

THE OFFICES AT

CHAPEL CREEK

Frisco Office Space for Lease

7330 STONEBROOK PARKWAY • FRISCO, TX 75034

NOW LEASING

Suite 150

3,834 SF • Available March 1, 2027

THE OFFICES AT CHAPEL CREEK

PROPERTY OVERVIEW

Class A office space in the heart of Frisco, TX, with modern amenities.

Positioned for success in the heart of Frisco on Stonebrook Parkway, The Offices at Chapel Creek offer connectivity, convenience, and a thriving professional environment, with easy access to the Dallas North Tollway, Legacy West, The Star and Frisco Square.



32,722 RSF	2020	3.72/1,000
BUILDING SIZE	YEAR BUILT	PARKING RATIO

Modern Design & Premium Finishes

Experience sleek, contemporary office spaces designed for productivity and comfort.

Thriving Business Hub

Located in Frisco, one of the fastest-growing cities in Texas, surrounded by a strong business community.

Premium Amenities

Enjoy secured access, underground parking, abundant natural light, and outdoor seating areas.

Prime Location

Easy access to the Dallas North Tollway, with high-traffic visibility and proximity to top dining and retail.



BUILDING

AMENITIES

Our amenities are thoughtfully designed to enhance your experience, offering both comfort and convenience while adding value to your business location.

- Class A Upscale Design
- Professionally Managed
- Building/Monument Signage
- Controlled Access
- Security System
- Heating & Air Conditioning
- Natural Light
- Outdoor Seating
- Grab-N-Go Market
- Secured Underground Parking Garage
- Surface Parking
- Reserved Garage Parking
- Easy Access to Dallas North Tollway
- High-Speed Internet
- Soundproofed/Insulated Walls
- Energy-Efficient Design
- Surrounded by Affluent Neighborhoods

AVAILABLE SPACE

SUITE 150

SIZE	RENTAL RATE	AVAILABLE
3,834 SF	$29.50 /SF/YR	March 1, 2027

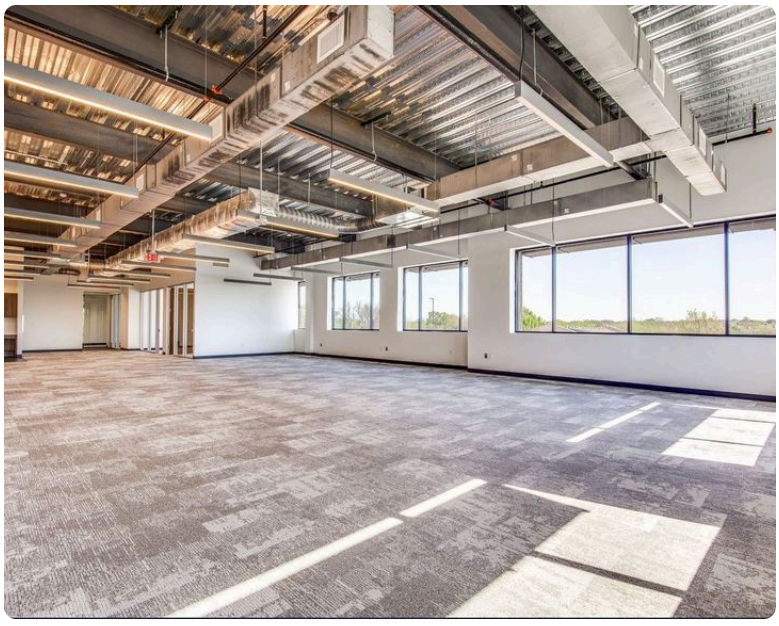
TERM	SPACE USE	CONDITION
Negotiable	Office	Class A office space

Features and Amenities

- Conference Room
- Two Private Offices
- Copy Room
- Kitchenette
- Automated Blinds
- First-Generation Energy-Saving Features
- Contemporary Open Ceiling Design

Other Details

- Fits 11 – 35 People
- Lease rate does not include utilities, property expenses or building services
- Rate negotiable based on lease duration
- Some free base rent may be offered to new tenants with a sufficiently long lease term
- Floor Plan Available (see page 5)

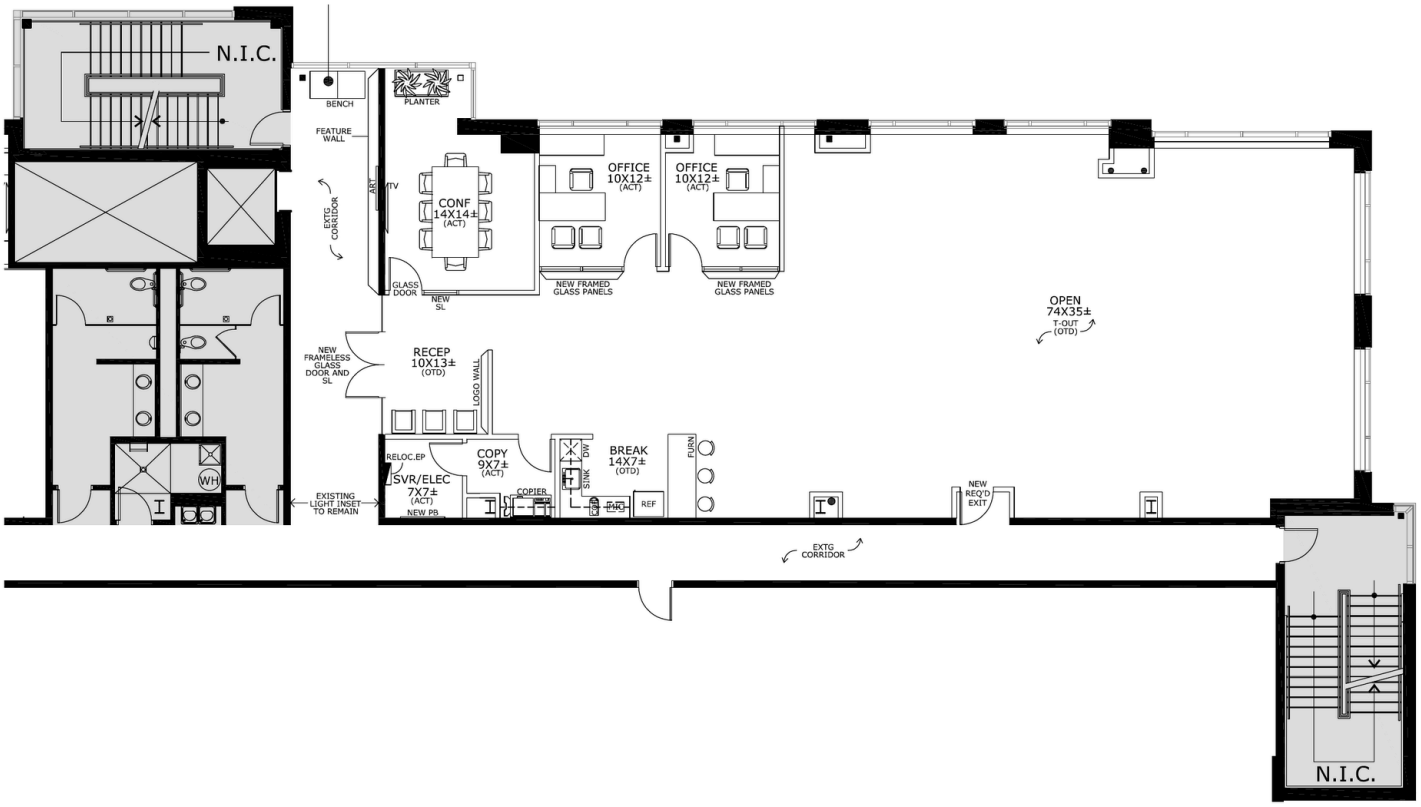






SUITE 150 • 3,834 SF

FLOOR PLAN



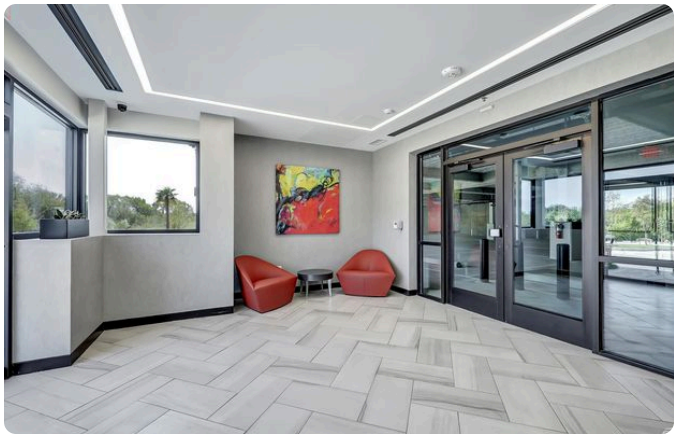


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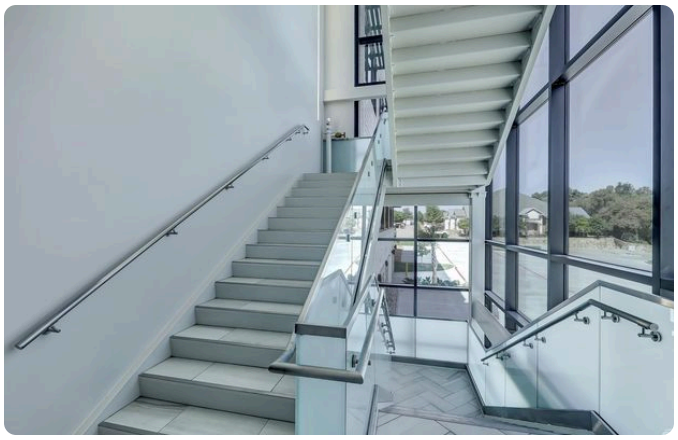
PROPERTY PHOTO GALLERY

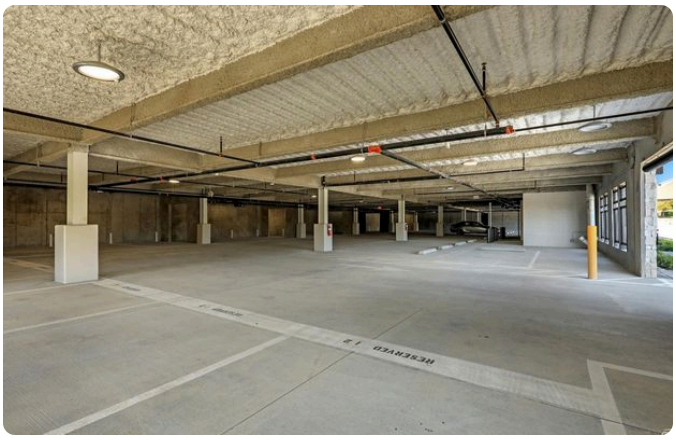
Contemporary Frisco Office Spaces with Quality Finishes and Practical Design













PRIME LOCATION FOR BUSINESS SUCCESS

LOCATION

Visit Us: 7330 Stonebrook Parkway, Frisco, TX 75034. The building is in the heart of Frisco, about 1/4 mile from the Dallas North Tollway, in a safe location across from the Frisco Police Station, with high-traffic visibility and proximity to top dining and retail.

289,937	16.9%	$155,502	3	48,571
Population (5-Mile Radius)	5-Year Growth (5-Mile Radius)	Avg. Household Income (5-Mile Radius)	Commercial Airports Within 30 Miles	Vehicles Per Day

Nearby Destinations Within a 5-Mile Radius

LEGACY WEST

THE STAR

FRISCO SQUARE

the mix FRISCO

THE SHOPS AT STARWOOD

FRISCO



CONTACT BROKER



Zach Bean

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The Offices at Chapel Creek

7330 Stonebrook Parkway, Frisco, TX 75034

theofficesatchapelcreek.com

Property Management: Cushman & Wakefield – (605) 431-7474

THE OFFICES AT
CHAPEL CREEK

Information is believed to be reliable but is not guaranteed; rates, availability and terms are subject to change without notice. Lease rate does not include utilities, property expenses or building services.