



FIELDS  
W E S T

CBRE



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



## Office in the Heart of Fields

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.



### FIELDS WEST HIGHLIGHTS



**350,000 SF**

Total Office Space



**360,000 SF**

Retail and Dining



**1,150 Units**

Urban Multifamily  
Residences

## 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 15,032 RSF
	Third Floor	C200 16,670 RSF
C	Second Floor	C300 17,118 RSF
	Third Floor	F200 27,807 RSF
F	Second Floor	F300 28,152 RSF
	Third Floor	G200 20,369 RSF
G	Second Floor	G300 20,630 RSF
	Third Floor	K200 18,077 RSF
K	Second Floor	K300 18,014 RSF
	Third Floor	L200 22,609 RSF
L	Second Floor	L300 22,609 RSF
	Third Floor	L400 21,681 RSF



Office

Multifamily

Dining & Retail

Parking

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.

37 RETAILERS ANNOUNCED, INCLUDING:

MASTRO'S  
STEAKHOUSE

SIXTY VINES

sweetgreen®

MEXICAN SUGAR  
COCINA Y CANTINA

Mizzen+Main

SHAKE SHACK®

Ω  
OMEGA

CLAREMONT  
NEIGHBORHOOD GRILL

 COFFEE. BAKERY. KITCHEN

Crate&Barrel

CULINARY DROPOUT

GREEN POINT  
SEAFOOD & OYSTER BAR

alo

WILLIAMS-SONOMA

*lalaland*

NORTH  
ITALIA

*Tommy Bahama*®

DESIGN  
WITHIN  
REACH

MARKHAM  
FINE  
JEWELERS

 KENDRA SCOTT

EVERYTHING BUT water

 johnnie-O

ARHAUS

[solidcore]

 Nando's

7th  
Avenue

SEPHORA

 TRAVIS MATHEW

 Amorino®  
GELATO AL NATURALE

FACE FOUNDRIÉ®

 Starbucks

POTTERY BARN®





#### 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.
- 25 miles of biking and hiking trails
- 250 acres of open space parks



## PROSPER



## 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**

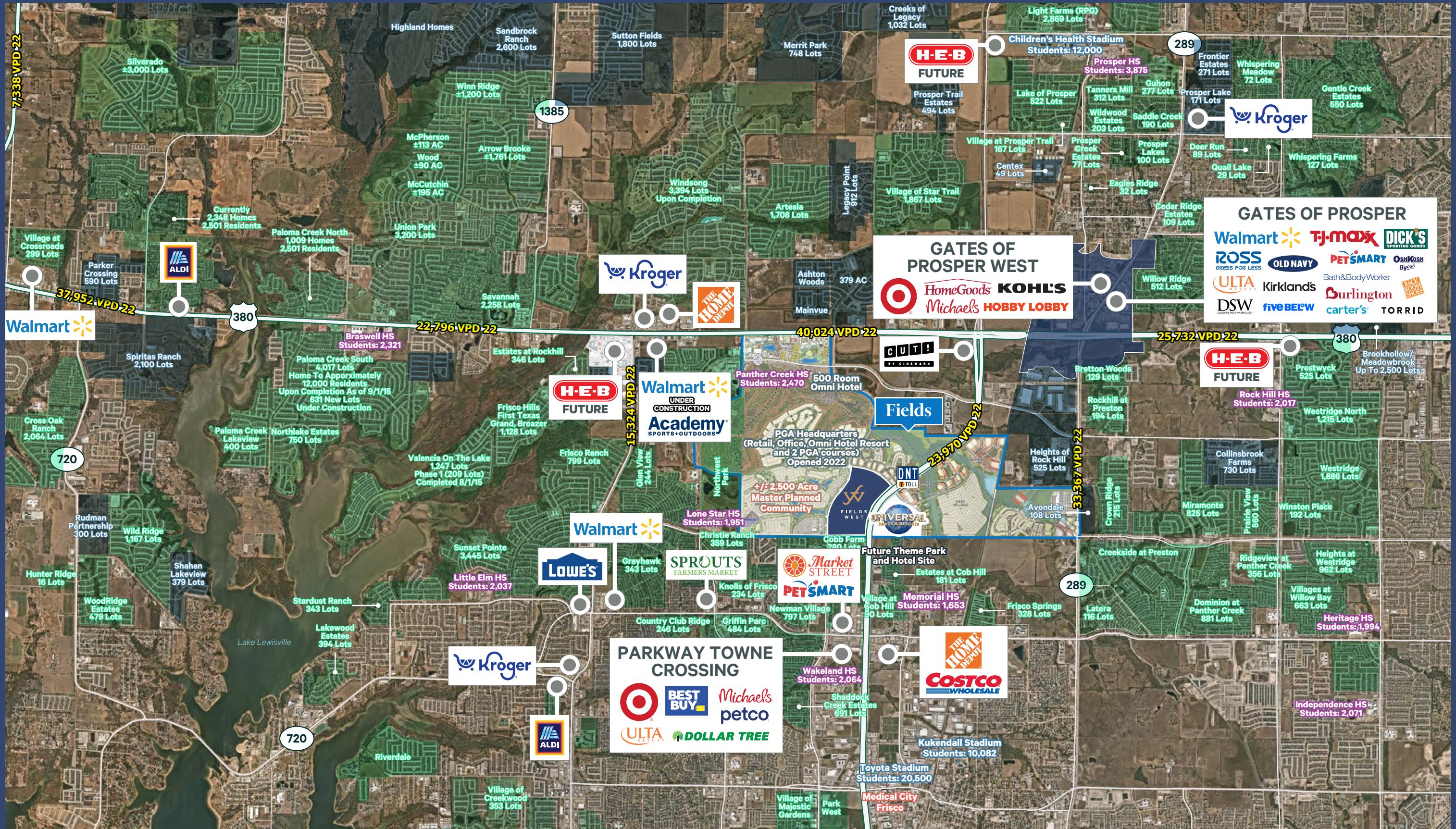
**DFW AIRPORT: 25 MINUTES**

••••• Direct Tollway Access

— New Roads

The City of Frisco has invested **\$201 million** on a new road network within and around Fields.

# Surrounding Retail and Housing



# Leading the Northward Expansion

## FRISCO SNAPSHOT

### 3<sup>rd</sup> and 4<sup>th</sup>

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)

### 3<sup>rd</sup> wealthiest

City in America (2022)

### \$546,158

median single-family home value

### 7<sup>th</sup> best

school district in Texas

## DEMOGRAPHICS WITHIN 20 MILES

### 35.3

Median Age of Residents

### 833,804

2022 est. population

### \$112,815

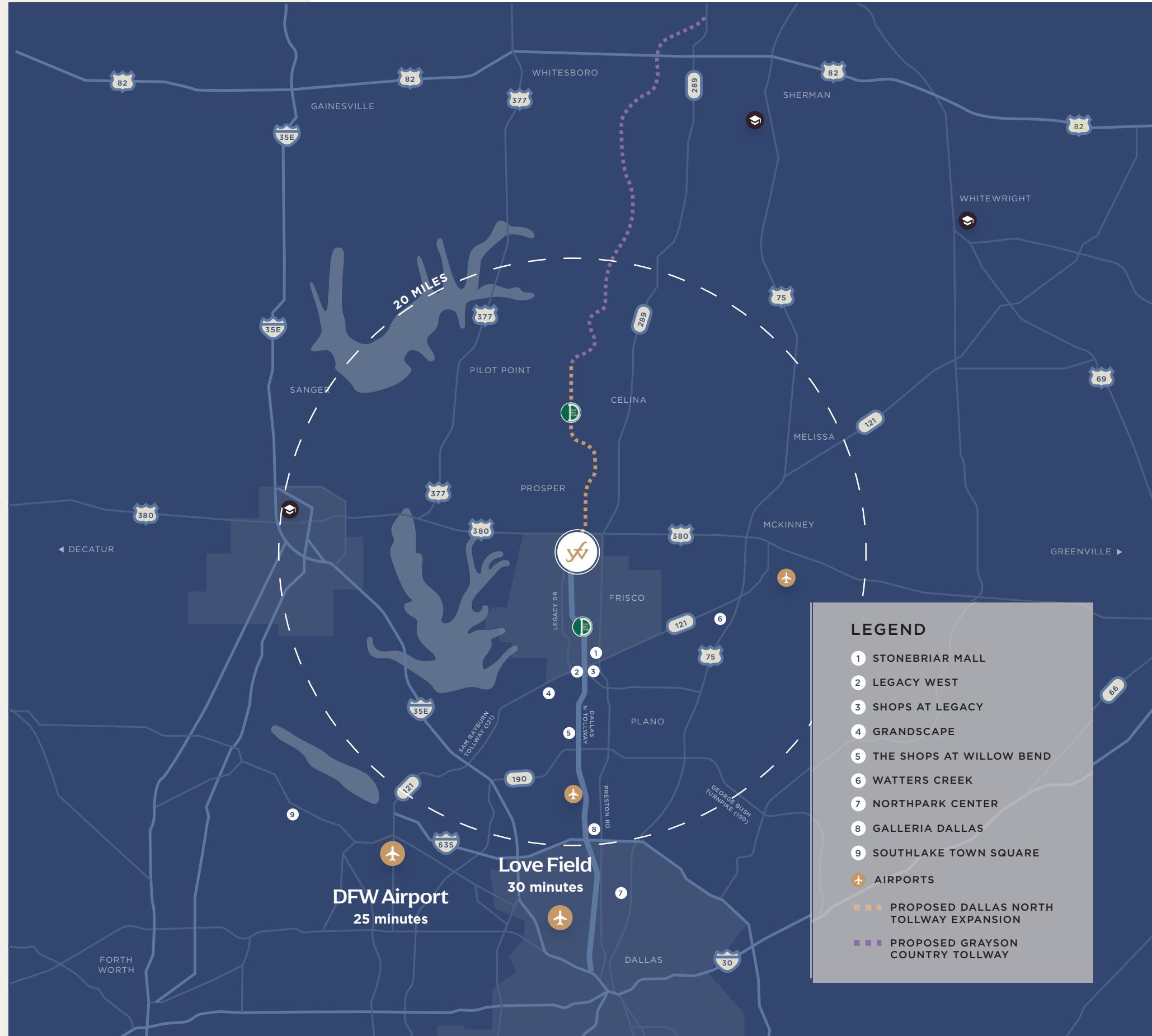
Median Household Income

### 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



REALTY INVESTMENTS

CAPITAL PARTNERS

CHIEF  
PARTNERS



The Washington Companies



THE | KARAHAN  
COMPANIES





FIELDS  
WEST

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