

TOWER AT FRISCO SQUARE

5757 MAIN STREET
FRISCO, TX 75034



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INTERNATIONAL

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TOWER AT FRISCO SQUARE

CORE PLUS OPPORTUNITY

LONG-TERM STABILITY

6.1 YEARS WEIGHTED AVERAGE
REMAINING LEASE TERM

ONLY 8% ROLLOVER EXPOSURE
IN FIRST 4 YEARS

CLASS A OFFICE

FRISCO – FASTEST GROWING
CITY IN AMERICA

EXECUTIVE SUMMARY

TOWER AT FRISCO SQUARE

Colliers International is pleased to exclusively offer to qualified investors the opportunity to purchase Tower at Frisco Square, located in Frisco, TX (Dallas MSA). This recently delivered, architecturally significant and efficiently designed office building is ideally located in the **Frisco North Platinum Corridor**, a dynamic north/south artery of the Dallas metro area and the Sun Belt, along the Dallas North Tollway.

Located at the southeast corner of Main Street and the Dallas North Tollway, Tower at Frisco Square enjoys a strong and thriving live/work/play environment complemented by the adjacent Frisco Square mixed-use development, the Frisco City Hall and directly across Main Street from Toyota Stadium, home to the FC Dallas major league soccer team.



Tower at Frisco Square features a diverse multi-tenant rent roll **anchored by Gearbox Software headquarters, occupying 99,055 square feet, or 57% of the project through March 2026.** The balance of tenancy includes diverse professional industries and staggered lease expirations providing long term investment stability with upside as leases expire. Additional upside is achieved by leasing vacant ground floor medical/retail, catering to healthcare, office, residential and entertainment audiences of the surrounding area.

As the Dallas area has continued its rapid expansion northward, Frisco has become the direct beneficiary with excellent housing options, award-winning public schools and the top choice for corporate relocations such as **nearby JP Morgan Chase, Toyota, FedEx and Liberty Mutual.**

Tower at Frisco Square, with its ground floor medical/retail options, 4.0/1,000 structured parking ratio, efficient +/- 30,000 SF floor plates, and thriving Frisco office submarket, **provides a Core-Plus investment opportunity via immediate lease up of vacant medical/retail and office suites combined with mark-to-market potential as leases expire, currently 20 - 25% below market.**





ASSET PROFILE

5757 Main Street

Frisco, TX 75034

±174,147

Rentable Square Feet

87%

Occupancy

3.27

Acres

20-25%

Expiring Below Market Rents

INVESTMENT HIGHLIGHTS

TOWER AT FRISCO SQUARE



Gearbox Software
99,055 SF Long Term Lease
57% of the project



2015 Delivery



NNN Conversion
Opportunity



Mechanicals
under warranty



No Near
Term CapEx



Frisco City Hall
Eat/Shop/Play



8.2% increase in
population 2016-2017



95,000 jobs added
2017-2018

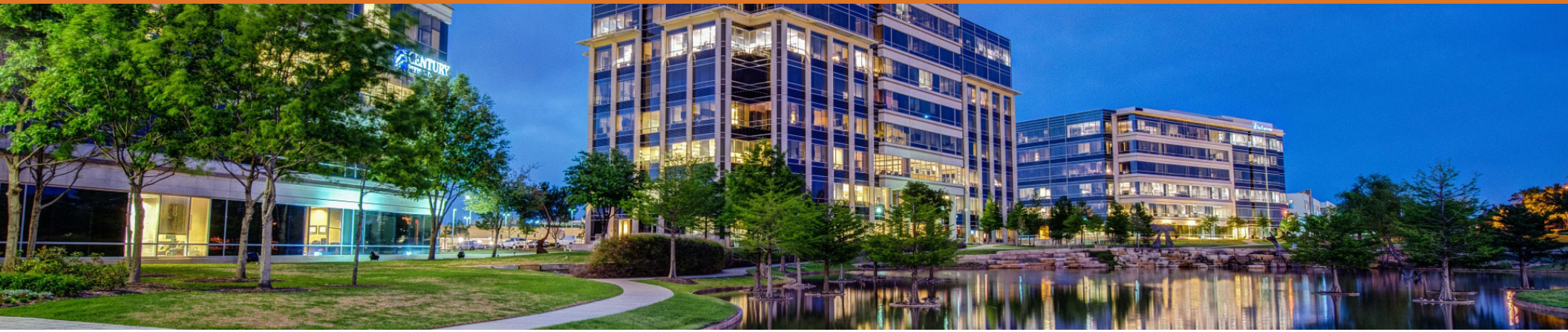


3rd Place - number of
jobs added nationwide



CORPORATE RELOCATIONS

TOWER AT FRISCO SQUARE



JPMORGAN
CHASE & CO.



TOYOTA





AREA SNAPSHOT

TOWER AT FRISCO SQUARE



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