



F I E L D S
W E S T

CBRE



From the creators
of Legacy West comes
North Texas's next-level
mixed-use Destination : Fields West



FIELDS WEST HIGHLIGHTS



300,000 SF

Total Office Space



350,000 SF

Retail and Dining



1,200 Units

Urban Multifamily
Residences



2 Hotels

2 Marriott Branded
Properties



Office in the Heart of Fields West

Fields West: A 55-acre mixed-use marvel. Dive into upscale dining, premium retail, and buzzworthy attractions. With multiple office space options on the second and third floors above retail, which provide elevated views and access to endless walkable options, right in the heart of the action.

OFFICE AVAILABILITIES

Engaging Office

Retail, residential and entertainment blend seamlessly with the office component, offering exciting views and endless amenities just outside your office door.

Building and Floor		Suite	Office Space
A	Second Floor	A200	33,343 RSF
	Third Floor	A300	15,800 RSF
B	Second Floor	B200	18,151 RSF
C	Second Floor	C200	16,670 RSF
	Third Floor	C300	17,118 RSF
F	Second Floor	F200	27,807 RSF
	Third Floor	F300	28,152 RSF
G	Second Floor	G200	20,369 RSF
	Third Floor	G300	20,630 RSF
K	Second Floor	K200	18,077 RSF
	Third Floor	K300	18,014 RSF
L	Second Floor	L200	22,609 RSF
	Third Floor	L300	22,609 RSF
	Fourth Floor	L400	21,681 RSF



WALKABLE AMENITIES

Retail and Dining

Fields West will be home to dozens of new and engaging retail experiences, with both nationally recognized brand and local artisan restaurateurs and merchants.

OVER 20 RETAILERS ANNOUNCED, INCLUDING:

MASTRO'S
STEAKHOUSE

SHAKE SHACK

CLAREMONT
NEIGHBORHOOD GRILL

Beverley's
BISTRO & BAR

MEXICAN SUGAR
COCINA Y CANTINA

Tommy Bahama

SIXTY VINES

sweetgreen

OMEGA

GREEN POINT
SEAFOOD & OYSTER BAR

POTTERY BARN

WILLIAMS-SONOMA

Mizzen+Main

lalaland





FIELDS DEVELOPMENT

A City Within A City

Fields West lies in the center of Fields, a 2,545 acre development in Frisco, an upscale city bursting with culture, nightlife, fashion, parks and nature, music festivals, sporting events and much more.

FIELDS STATS

- Up to 11 million sq. ft. of corporate office space
- 1,000,000 sq. ft. in retail, restaurant, and entertainment space
- 5,000 entitled single family residences (2,050 under construction)
- 8,500 entitled urban living residences (608 under construction)
- 1,000 student residences

AMENITIES

- Home to Universal Studios opening in 2026
- PGA of America's HQ and two 18 championship golf courses (hosting PGA Championship 2027, 2034)
- 550 room Omni Resort with 120,000 SF of meeting space.
- 7 planned Marriott-branded hotels
- 25 miles of biking and hiking trails
- 250 acres of open space parks



Premium Access

to the Dallas North Tollway, US-380, and major roadways

Fields West is conveniently located with direct access to the Dallas North Tollway, Legacy Drive, and connectivity to the wider metroplex.

US 380: <5 MINUTES

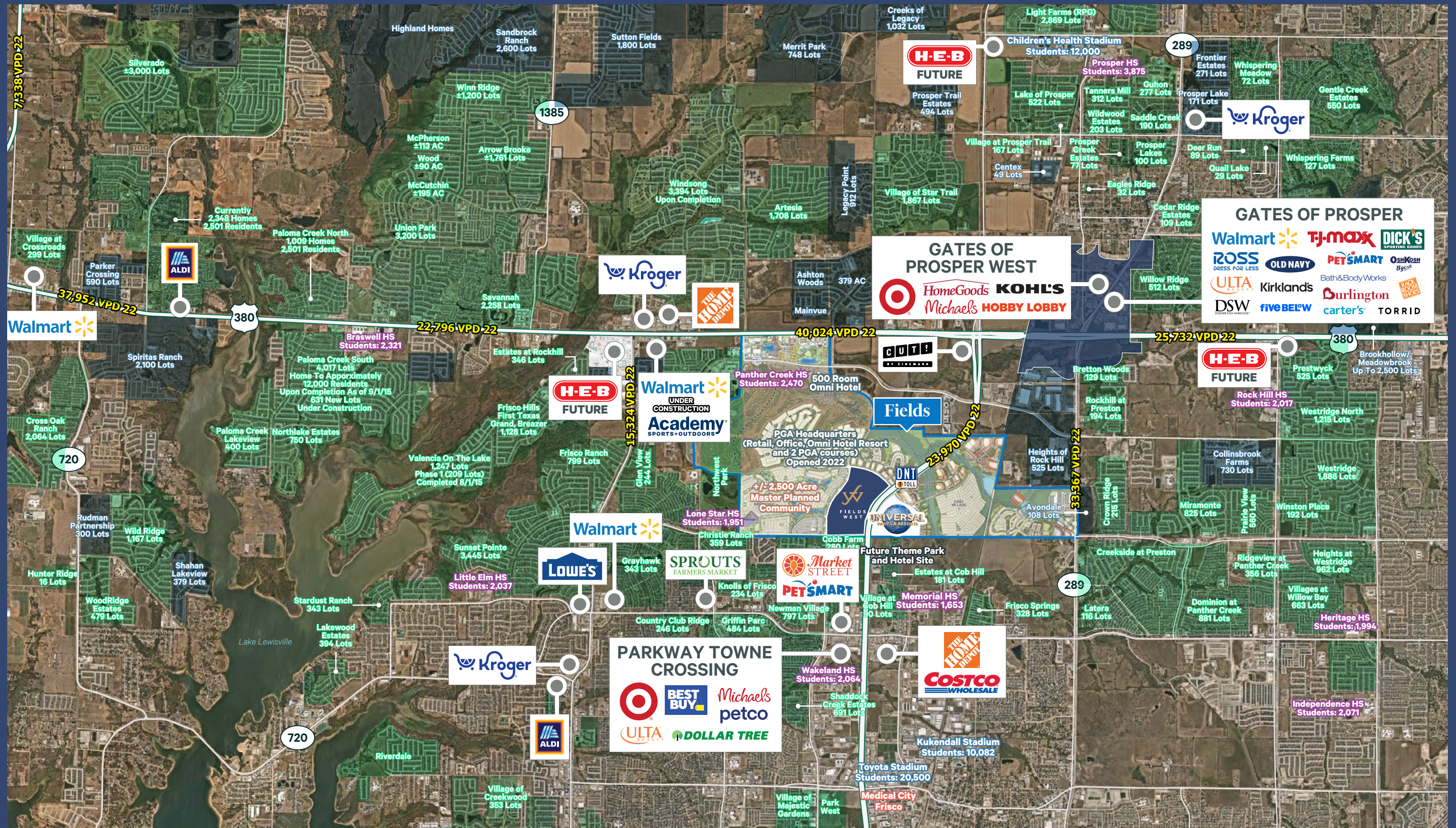
SAM RAYBURN TOLLWAY: 10 MINUTES

DFW AIRPORT: 25 MINUTES

..... Direct Tollway Access - - - - - New Roads

The City of Frisco is investing **\$201 million** to expand the road network within and around Fields

Surrounding Retail and Housing



Leading the Northward Expansion

FRISCO SNAPSHOT

3rd and 4th

Fastest growing counties in US (Collin and Denton Counties)

533%

Population growth (2000-2022)

Voted #1

Safest city in the nation for two years in a row (2023)

3rd wealthiest

City in America (2022)

\$546,158

median single-family home value

7th best

school district in Texas

DEMOGRAPHICS WITHIN 20 MILES

35.3

Median Age of Residents

833,804

2022 est. population

\$112,815

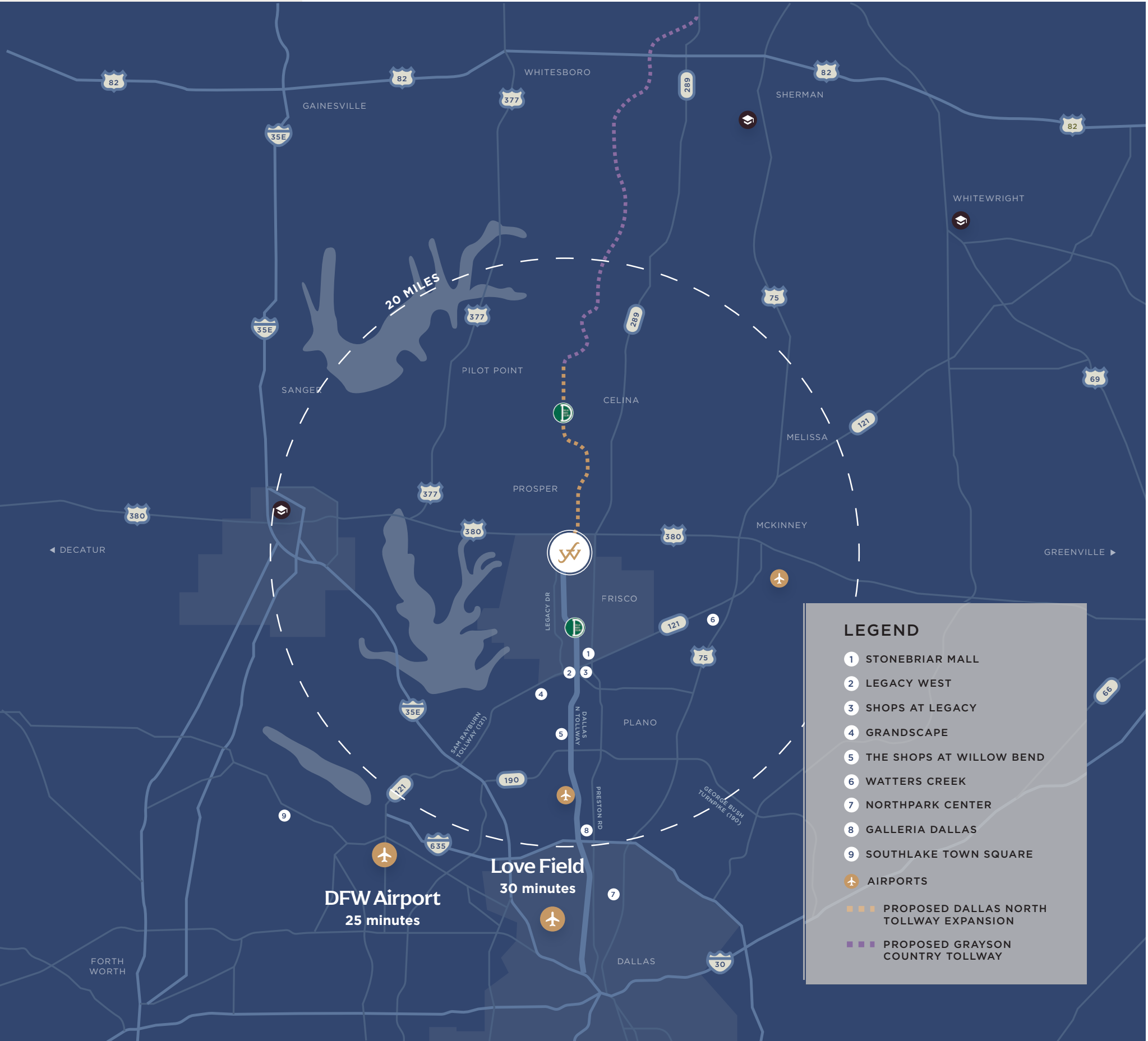
Median Household Income

919,691

2027 Est. Population

FRISCO INCENTIVES

Frisco has aggressively created a business-friendly environment, attracting today's business leaders through favorable incentives and tax structures. To learn more, visit the [Frisco Economic Development Council's website](#).



EXPERIENCED LOCAL DEVELOPERS

THE KARAHAN COMPANIES



CAPITAL PARTNERS

CHIEF PARTNERS



THE KARAHAN COMPANIES





**F I E L D S
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