SUBLEASE

Fully Equipped Second Generation Restaurant Space
Move-in Ready

4350 W Main St
Frisco TX 75033

LEASE RATE: SEE BROKER

Leasable Space: 3,108 SF

SUBLEASE IS
CONFIDENTIAL

Eliud Sangabriel, CCIM
972.839.0590
eliud@kwc-dfw.com

Moore Matthews, CCIM
817-328-1183
moore@kwc-dfw.com

4350 W Main St
Frisco TX 75033

A Keller Williams Southlake Affiliate
Each office independently owned and operated
• Former Baja Mex Grill
• Move-in Ready
• Improvements built in 2015
• 3,108 SF
• Current Lease Term Expires 8/31/2022
• Landlord willing to lease for longer term*
• Nets approx. $7.50sf
• End cap
• Patio
• Fully operational
• Immediate access to Dallas North Tollway
• Next to Frisco’s World Cup development
• Current Restaurant in full operation
• Restaurant personal property available for sale on separate agreement

* To be negotiated with Landlord
STRONG DEMOGRAPHICS
4350 W Main St
Frisco TX 75033

Next to:
First Bank
Berkshire Hathaway
West Frisco Health & Wellness
Access
SRI
Moore Insurance
Big Frog
Smarts
Orange Theory
Carter BloodCare
myHomedia
Dane Lyric
MudPie
Frisco Dance
Casa Linda
And Moore....

HYPER-GROWTH AREA
5 Billion Dollar Mile

**Population Estimate**
192,261 (As of November 1, 2019)

**Developments**
Premier business parks including **HALL Park** and Duke Bridges
Mixed-use development, Frisco Square
The Frisco North Platinum Corridor (projects along Dallas North Tollway between Sam Rayburn Tollway/SH 121 and US 380)

**Historic Downtown**

**Premier Sporting Venues**
Office development: 4,179,000 SF
Retail rentable area: 8,137,000 SF

**Workforce/Education**
Educated workforce – over 60% of our population, 25 years or older, have a Bachelors degree or higher level of education.

**Quality of Life**
- Frisco has over 1,369-acres of developed park land in 48 park sites including the largest skate park in North Texas.
- The city has 56 miles of **Hike & Bike trails**.
- Frisco is the headquarters for seven professional sports teams and four pro-sports venues: Dr Pepper Ballpark, Comerica Center, Toyota Stadium and The Ford Center at The Star in Frisco.
- Home to the **Texas Sculpture Garden**, the largest private collection of contemporary outdoor sculpture in the country with works of art (all owned by Craig Hall in **HALL Park**) by James Surls, Frances Bagley and Isaac Smith.
- Frisco is home to three golf courses.
- Home to the **Frisco Discovery Center**, **National Videogame Museum**, **Museum of the American Railroad** and **Sci-Tech Discovery Center**.

This Information can be found at [https://friscoedc.com/](https://friscoedc.com/)

The information contained in this brochure has been obtained from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation regarding it. It is shared with the possibility of errors, omissions, change of price, lease rate, availability or other conditions without notice. You and your advisors should conduct your own investigation of the property.
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.

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 over to or counter-over 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 written to do submitted by the party, disclose:
  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. 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.

<table>
<thead>
<tr>
<th>Keller Williams Realty</th>
<th>0495442</th>
<th><a href="mailto:klnw72@kw.com">klnw72@kw.com</a></th>
<th>(817)329-8850</th>
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<td>(817)328-1183</td>
</tr>
</tbody>
</table>

Buyer/Tenant Initials    Seller/Landlord Initials    date

Regulated by the Texas Real Estate Commission

Information available at www. trec.texas.gov