368

RHETT MILLER
rhett.miller@streamrealty.com
214.267.0411



SUITE 195
4,692 RSF

SUITE 200
3,430 RSF



SUITE 230
1,875 RSF

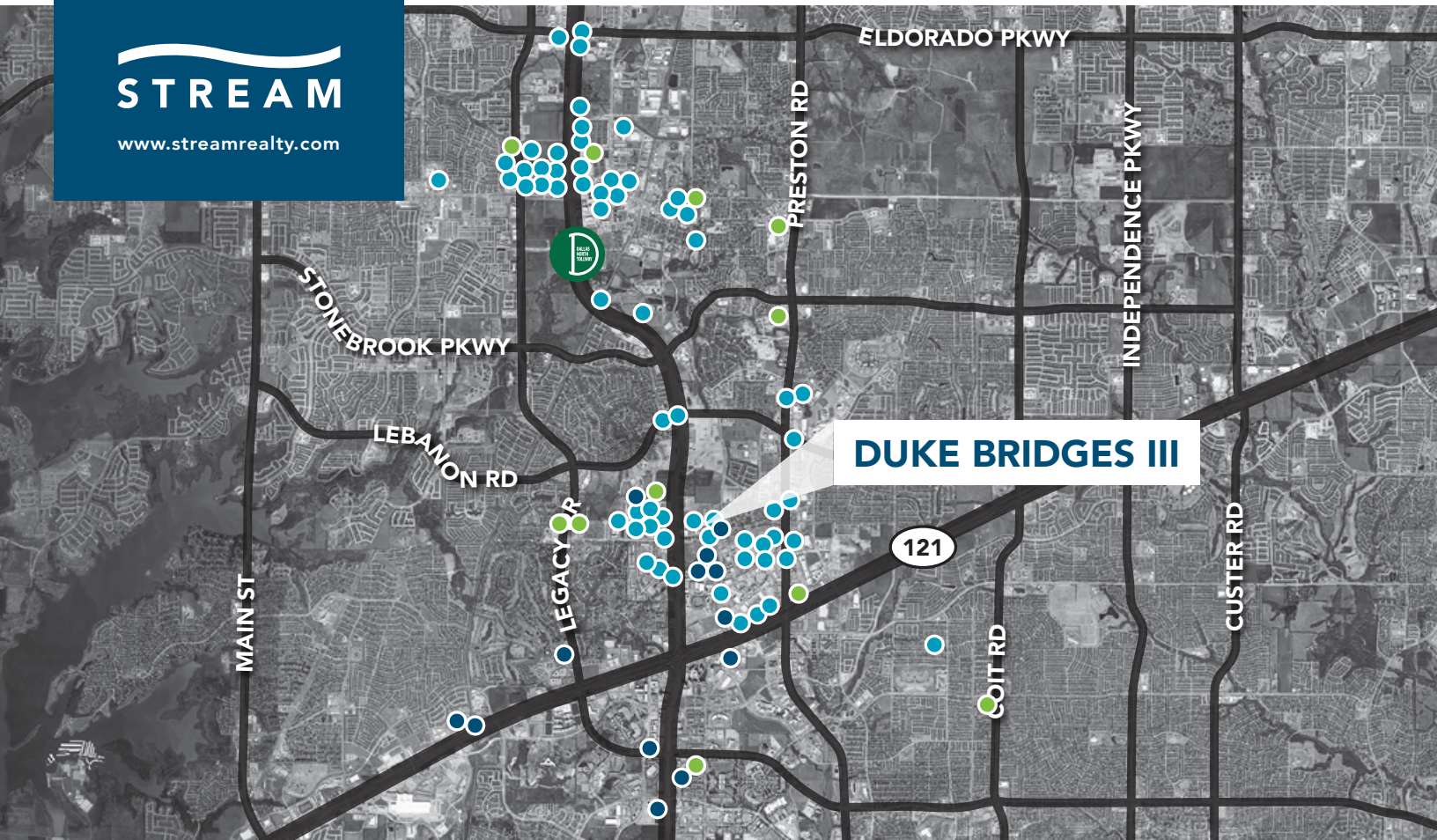
For more information, please contact:

MATTHEW WIESER
mwieser@streamrealty.com
214.210.1368

RHETT MILLER
rhett.miller@streamrealty.com
214.267.0411

STREAM

www.streamrealty.com



● DINING

Whataburger
Layne's Chicken Fingers
Taco Cabana
Jason's Deli
Andy's Frozen Custard
Rotolo's Craft & Crust
First Round Draft Bar & Grill
Subway
Frisco Diner
The Blue Goose Catina
Slim Chickens
Rudy's
Raising Cane's
Chili's Grill & Bar
Crush Taco
IHOP
Zoë's Kitchen
Smoothie King
54th Street
Freebirds World Burrito
Pei Wei
Panera Bread
Tacos 4 Life
Mooyah

Pie Five
Snappy Salads
Perry's Steakhouse & Grille
Rockfish Seafood & Grill
Dickey's BBQ
Kotta Sushi Lounge
Maple St Biscuit Company
Super Chix
Burning Rice
Eggsquisite Café
Didi's downtown
I Fratelli Pizza
Cush Craft
De Mario
Mi Cocina
Tupelo Honey
The Common Table
Roti Grill
Joe's Pizza Pasta & Subs
Chipotle
Newk's Eatery
Pure Poke
Frisco Bar
X-press Thai
The Nest

Up Inspired Café
Pizzeria Testa
The Coop
Sake Toro Sushi
Summer Moon Coffee
Fuddruckers
Deli News Frisco
Mash'd Frisco
Blaze Pizza
Gloria's Latin Cuisine
Pure Plates
Norma's Café
EG Steak
Breaker's Korean BBQ

● HOTELS

Hotel Indigo Frisco
Omni Frisco Hotel
Aloft Plano
Holiday Inn Express Frisco
Dallas/Plano Marriott At Legacy
Town Center
Hilton Garden Inn Frisco
Sandman Signature Plano/Frisco
Hyatt House Dallas/Frisco

Home2 Suites by Hilton Plano
Legacy West
Courtyard by Marriott Dallas/
Plano/The Colony
The Westin Stonebriar Hotel
and Golf Club
Renaissance Dallas at Plano
Legacy West
Fairfield Inn & Suites by Marriott
Dallas/Plano/The Colony

● FITNESS

Icon Gym
Cowboys Fit
Anytime Fitness
CrossFit Lowe
North Plano CrossFit
Checkpoint CrossFit
Planet Fitness
LA Fitness
24 Hour Fitness
Orangetheory Fitness
NexGen Fitness

For more information, please contact:

MATTHEW WIESER

mwieser@streamrealty.com
214.210.1368

RHETT MILLER

rhett.miller@streamrealty.com
214.267.0411



Fact Sheet

BUILDING

Duke Bridges III
7460 Warren Parkway, Frisco, TX 75034

OWNER/ LANDLORD

Admiral Capital Group

LEASING COMPANY

Stream Realty Partners
Matt Wieser
214 210 1368
mwieser@streamrealty.com

Rhett Miller
214 267 0411
rhett.miller@streamrealty.com

MANAGEMENT COMPANY

Stream Realty Partners
Bryan Henington
972 385 4194
bhenington@streamrealty.com

BUILDING AREA

161,131 RSF

YEAR BUILT

2007

ARCHITECT

Corgan Associates, Inc.

CONSTRUCTION

Duke Realty

PARKING

4.5 spaces per 1,000

ELEVATORS

Two hydraulic elevators.

FLOOR SIZES

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

SECURITY

One guard on-duty during the following hours:
M – Th: 7:00 a.m. – 11:00 p.m.
F: 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.

BUILDING ACCESS

24/7

ELECTRICITY ESTIMATES

\$1.03/RSF

OPERATING EXPENSE ESTIMATES

\$9.88/RSF

TELECOM

AT&T; TW Telecom; Grande Communications