

Frisco Square

6136 FRISCO SQUARE BLVD. & 6175 MAIN ST. FRISCO, TX 75034

Colliers
INTERNATIONAL



AVAILABILITY 1,800 - 5,061 RSF

CONTACT

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COLLIERS INTERNATIONAL

1717 McKinney Avenue

Suite 900

Dallas, TX 75202

PROPERTY OWNED BY

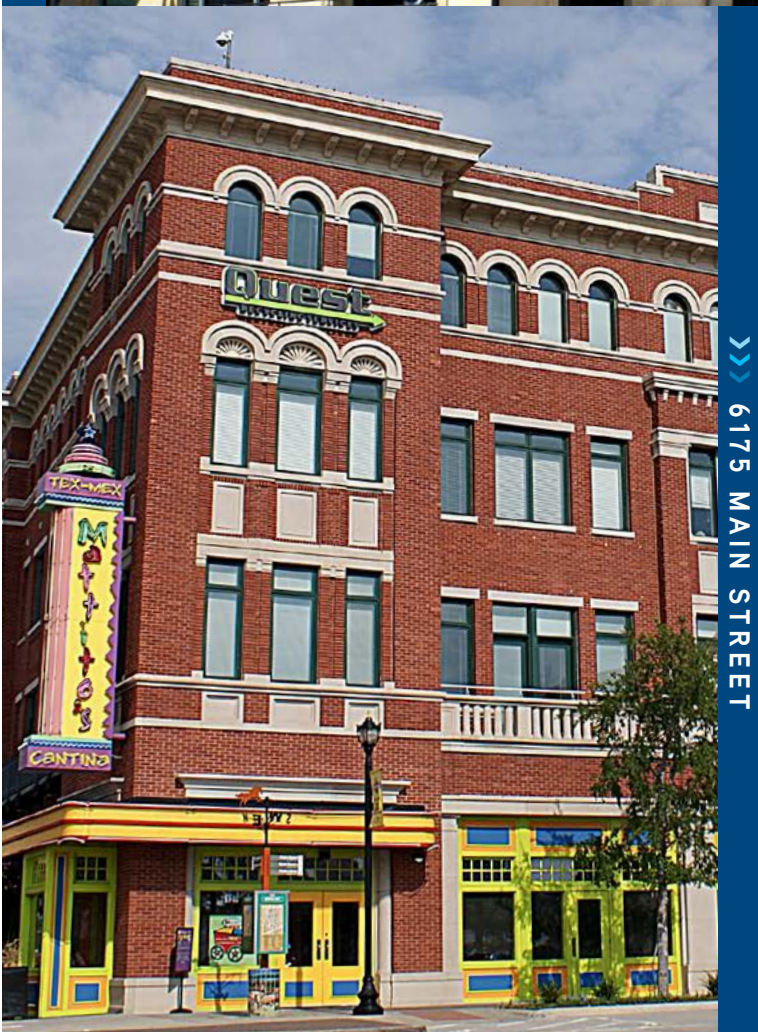
Behringer

CHRIS LIPSCOMB

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www.colliers.com



FRISCO SQUARE >>> HIGHLIGHTS

- Located in the Heart of Frisco Town Square
- Walkable Retail Shopping & Restaurants Including:
Cinemark Theatre, Mattito's, Jake's, Sake Toro,
Best Thai, En Fuego Cigar Bar, The Roots,
Burger 21, Tavolo Italia & many more
- Bustling Walkable Town Square
- Banking/ATM
- 670+ Multifamily Units within 1 Block
- Home to Frisco City Hall & City of Frisco Library
- Across the Street from Toyota Stadium, a 145-acre
multipurpose sports and entertainment facility that
will also house the US Soccer Hall of Fame
- Additional Development in progress:
Hotels, Fitness Center, Commuter Rail, as well
as more Office, Retail and Multi-Family
- Strong Ownership
- Plentiful Mixed-Use Parking
- Full Management & Engineering Staff On-Site
- Building Signage Available
- Easy Access to Dallas North Tollway, Texas 121, & US 380
- 40+ Restaurants within 2 miles
- Upscale Common Area Finishes

For more information, visit: www.FRISCOSQUARE.com

FRISCO SQUARE >>> FACTS

OWNER: Behringer

YEAR BUILT: 2004 & 2008

CLASS: A – Office Buildings & Ground Floor Retail

SUBMARKET: Frisco/The Colony

TOTAL RSF: 61,000 & 63,808

2016 ELECTRICITY: \$2.07

NUMBER OF STORIES: 2 four-story office buildings

TYPICAL FLOOR PLATE: 15,250 & 16,349 RSF

PARKING: 4/1,000 SF Surface Parking

ELEVATORS: 2 per building

SECURITY COMPANY & HOURS: Universal Security &
Bicycle Patrol 7 days/week 6 pm – 3 am

FIRE SAFETY: All Fully Sprinkled buildings; Pull Stations,
Strobes, Audible Alarms.

FIBER PROVIDERS: Logix/Grande/Time Warner/AT&T

AFTER-HOURS HVAC: \$50/hr

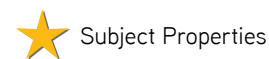
BUILDING HOURS: 7 am-6pm, Mon-Fri; 8 am-1pm, Sat

MANAGEMENT/ENGINEERS: Colliers International

FRISCO SQUARE >>> AMENITIES



LOCATION AMENITIES KEY



HEALTH/FITNESS

- 1** 9 Round Kickbox Fitness
- 2** NexGen Fitness
- 3** Brickhouse Cardio Club Frisco
- 4** Frisco Family YMCA
- 5** Orange Theory Fitness - Frisco
- 6** My Gym Frisco
- 7** Camp Gladiator
- 8** Icon Gym
- 9** North Dallas Mixed Martial Arts
- 10** Athletes' Performance - Texas
- 11** First Street Crossfit and FTX
- 12** Altitude Fitness - Frisco
- 13** Personal Trainers Dallas
- 14** Toyota Stadium/Pizza Hut Park
- 15** Simpson Plaza
- Frisco Square Park
- 16** Barre 3
- 17** The Coop

DINING/FOOD

- 1** Jake's Uptown
- 2** Mattito's
- 3** Firehouse Subs
- 4** Sake Toro Sushi
- 5** Extracts
- 6** Tavolo
- 7** Pizzeria Testa
- 8** Hikari Sushi & Grill
- 9** The British Lion Pub
- 10** Fruitealicious
- 11** Manny's Tex Mex
- 12** El Amigo Meat Market
- 13** Depot Cafe
- 14** Simply Thai Bistro
- 15** Rockin' Taco Tex Mex
- 16** Randy's Steakhouse
- 17** Babe's Chicken Dinner House
- 18** La Unica Taqueria & Restaurant
- 19** 5th Street Patio
- 20** Stan's Main Street

- 21** Durkins Pizza
- 22** Rudy's Country Store & BBQ
- 23** Slim Chickens
- 24** Mescal Taco
- 25** Blue Goose Cantina
- 26** Subway
- 27** Freebirds World Burrito
- 28** MOO YAH Burger
- 29** Pie Five Pizza Co.
- 30** Pei Wei
- 31** Panera
- 32** Cowboy Chicken
- 33** Smoothie King
- 34** Frisco Diner
- 35** Ace's Ice House & Chop Shop
- 36** Fluellen Cupcakes
- 37** Nola Grill Frisco
- 38** Best Thai
- 39** Poparella's Gourmet Popcorn

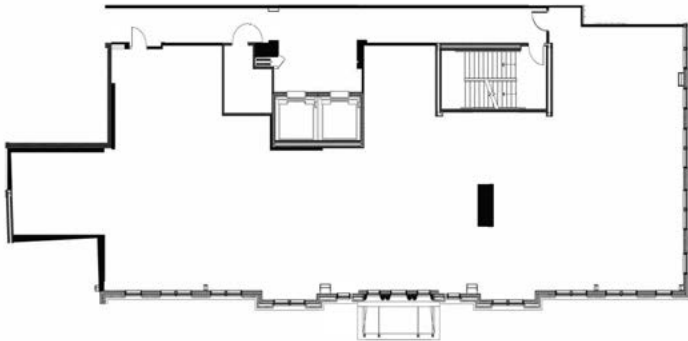
HOTELS

- 1** Comfort Suites Frisco
- 2** Hampton Inn & Suites

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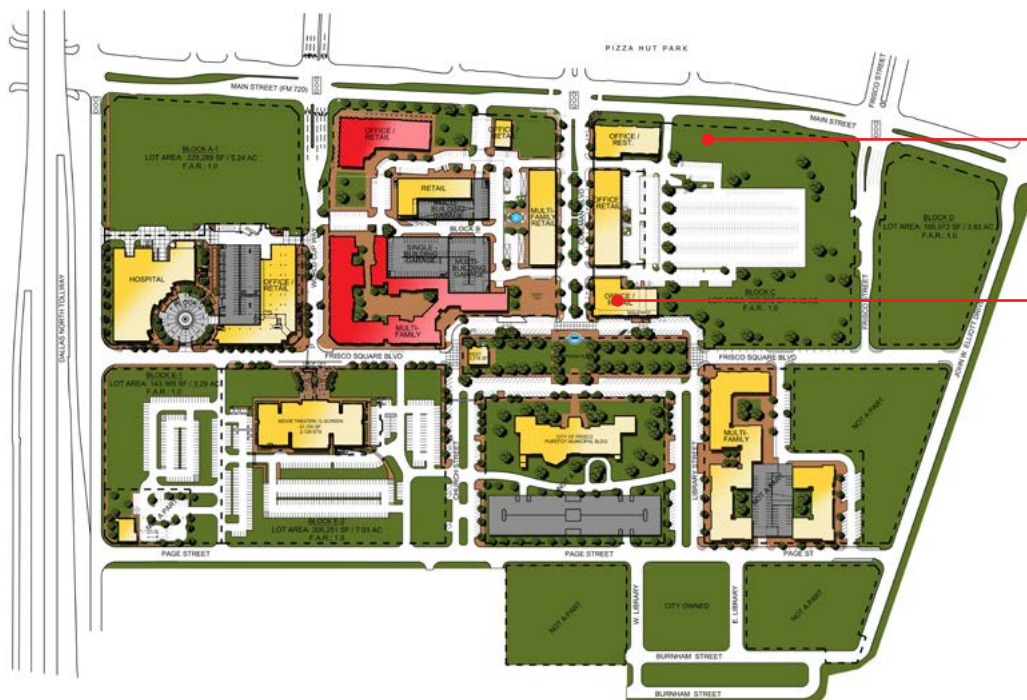
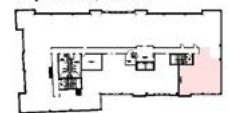
A 6175 MAIN ST.
DALLAS, TX 75034
SUITE 260
5,061 RSF

Key Plan: 5,061 RSF



B 6136 FRISCO SQUARE BLVD
DALLAS, TX 75034
SUITE 355
1,826 RSF

Key Plan: 1,826 RSF



FRISCO SQUARE

A

6175 MAIN ST.
DALLAS, TX 75034

B

6136 FRISCO SQUARE BLVD.
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:


- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Colliers International North Texas, LLC	522575 	DFWMarketing@colliers.com	214-692-1100
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Steve Everbach	367974	steve.everbach@colliers.com	214-217-1254
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Lindsay Wolcott	628521	lindsay.wolcott@colliers.com	214-217-1243
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date