

FOR LEASE



# Frisco Square Boulevard

5680 Frisco Square Blvd.  
Frisco, TX 75034



[MedCorePartners.com](https://www.MedCorePartners.com)



# OVERVIEW

## Frisco Square Boulevard



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Total Building Size  
**90,000 SF**



Available SF  
**1,676 SF**



Year Built  
**2012**

### PROPERTY OVERVIEW



**5680 Frisco Square Boulevard** is a premier medical office building ideally located in the vibrant and rapidly expanding Frisco Square district. This highly sought-after facility boasts a complementary mix of tenants, and benefits from direct connectivity to Medical City Frisco, a state-of-the-art acute care hospital offering comprehensive adult and pediatric services, such as surgery, orthopedics, imaging, and emergency care.

Strategically positioned at the bustling intersection of the Dallas North Tollway and Main Street (FM 720), 5680 Frisco Square Boulevard ensures superior accessibility both locally and regionally. The building is conveniently located just 24 miles from DFW International Airport and Dallas Love Field Airport, offering excellent connectivity for patients and professionals.

The nearby “\$5-billion-mile project” will introduce an additional 12 million square feet of office, hotel, and retail space, ensuring continued growth and enhanced infrastructure in the area. With its unmatched location, exceptional accessibility, and thriving mixed-use environment, 5680 Frisco Square Boulevard offers a unique opportunity for healthcare providers seeking a sophisticated and convenient space for both their practices and patients.

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### FEATURES

- Connected to Medical City Frisco.
- Attached garage with free physician and patient parking.
- Covered patient drop-off & pick-up area.
- Immediate access to Dallas North Tollway.
- SPEC Suite available.

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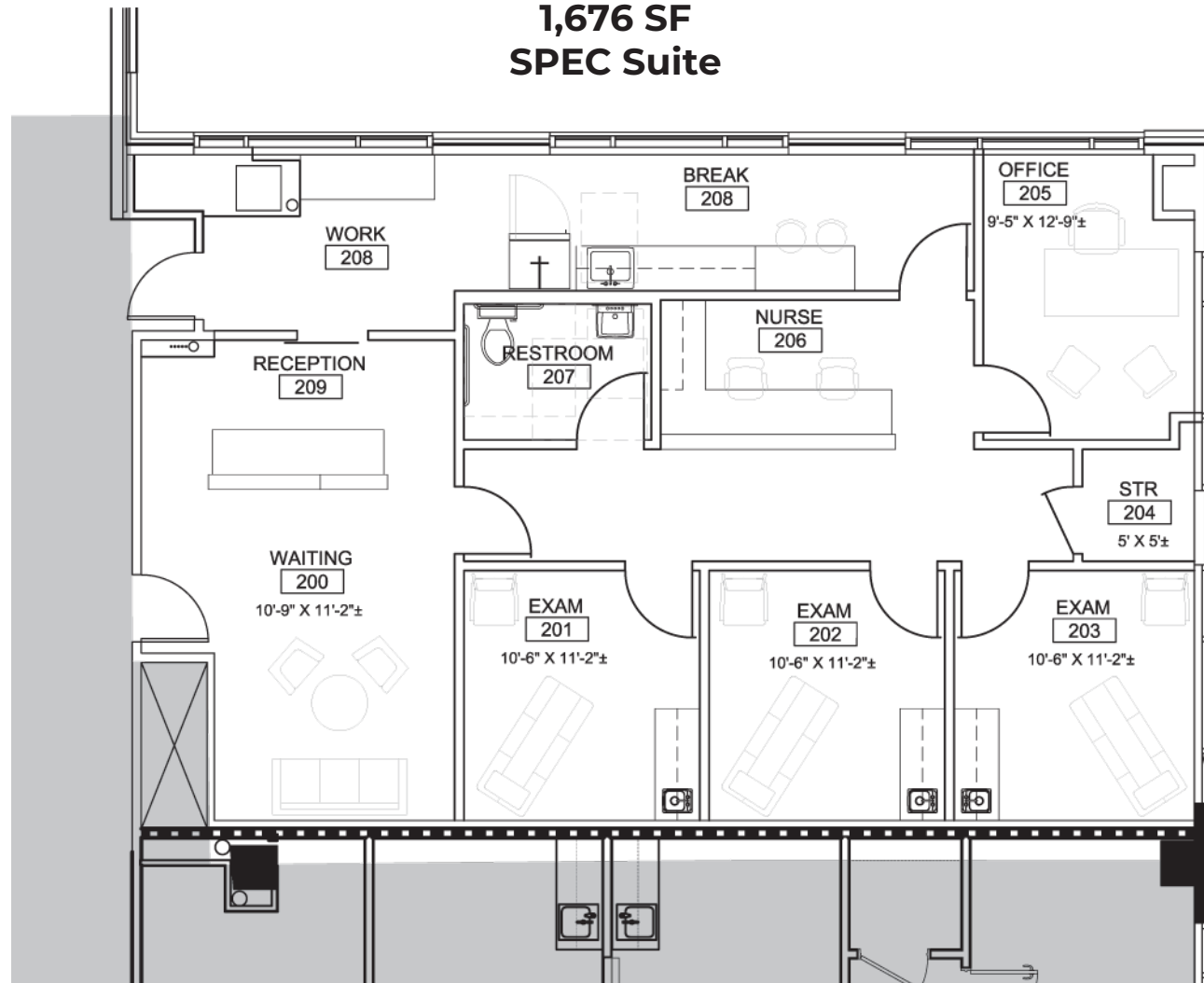
# FLOOR PLAN

Frisco Square Boulevard



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## Suite 2800 1,676 SF SPEC Suite



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# DEMOGRAPHICS

Frisco Square Boulevard

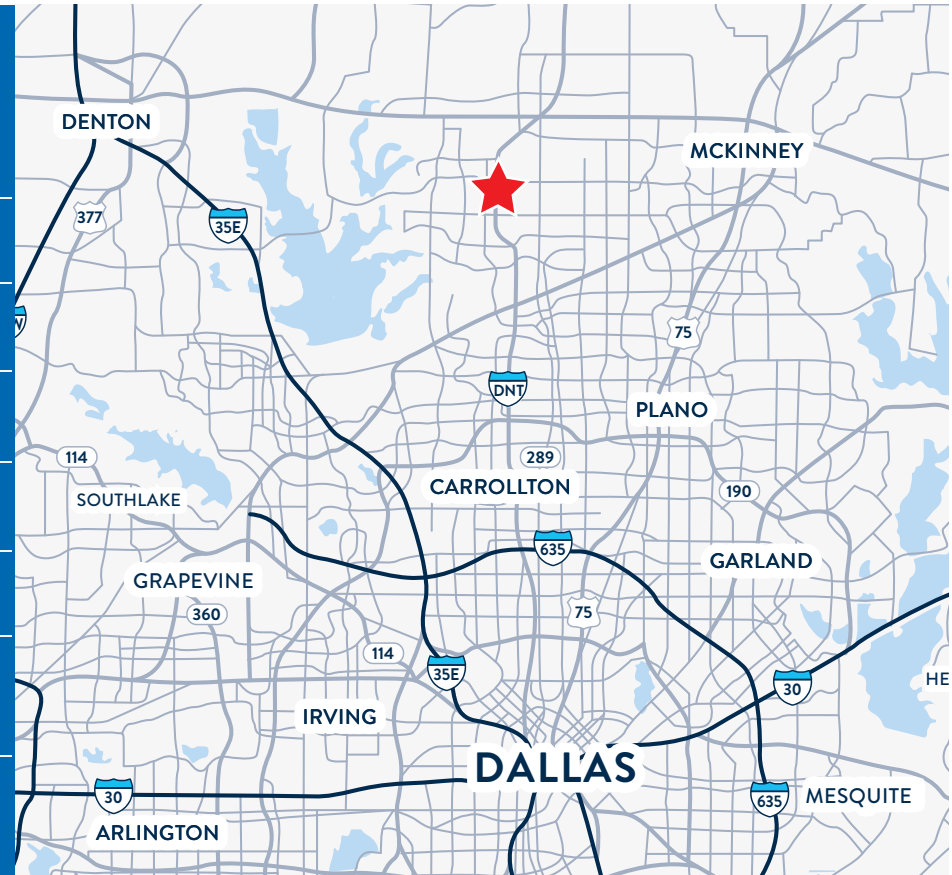


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## DEMOGRAPHICS

|                                | 1 MI     | 3 MI      |
|--------------------------------|----------|-----------|
| Population                     | 9,481    | 101,209   |
| Households                     | 5,183    | 36,890    |
| Average Age                    | 34.8     | 36.4      |
| Median HH Income               | \$93,243 | \$135,781 |
| Population Growth<br>2024-2029 | 29.52%   | 4.89%     |
| Household Growth<br>2024-2029  | 33.99%   | 8.43%     |



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For More Information!



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## 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 offer to or counter-offer 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. An owner's agent fees are not set by law and are fully negotiable.

**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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

**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 writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

|   |             |                          |                |
|---|-------------|--------------------------|----------------|
| MedCore Partners  | 9004098     | kyle@medcorepartners.com | (214) 443-8300 |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No. | Email                    | Phone          |
| Kyle A. Libby   | 482468      | kyle@medcorepartners.com | (214) 443-8300 |
| Designated Broker of Firm   | License No. | Email                    | Phone          |
| Licensed Supervisor of Sales Agent/<br>Associate                      | License No. | Email                    | Phone          |
| Sales Agent/Associate's Name  | License No. | Email                    | Phone          |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

2-10-2025



Regulated by the Texas Real Estate Commission  
Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
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