

OFFICE FOR LEASE

3011 INTERNET BLVD.

3011 Internet Blvd., Suite 120, Frisco, TX 75034



OFFERING SUMMARY

AVAILABLE SF:	9,997 SF
LEASE RATE:	\$26.50 SF/yr (Plus Electric)
LOT SIZE:	0 Acres
BUILDING SIZE:	118,206 SF
MARKET:	Frisco
SUBMARKET:	Hall Office Park

PROPERTY OVERVIEW

The space is 9,997 rentable square feet on the first floor. Prominent entry off of the building lobby. Space is approximately 60% open workstation area, seven private offices, two training rooms, conference room, server room, break room, and storage. The space also has high first floor ceilings. Glass on two sides provide great natural lighting for the interior open areas.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Sublease	\$26.50 SF/yr	9,997 SF

KW COMMERCIAL
469.467.7755
501 W. President Bush Hwy
Richardson, TX 75080

CLIFF BOGART, CCIM CRE
Managing Director
O: 214.704.9862
C: 214.704.9862
cliff@vanguardcres.com
TX #0313043

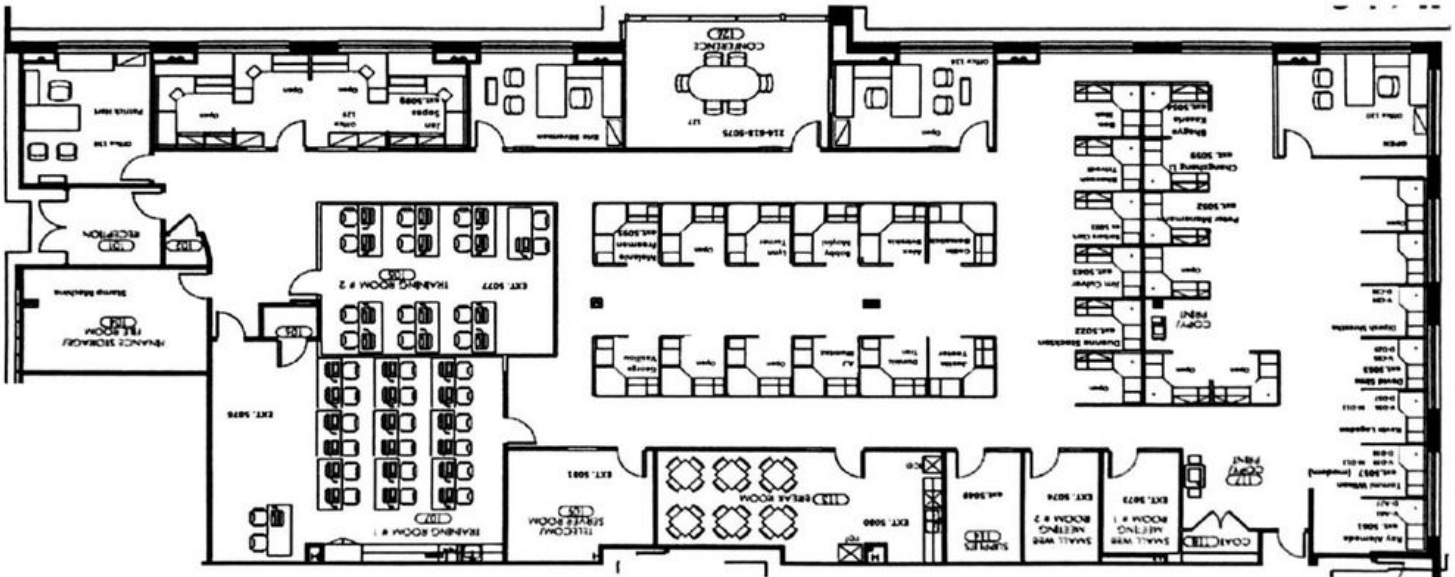
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Each Office Independently Owned and Operated kwcommercial.com

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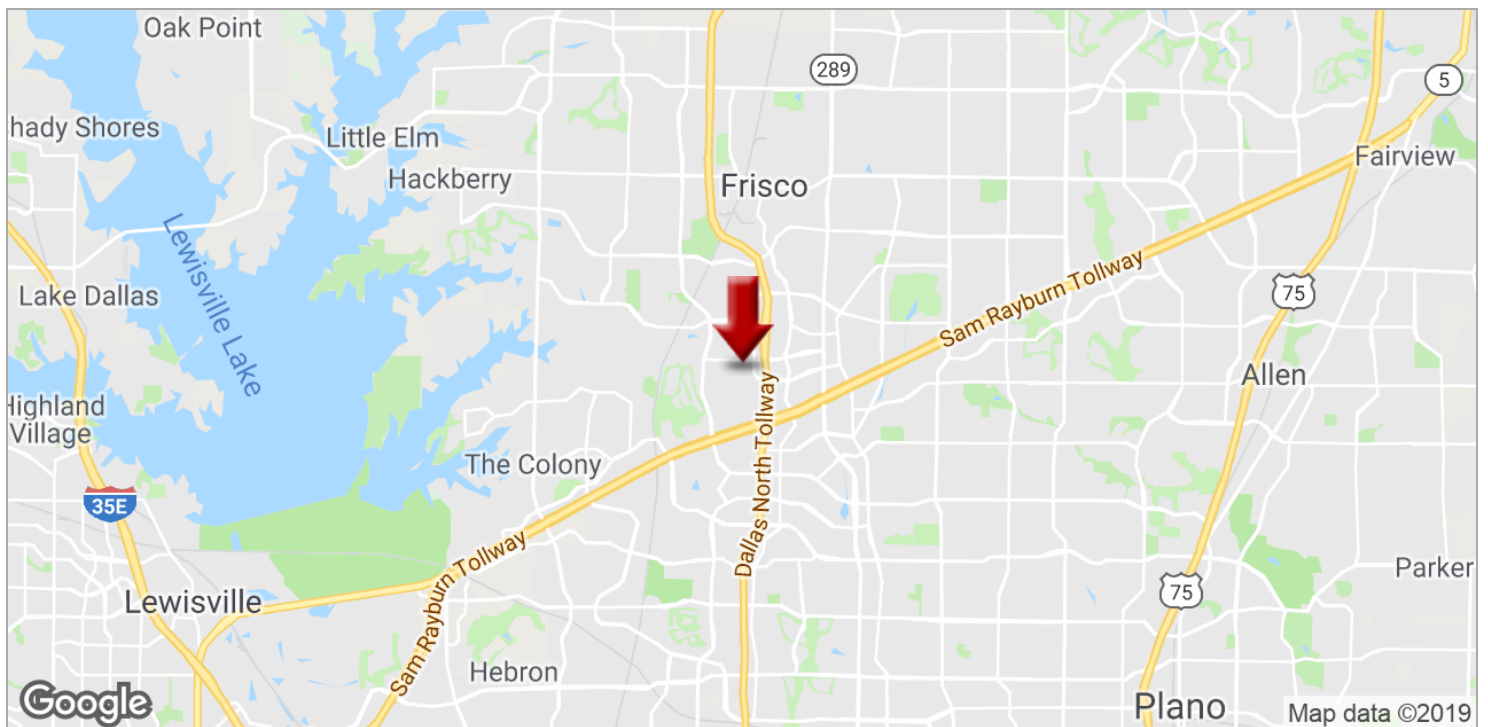
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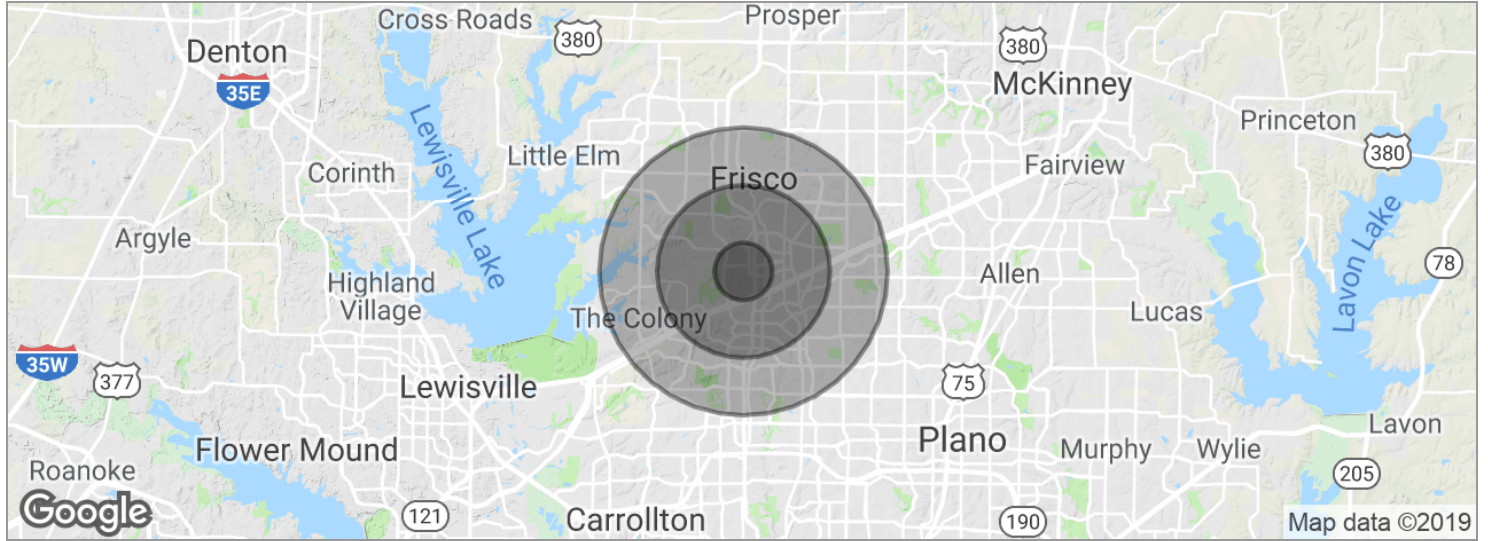
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,282	54,890	194,573
Median age	37.0	33.8	34.5
Median age (male)	37.3	33.1	34.3
Median age (Female)	36.8	33.7	34.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,671	21,676	71,983
# of persons per HH	2.0	2.5	2.7
Average HH income	\$185,502	\$125,477	\$123,070
Average house value	\$713,257	\$475,796	\$338,293

** Demographic data derived from 2010 US Census*

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