

# \$32 - 8590 Stonebrook Parkway, Frisco

MLS® #20539559

**\$32**

0 Bedroom, 0.00 Bathroom,  
Commercial Lease on 1.31 Acres

Collin County Constable Courthouse Add,  
Frisco, TX

5500 sq ft of shell space is available, located in a prime location next to the post office off Stonebrook Pkwy and Dallas North Tollway. Half of this building is occupied by Sea of Smiles Pediatric Dentistry so LL is primarily seeking a oral surgery or orthodontics user and will give favorable terms for such lease. However, this space is also suitable for other general medical and office uses.? General overview: will divide, minimum of 1500SF, TI is offered for build out, base rent is 32.50 PSF plus 11.60 PSF NNN.

Built in 2024

## Essential Information

|            |                  |
|------------|------------------|
| MLS® #     | 20539559         |
| Price      | \$32             |
| Bathrooms  | 0.00             |
| Acres      | 1.31             |
| Year Built | 2024             |
| Type       | Commercial Lease |
| Sub-Type   | Retail           |
| Status     | Active           |

## Community Information

|             |                                        |
|-------------|----------------------------------------|
| Address     | 8590 Stonebrook Parkway                |
| Subdivision | Collin County Constable Courthouse Add |
| City        | Frisco                                 |
| County      | Collin                                 |



|          |       |
|----------|-------|
| State    | TX    |
| Zip Code | 75034 |

### Amenities

|           |                        |
|-----------|------------------------|
| Utilities | City Sewer, City Water |
| Garages   | Parking Lot            |

### Interior

|              |       |
|--------------|-------|
| Heating      | Other |
| # of Stories | 1     |
| Stories      | 1     |

### Exterior

|              |                     |
|--------------|---------------------|
| Roof         | Composition         |
| Construction | Brick, Stone Veneer |
| Foundation   | Slab                |

### Additional Information

|        |   |
|--------|---|
| Zoning | C |
|--------|---|

### Listing Details

|                |            |
|----------------|------------|
| Listing Agent  | Doug Cao   |
| Listing Office | AMX Realty |

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Listing information last updated on November 20th, 2025 at 5:00am CST