



Medical Office for Lease

SWC OF LEGACY DRIVE & STONEBROOK PARKWAY

Available Fall 2027
2,500 – 25,000 SF



- Premier Class A medical office development located at the highly visible corner of Legacy Drive and Stonebrook Parkway in Frisco
- 2,500 – 25,000 SF available
- Convenient accessibility via Dallas North Tollway, Legacy Drive and Stonebrook Parkway
- Positioned within Frisco's expanding healthcare corridor
- Surrounded by affluent residential communities with strong household income and continued population growth
- Building and monument signage opportunities available
- 4.15/1,000 Parking Ratio
- Zoned O-1 (Office)



Premier Medical Office Space in Frisco's Healthcare Corridor

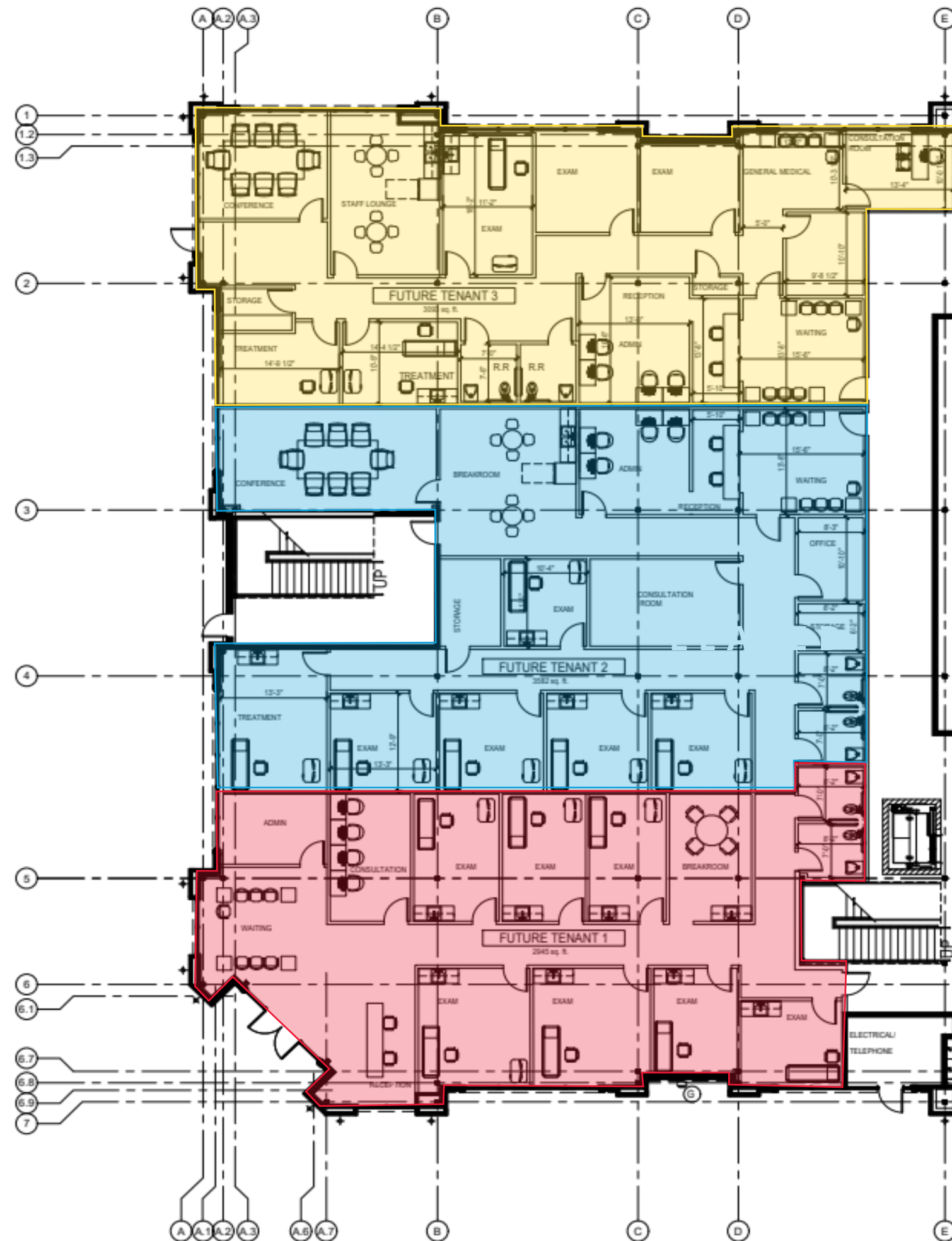
Situated at the prominent intersection of Legacy Drive and Stonebrook Parkway, this premier Class A medical office development is strategically positioned within Frisco's thriving healthcare and business corridor. Providers will benefit from proximity to leading healthcare institutions including Baylor Scott & White Medical Center – Centennial, Medical City Frisco, Texas Health Frisco, and Baylor Scott & White Medical Center – Frisco, while serving one of the fastest-growing and most affluent populations in North Texas. The property also offers convenient access to premier destinations such as PGA Frisco, The Star, Frisco Square, Stonebriar Centre, and Toyota Stadium, creating an amenity-rich environment for patients, physicians, and staff alike.



1st Floor

13,040 SF

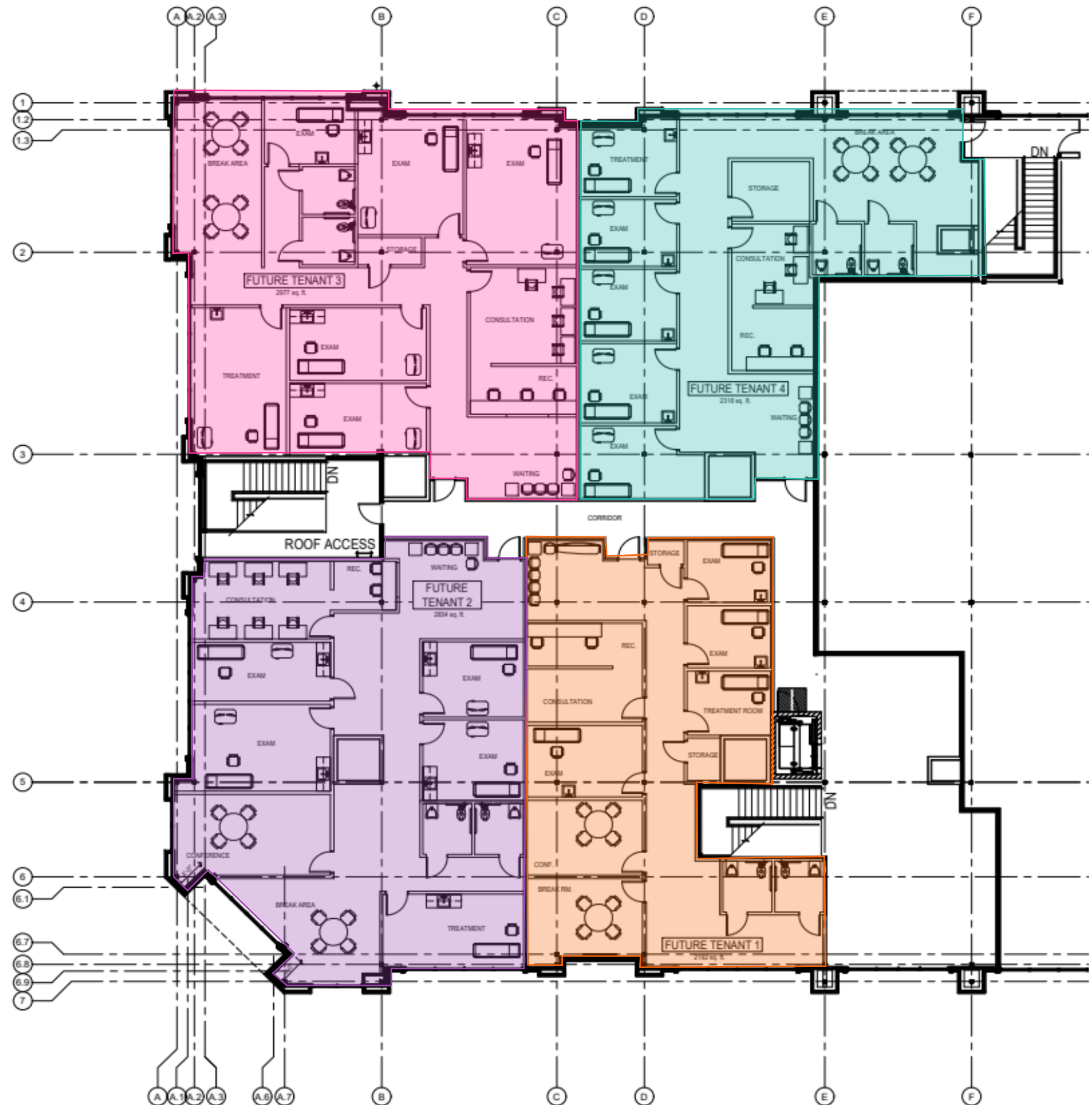
- 2,500 – 13,040 SF Available

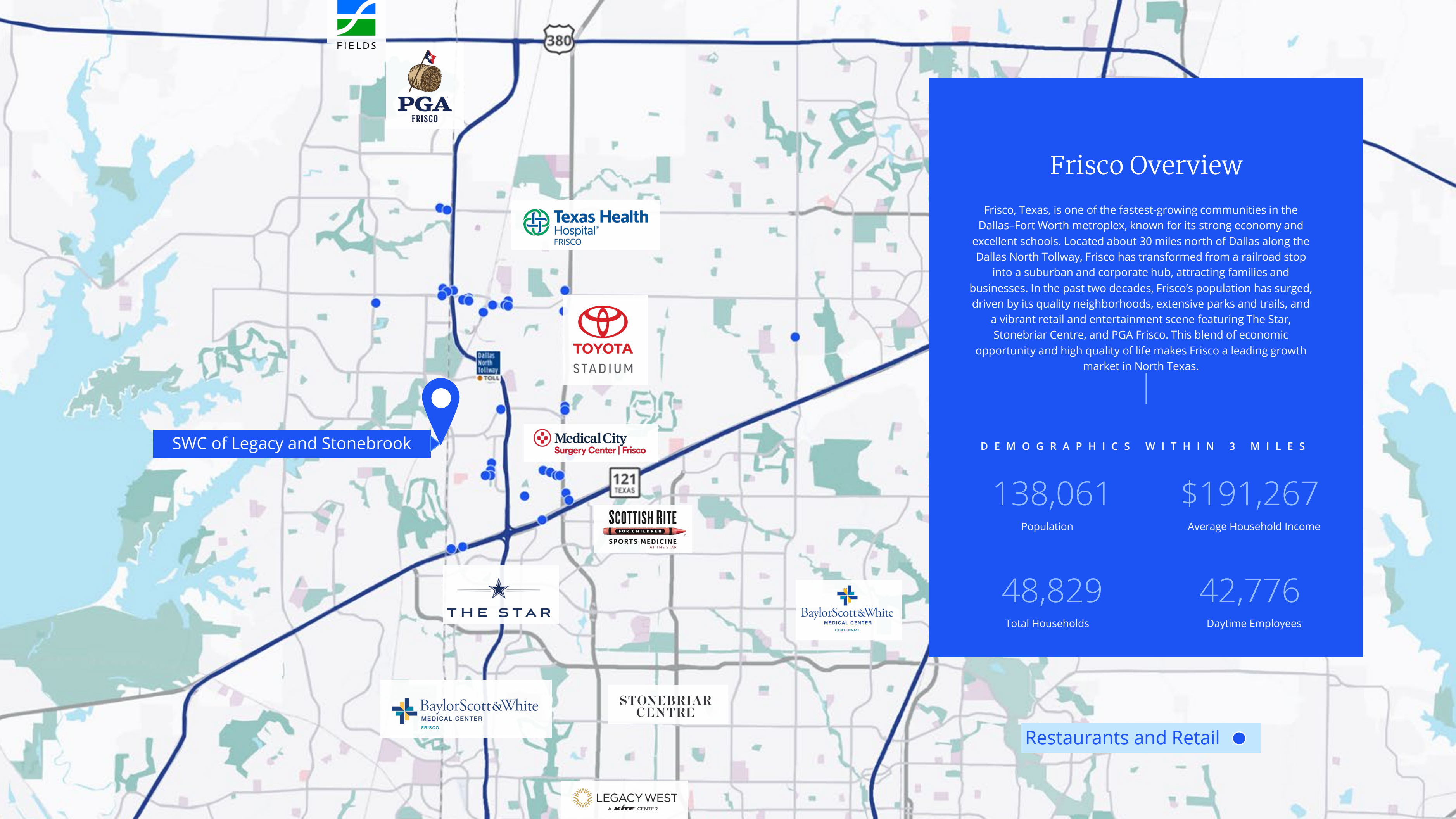


2nd Floor

12,000 SF

- 2,500 – 12,000 SF Available





Frisco Overview

Frisco, Texas, is one of the fastest-growing communities in the Dallas-Fort Worth metroplex, known for its strong economy and excellent schools. Located about 30 miles north of Dallas along the Dallas North Tollway, Frisco has transformed from a railroad stop into a suburban and corporate hub, attracting families and businesses. In the past two decades, Frisco's population has surged, driven by its quality neighborhoods, extensive parks and trails, and a vibrant retail and entertainment scene featuring The Star, Stonebriar Centre, and PGA Frisco. This blend of economic opportunity and high quality of life makes Frisco a leading growth market in North Texas.

DEMOGRAPHICS WITHIN 3 MILES

138,061
Population

\$191,267
Average Household Income

48,829
Total Households

42,776
Daytime Employees

SWC of Legacy and Stonebrook

Restaurants and Retail ●



Accelerating success.

Tanya Hart

Executive Vice President
+1 214 725 9127
tanya.hart@colliers.com

Allison Frizzo

Senior Vice President
+1 214 499 5101
allison.frizzo@colliers.com

Lauren Jahner

Senior Associate
+1 214 217 4650
lauren.jahner@colliers.com

Colliers

1717 McKinney Ave
Suite 900
Dallas, TX 75202

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.