

# 3011 Internet Boulevard

FRISCO, TX 75034



## THE BUILDING

- Entire Building Available - 120,000 RSF
- \$25-\$27.00 per RSF NNN plus Electricity
- 2025 Estimates: NNNs = \$10.95 / Electricity = \$1.74
- Highly Visible Top of Building Signage**
- Cost Effective Solution with Walkability and Proximity to Amenities
- Across Street from HALL Park New Development
- Free Surface Parking Surrounding
- 166 Canopy Covered Parking Spaces
- Newly Renovated Restrooms
- Lobby Renovation Under Design
- Large floor plate building with world class amenities



## PRIME LOCATION



## HALL PARK AMENITIES

- Greenscape, Lakes and Walking Trails
- 200 Works of Art
- Walking Trails & Bike Share Program
- Full Service Fitness Center
- Multiple Conference Centers
- Outdoor Meeting and Work Spaces
- Park Experience Team
- 11 On-site Casual Dining Options
- Palato** Italian Kitchen and Lounge

- Kaleidoscope Park**, Programmed Community Park
- HALL Park Hotel**, Marriott Autograph Collection
- Savanna**, Child Care
- The Monarch**, Luxury Apartments
- Coming Soon: Commissary, Tango Room** and Additional Dining Destinations

## CONTACT US

- Kim Butler, Executive Vice President  
kbutler@hallgroup.com  
t 214.269.9550
- Brad Gibson, Vice President  
bgibson@hallgroup.com  
t 972.377.1124
- Rena Padachy, Vice President  
rpadachy@hallgroup.com  
t 972.377.1101