



ANA Commercial
Real Estate Brokerage



14111 King Rd., #540
Frisco, TX 75036

1,200 ± SF
OFFICE CONDO
FOR LEASE

Lease Rate: \$25/SF/YR NNN

ANA Commercial

Tim Heydari

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COMMERCIAL REAL ESTATE FIRM | 6860 N DALLAS PARKWAY | SUITE 200 | PLANO, TX 75024
www.anacommercial.com

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof.
The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

Photos may reflect prior property condition and are for illustrative purposes only. Prospective tenants should independently verify current condition and all property information.

OVERVIEW

Office Condo now available for Lease in Frisco, Texas within the King Plaza mixed-use project. Three private offices, conference/board room with glass entry, spacious break room with storage, reception/entry area, and a full bathroom. Newer construction (2023) with professional finishes and interior. Easy access to the new surrounding retail, restaurants, and residential developments in sought-after neighborhoods. Negotiable term and FREE Rent available for qualified candidates. Call 972-726-6000 or email sales@anabrokers.com for more info!

1,200 ± SF

**OFFICE CONDO
FOR LEASE**

PROPERTY SUMMARY

- Base Lease Rate: \$25/SF/YR NNN
- NNN: \$9.27/SF/YR est.
- Total SF: 1,200 SF
- Property Use: Office Condo
- Parking: Open

PROPERTY HIGHLIGHTS

- 3 Private Offices, Conference/Board Room, Entry/Reception, Break Room, & Bathroom
- 2023 Construction with Professional Finishes
- Prime Location in Frisco anchored by new retail/restaurants (walking distance)
- Ideal layout for many types of professional uses



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PROPERTY PHOTOS



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PROPERTY PHOTOS

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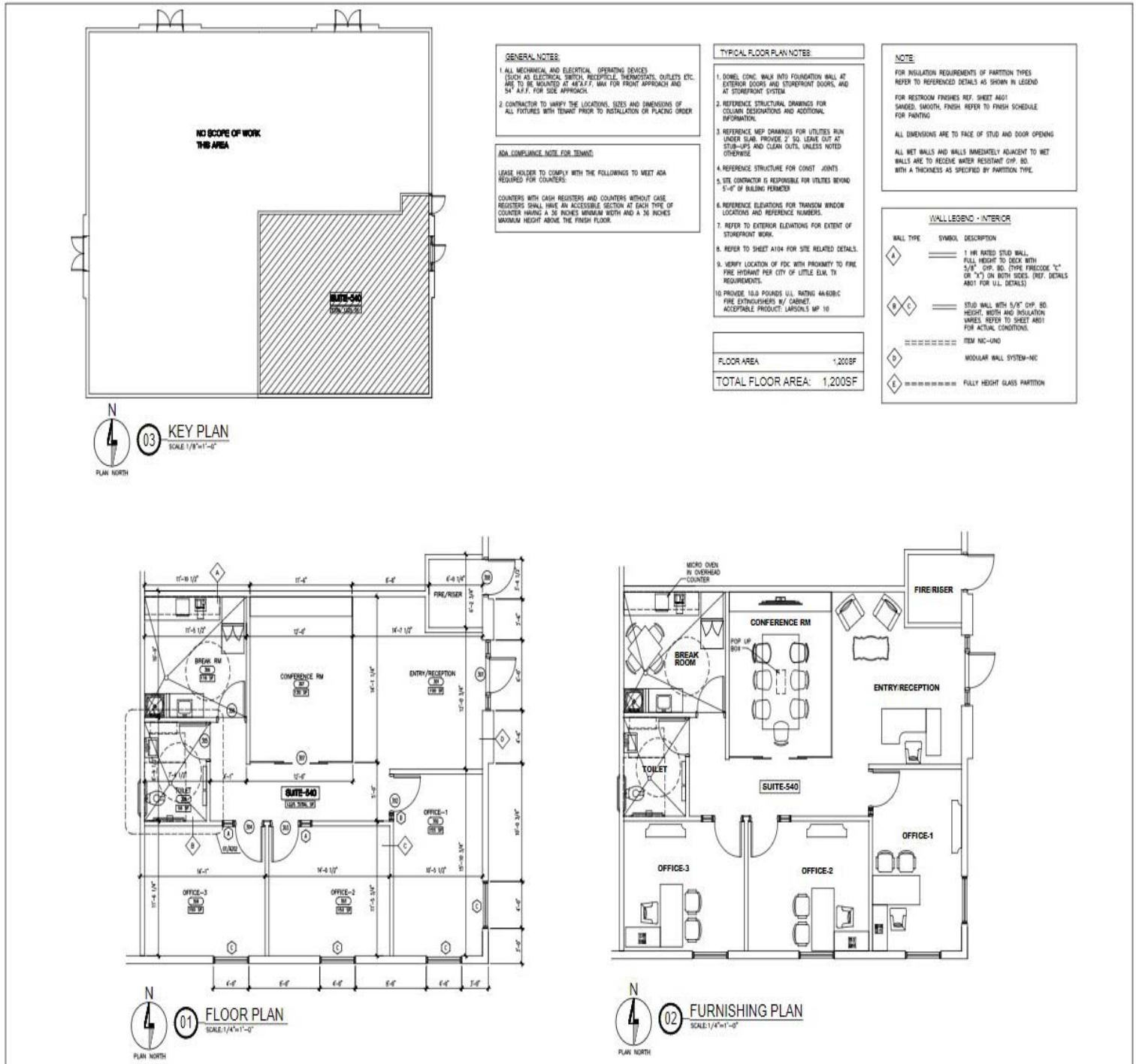
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FLOOR PLAN

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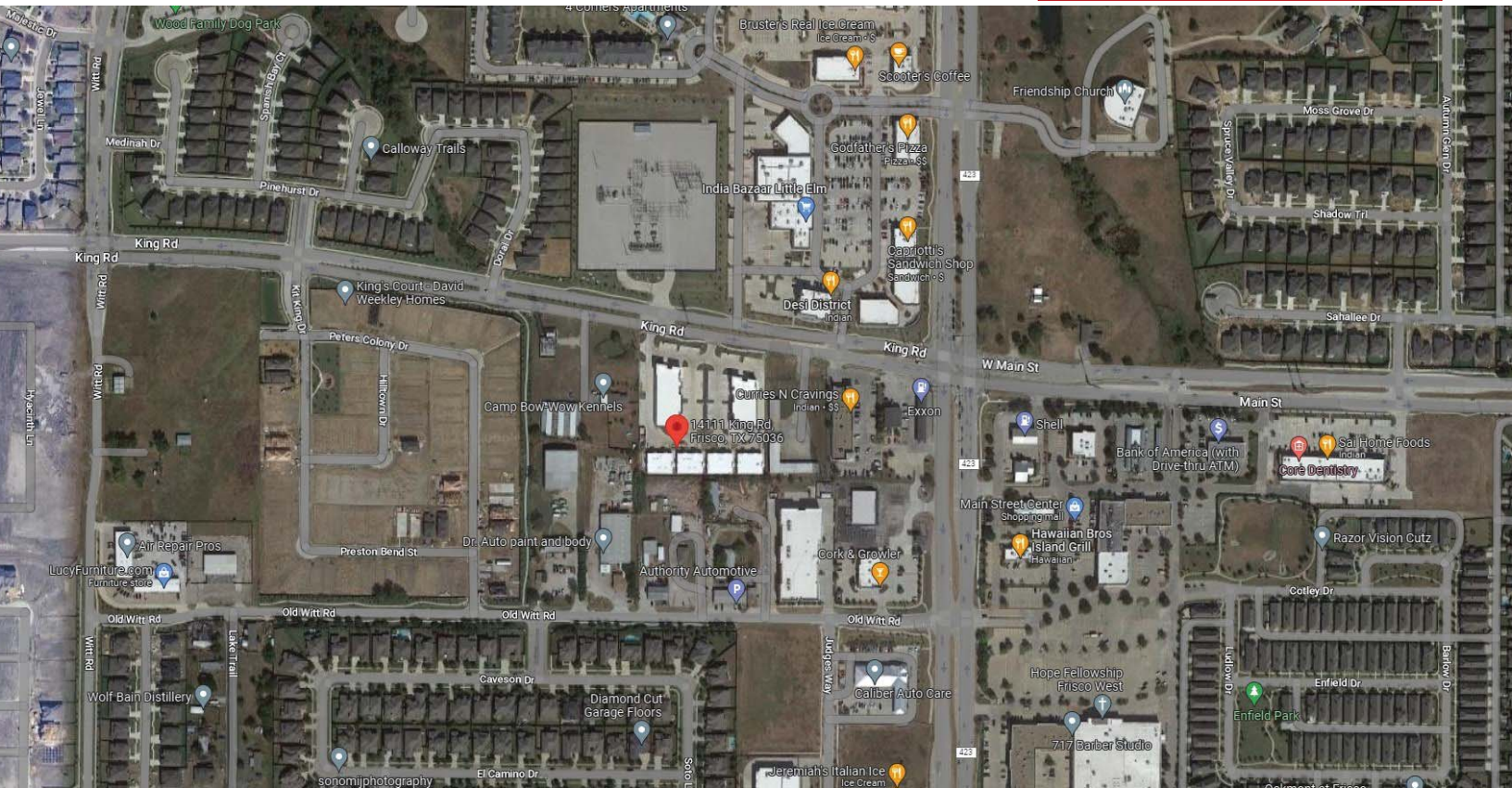
Frisco, TX 75036

AERIAL MAP & DEMOGRAPHICS

1,200 ± SF

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FOR LEASE



	2 MILE	5 MILES	10 MILES
POPULATION	64,038	230,740	723,177
AV HH INCOME	\$152,856	\$145,716	\$138,841
MEDIAN AGE	36.4	36.5	37.6
HOUSEHOLDS	21,394	78,322	257,947
DAILY TRAFFIC	Approx. 44,946 CPD @ FM 423 and King Rd S (2022 MPSI)		

Information for the property located at 14111 King Rd., Suite 540, Frisco, TX includes data gathered from Collin County tax records, public records data providers and NTREIS historical data records.



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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

ANA Commercial	9001995-BB	sales@anabrokers.com	(972)726-6000
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Tim Heydari	609904-B	theydari@anabrokers.com	(972)726-6000
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
_____ Name of Licensed Supervisor of Sales Agent/Associate, if applicable	_____ License No.	_____ Email	_____ Phone
_____ Name of Sales Agent/Associate	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR 2501

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14111 King Rd.

Timothy Heydari

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