

SUBLEASE OPPORTUNITY

42,000 - 125,900 SF Available



Duke Bridges II

7624 Warren Parkway | Frisco, Texas 75034

CBRE

Duke Bridges II

125,900 RSF AVAILABLE | 3 FLOORS



Sublease Details



Total of 125,900 RSF Available



On-Site Cafeteria



Large Efficient Floor Plates



Fitness Center



Lease Expiration: January 31, 2030



Conferencing Facility



7.25 / 1,000 RSF Parking Ratio



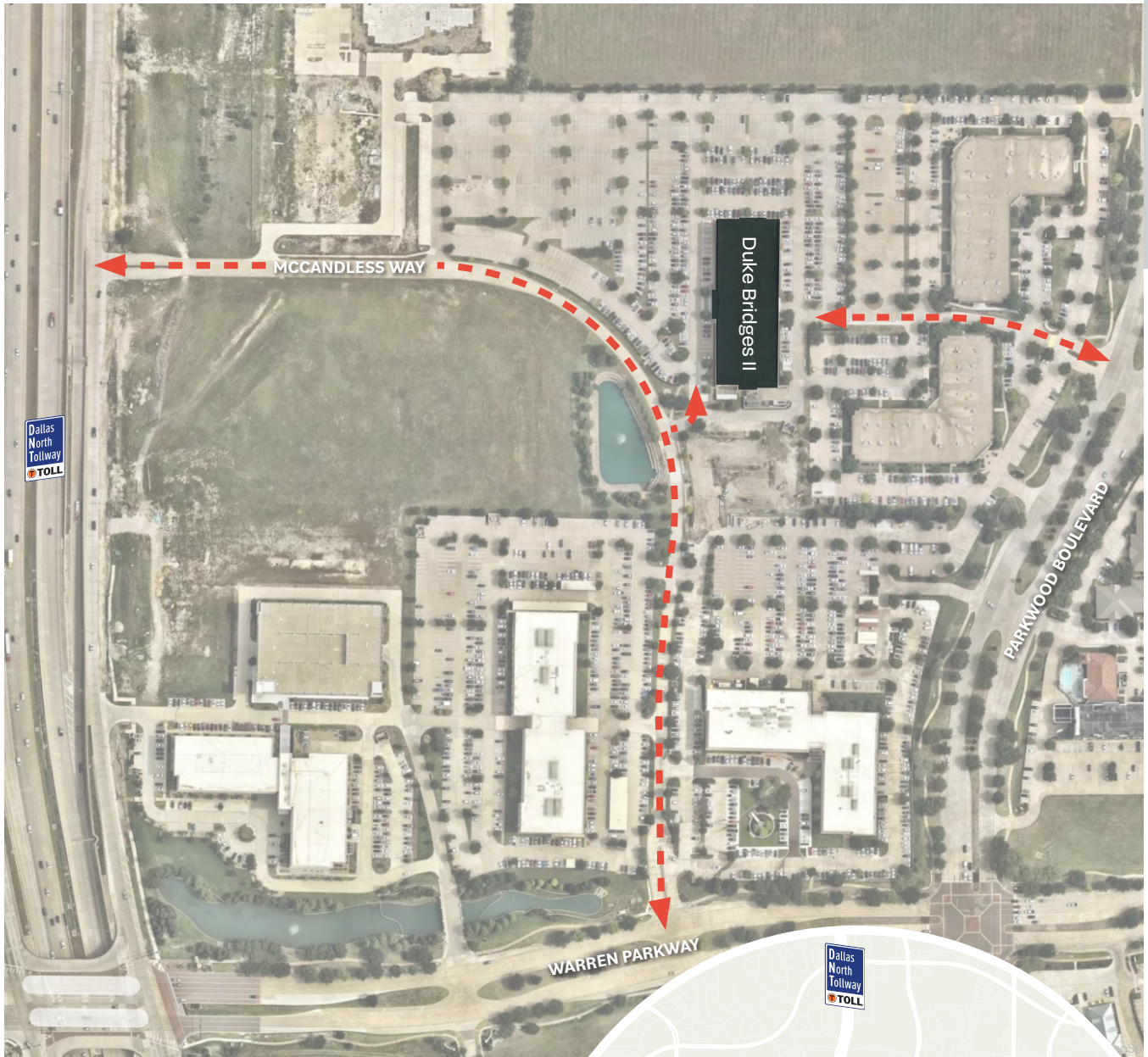
Generator



Plug and Play (~ 1,077 Seats)



Rental Rate: \$25.00 / RSF + Electric



Convenient Frisco Location

<5 min
The Star

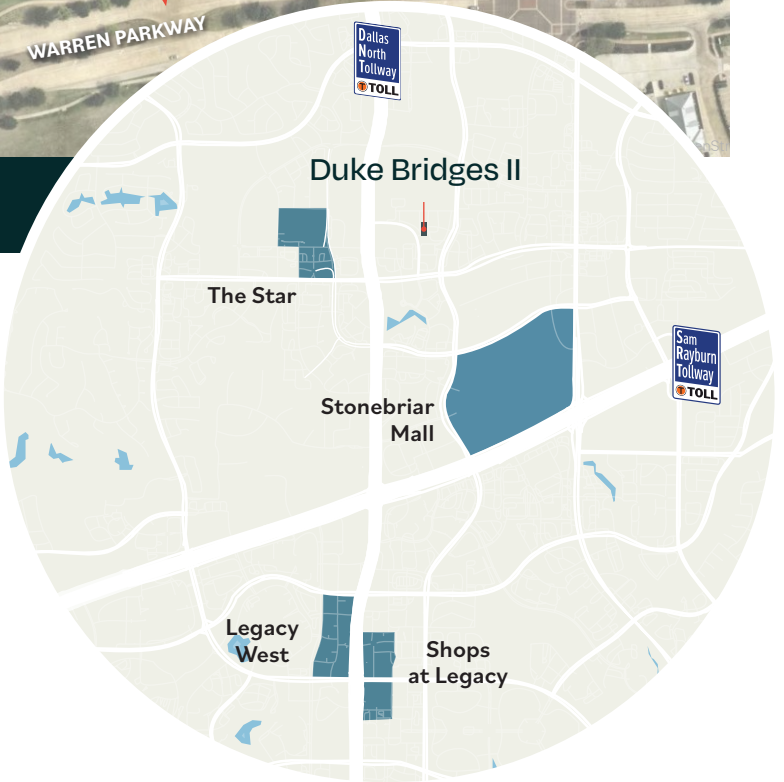
20 min
DFW Airport

<5 min
Stonebriar Mall

<25 min
Love Field Airport

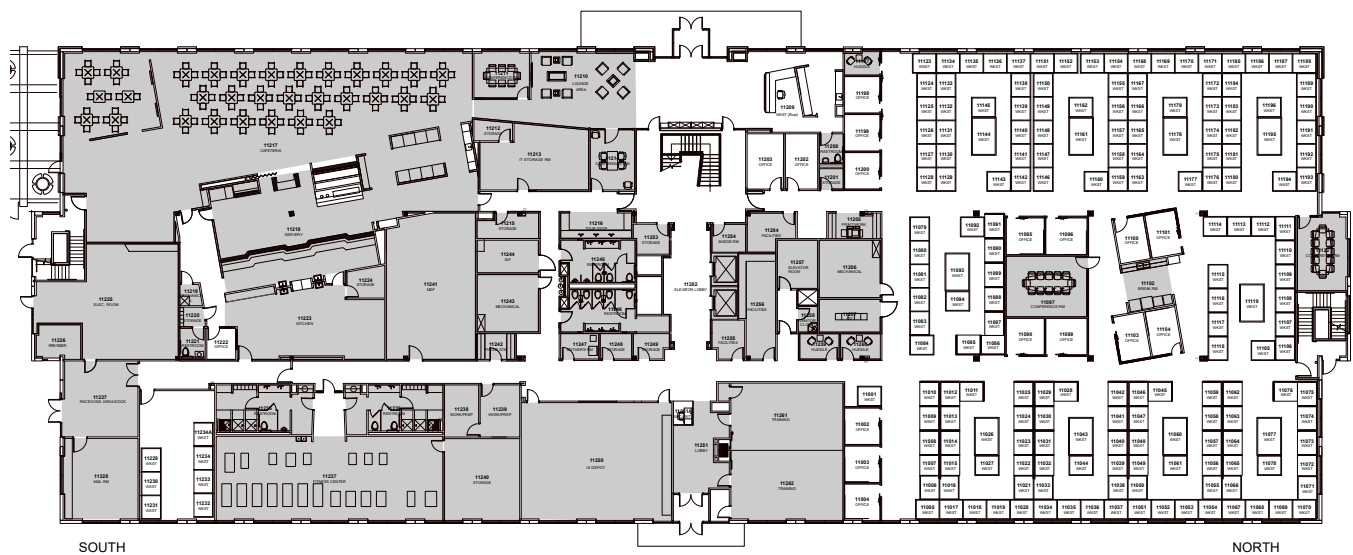
<10 min
Legacy

30 min
Downtown Dallas

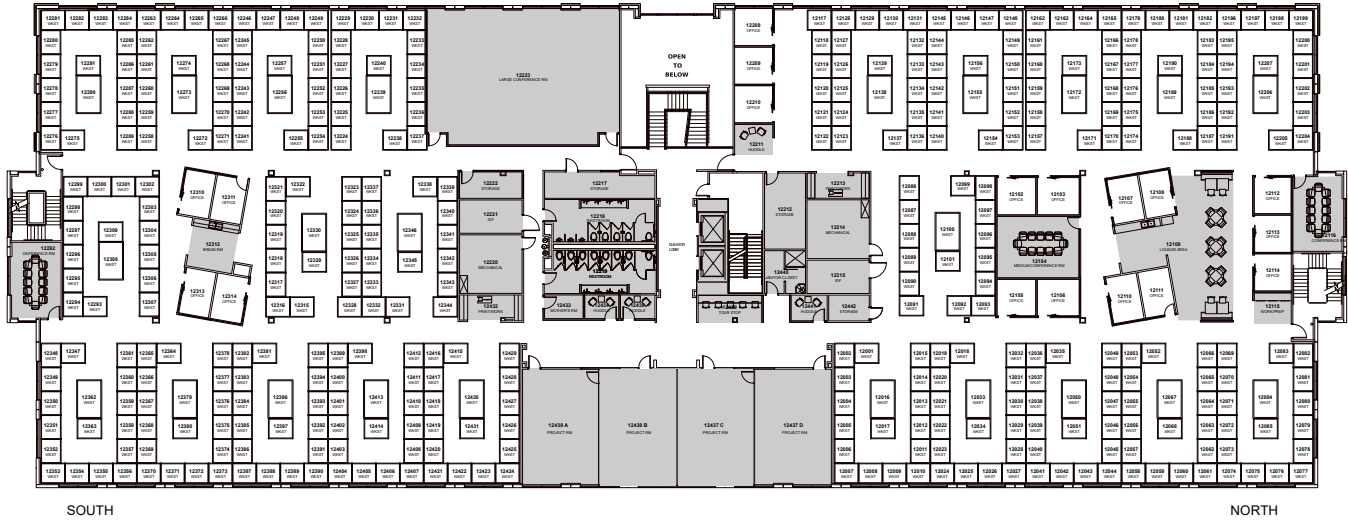




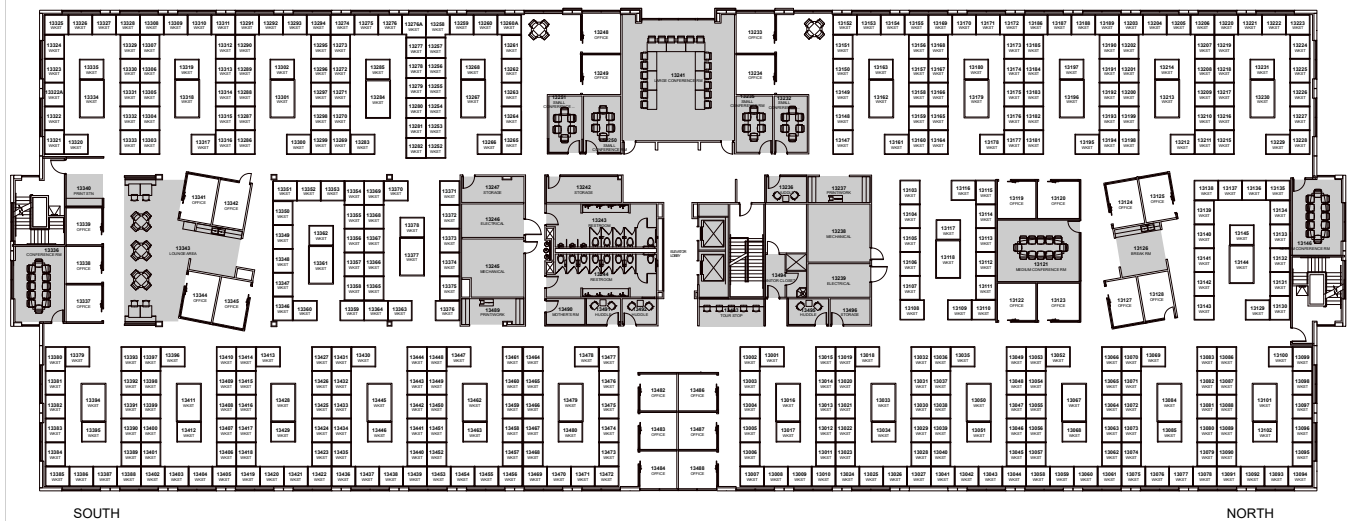
1st Floor: ±25,000 RSF - 41,967 RSF | Seats 182



2nd Floor: ±41,967 RSF | Seats 394



3rd Floor: ±41,966 RSF | Seats 440





5 mins

DFW AIRPORT



200+

DINING OPTIONS



10+

PARKS + FITNESS



THE STAR

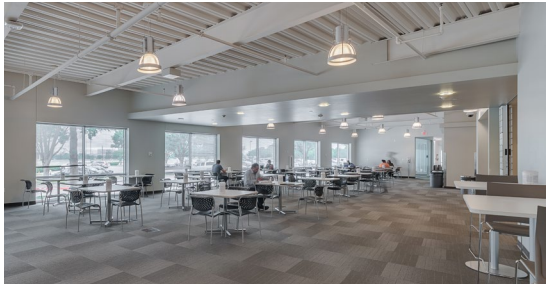
- Ascension
- Cane Rosso
- City Works Eatery & Pour House
- Concrete Cowboy
- Cow Tipping Creamery
- Cowboys Club
- Dee Lincoln Prime
- Heirloom Haul
- La Parisienne French Bistro
- Lombardi Cucina Italiana
- Mi Cocina
- Neighborhood Services
- Pete's Dueling Piano Bar
- Roti Grill
- Sidecar Social
- Snowbird Cocktail Lund
- Sushi Marquee
- The Common Table
- The Glen
- The Monarch Stag
- Tricky Fish
- Tupelo Honey
- Wahlburgers

LEGACY WEST

- Albion
- Amorino
- Bonobos
- Bulla Gastrobar
- Cava
- CHANEL Fragrance & Beauty Boutique
- Coach
- Creedo
- Darna Mediterranean Market
- Del Frisco's Double Eagle Steak House
- Earls Kitchen+Bar
- Fabletics
- Fogo De Chão
- Free People
- Frontgate
- Golden Goose
- Gucci
- Haywire
- J.Crew
- Johnny Was
- KAI
- Legacy Hall
- Levi's
- Louis Vuitton
- Lucid
- Lululemon
- M+A+C
- Madewell
- Mendocino Farms
- Mesero
- Neighborhood Goods
- Nike
- North Italia
- ÔMA
- PAIGE
- Peloton
- Peter Millar
- Pockets
- Prim and Proper
- Read Between the Lines
- Rustic Cuff
- Sephora
- Shake Shack
- Spectacles
- Sprinkles
- Starbucks Reserve
- Suitsupply
- Taverna
- Tecovas
- Tesla
- Texas Teahouse & Marketplace
- Tiffany & Co.
- Tommy Bahama
- Tommy Bahama Restaurant
- Tommy Bahama Store
- Tory Burch
- Toulouse
- True Food Kitchen
- Tumi
- Warby Parker
- Watches of Switzerland
- West Elm
- Whiskey Moon

SHOPS AT LEGACY

- Angelika Film Center
- Another Time & Place
- Bank of America
- Benchmark Bank
- Benefit Cosmetics
- Benihana
- Boardroom Salon for Men
- Bob's Steak & Chop House
- Bottle Rockets
- Box & Paper
- Brasão Brazilian Steakhouse
- Briggs Freeman
- Sotheby's
- International Realty
- Café Istanbul
- Cariloha
- Celebrity Nails
- Chipotle
- Cousin Earl
- Craft & Vine
- Cryo1one
- CRU Food & Wine Bar
- Dallas Running Company
- Del Frisco's Grille
- drybar
- Dunkin' Donuts
- Ebb & Flow
- Ella Bleu
- Everything But Water
- Eye Pieces
- Farm + Feed
- Flirty Girl Lash Studio
- Francesca's
- Gabriel Ontiveros Salon
- Grimaldi's Pizzeria
- Half Shells Seafood Grill
- Ideal Image
- Issil Beauty Spa
- Italian Village
- Joni's Boutique
- Kendra Scott
- Kevin Charles Salon
- Kilwins
- Kizuki
- Legacy Dental
- Care of Plano
- Legacy Mart
- LOVYT
- Madison Reed
- Main Street Bakery
- Max Cleaners
- Mexican Sugar
- Mi Cocina
- MiniLuxe
- Mini Market
- Modia
- Odonata
- Original ChopShop
- Peppersmash
- PNC Bank
- Potbelly
- Pressed Roots
- Prized Kicks
- RA Sushi
- Relax and Wax
- Ringo's Pub
- Sakhuu Thai
- Salata
- Sambuca 360
- Samui Thai Cuisine
- Scout & Molly's Boutique
- Scruffy Duffies
- Seasons 52
- Shakertins
- Solitaires
- Soul Bird
- Spa Habitat
- Starbucks
- SweatHouz
- T-Mobile
- The Capital Grille
- The Gelato Cone
- The Impeccable Pig
- The Lash Lounge
- The Ozone Bar
- The Plano House of Comedy
- The Pretty Kitty
- The UPS Store
- The Woodhouse Day Spa
- The Yellow Chili
- Toasted Coffee + Kitchen
- TravisMathew
- Truluck's Ocean's Finest Seafood and Crab
- U Med Spa
- Urban Outfitters
- Village Burger Bar
- WeWhiten
- y&i Clothing Boutique





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