

OFFICE SPACE FOR SUBLEASE 1,007.5 SF \$3,750/Month

4645 Wyndham Lane, #280

Frisco, Texas 75033



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(972) 562-9988

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Ray Eckenrode, CCIM, SIOR
(972) 562-9988

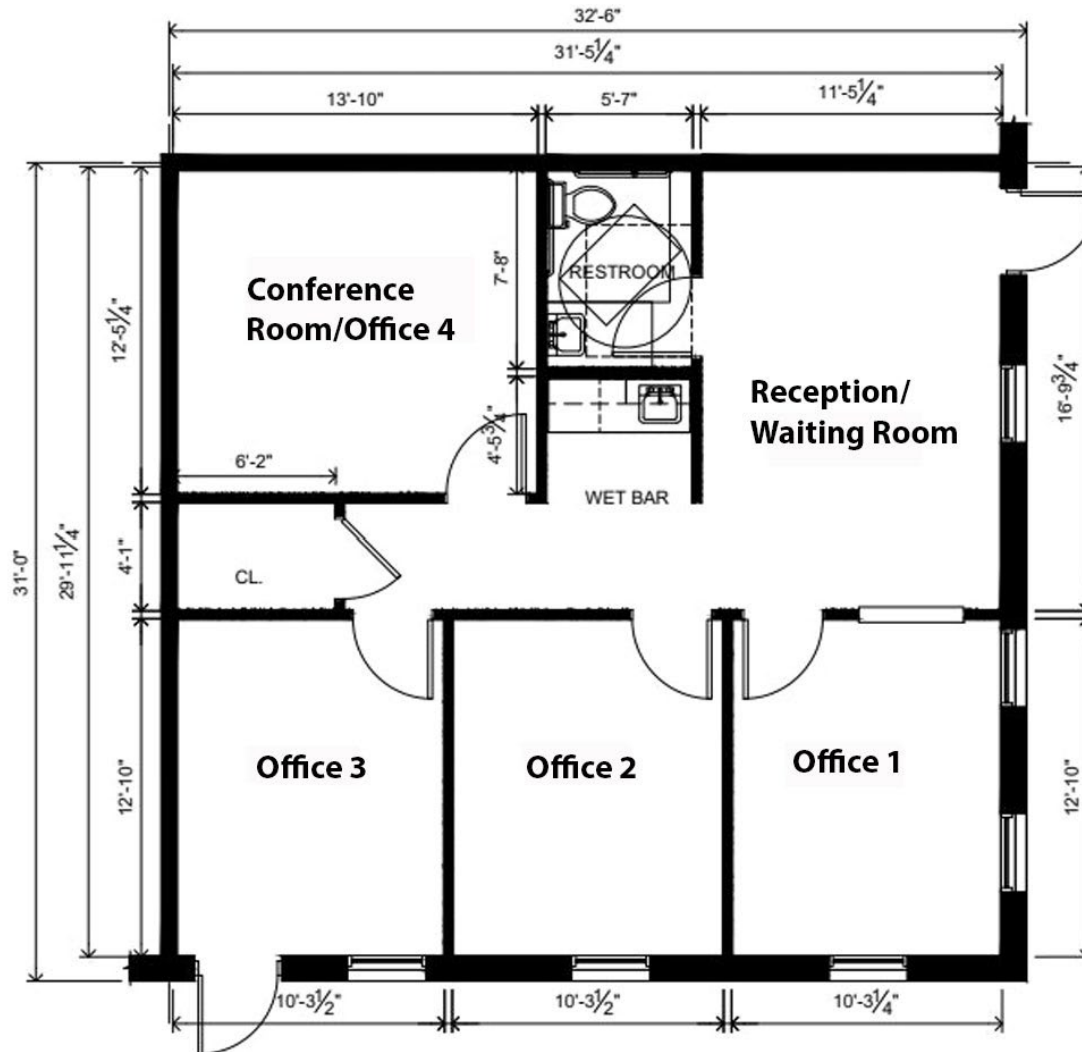
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OFFICE SPACE FOR SUBLEASE

Office Space for Sublease
4645 Wyndham Lane #208
Frisco, TX 75033

FLOOR PLAN



OFFICE SPACE FOR SUBLEASE

Office Space for Sublease
4645 Wyndham Lane #208
Frisco, TX 75033



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OFFICE SPACE FOR SUBLEASE

Office Space for Sublease
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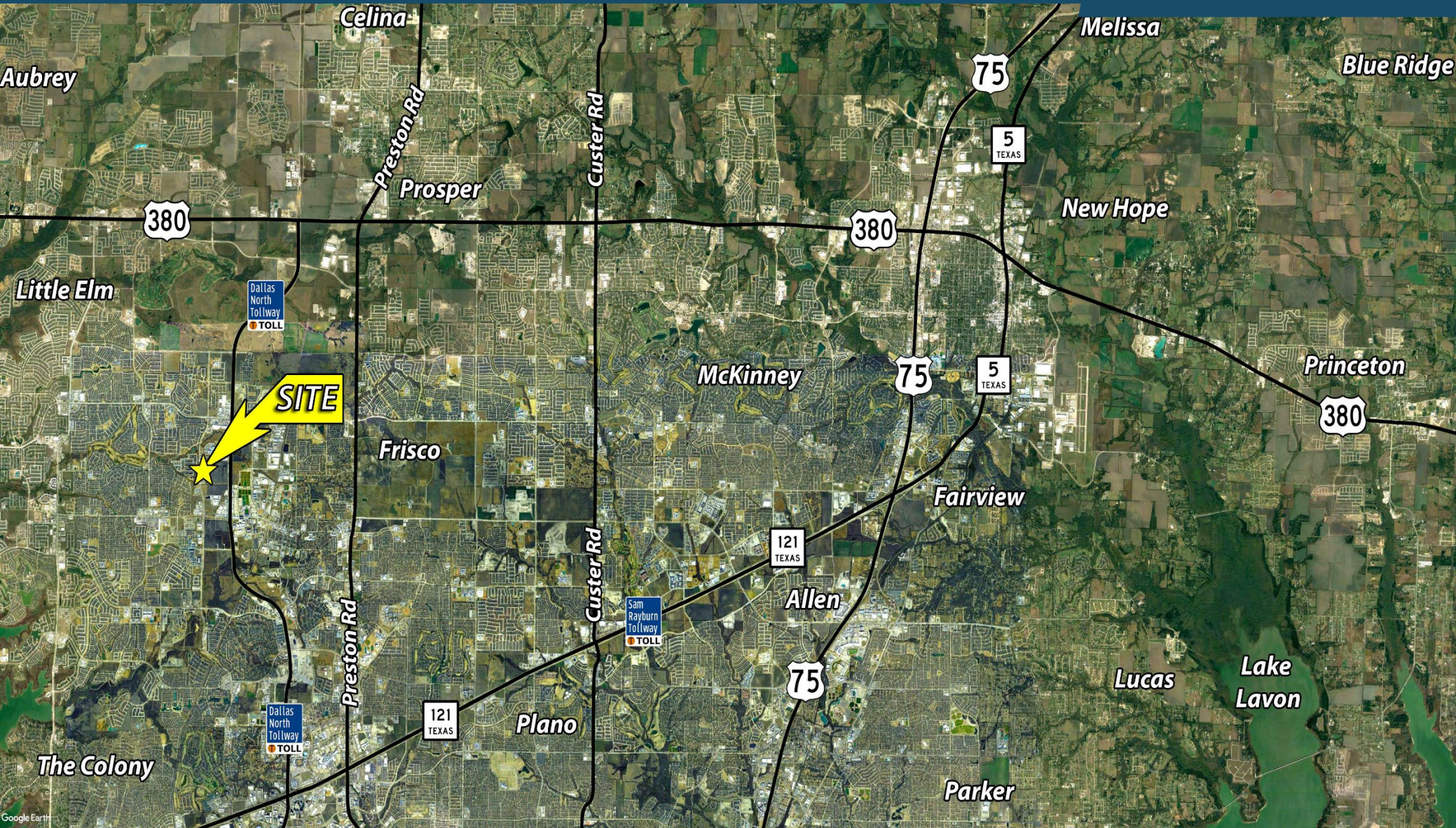
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OFFICE/MEDICAL SPACE FOR SUBLEASE

Office Space for Sublease
4645 Wyndham Lane #208
Frisco, TX 75033

PROPERTY DETAILS

- **Price:** \$3,750/Month Modified Gross
- **Property Type:** Office
- **Available SF:** 1007.50 SF
- **Condition:** Fully Finished Office
- **Address:** 4645 Wyndham Lane, Suite 208
- **City:** Frisco

- **County:** Collin
- **Building Size:** 9,018 SF
- **Date Available:** 90 Days
- **Remaining Term:** Expires 02/28/29
- **Cross Street:** Legacy Dr & Eldorado
- **Property Status:** Existing

PROPERTY INFORMATION

This professional office space is available for sublease, offering a turnkey opportunity for businesses seeking a convenient, well-maintained location. The space features a functional office layout, private entrance with 24-hour access, individually controlled HVAC, ample free parking, and exterior signage. The office park is ideally situated near the rapidly growing communities of Frisco, Prosper, and McKinney, providing easy connectivity to Downtown Dallas, DFW International Airport, and Dallas Love Field. Numerous shopping and dining options are within two miles, and Medical City Frisco is approximately one mile away.



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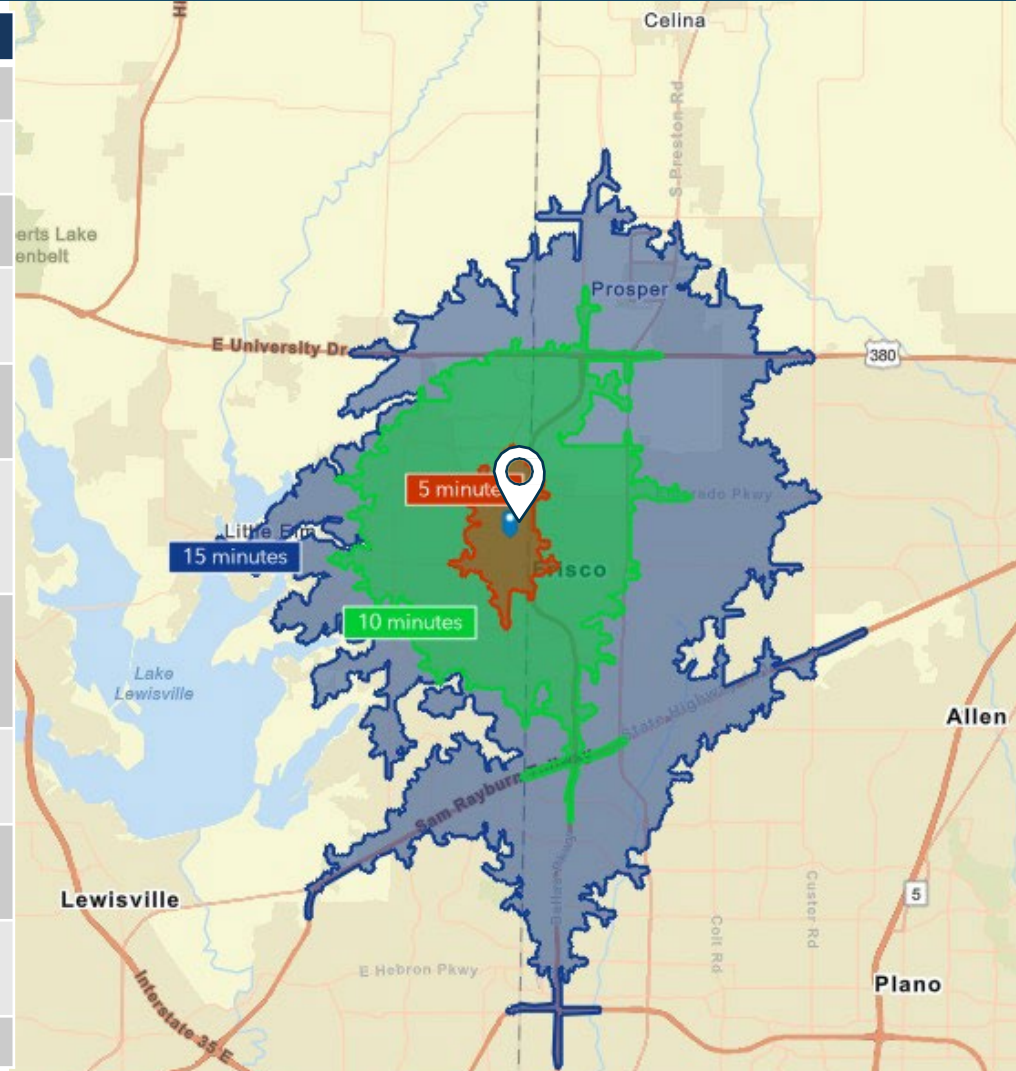
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MEDICAL/OFFICE FOR SUBLEASE

Office Space for Sublease
4645 Wyndham Lane #208
Frisco, TX 75033

DEMOGRAPHICS

2026 Demographic Summary	5 Minutes	10 Minutes	15 Minutes
Population	16,312	123,395	389,025
Households	6,747	44,854	143,024
Families	4,462	32,359	100,977
Average Household Size	2.41	2.74	2.71
Owner Occupied Housing Units	2,953	26,822	85,070
Renter Occupied Housing Units	3,794	18,032	57,954
Median Age	37.4	36.7	36.7
Median Household Income	\$150,591	\$157,435	\$148,438
Average Household Income	\$198,563	\$210,898	\$199,400



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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.

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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Appian Commercial Realty

Licensed Broker / Broker Firm Name or Primary Assumed
Business Name

579746

License No.

ray@appiancommercial.com

Email

(972)562-9988

Phone

Ray Eckenrode

Designated Broker of Firm

579746

License No.

ray@appiancommercial.com

Email

(972)562-9988

Phone

Licensed Supervisor of Sales Agent/Associate

Preston Taylor

Sales Agent/Associate's Name

License No.

734185

License No.

Email

preston@appiancommercial.com

Email

Phone

(972)562-9988

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

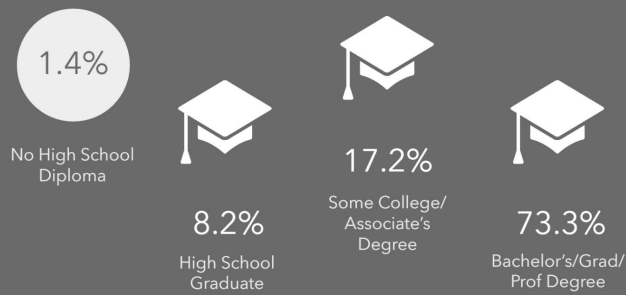
DEMOGRAPHIC SUMMARY

4645 Wyndham Ln, Frisco, Texas, 75033
Drive time of 5 minutes

KEY FACTS



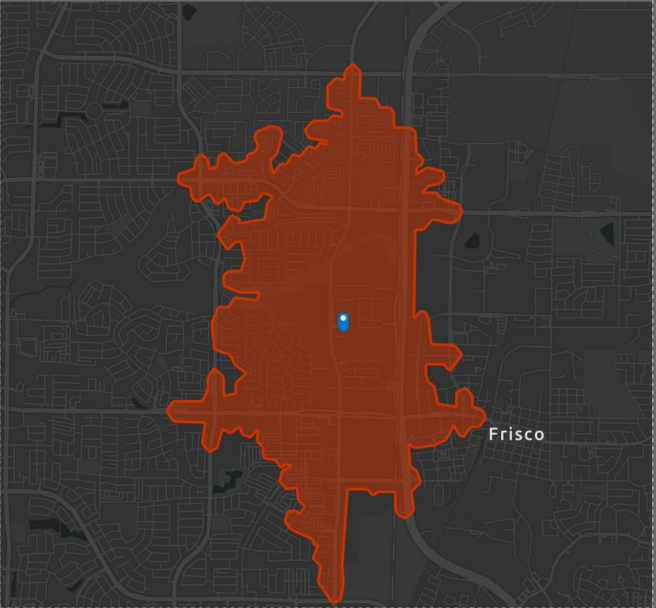
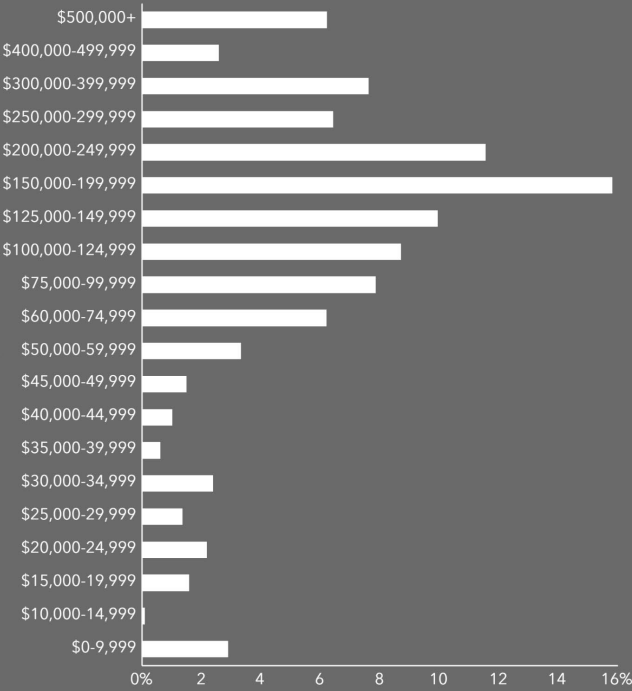
EDUCATION



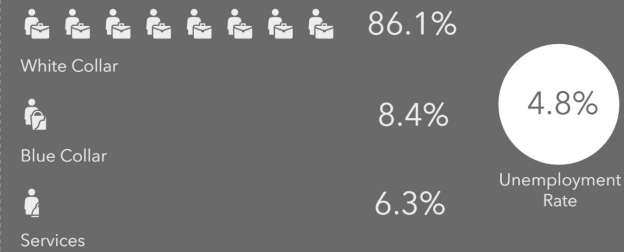
INCOME



HOUSEHOLD INCOME



EMPLOYMENT



Source: This infographic contains data provided by Esri (2026, 2031). © 2026 Esri

DEMOGRAPHIC SUMMARY

4645 Wyndham Ln, Frisco, Texas, 75033
Drive time of 10 minutes

KEY FACTS

123,395

Population



44,854

Households

36.7

Median Age

\$128,303

Median Disposable Income

EDUCATION

2.7%

No High School Diploma



11.1%

High School Graduate



19.5%

Some College/
Associate's Degree



66.8%

Bachelor's/Grad/
Prof Degree

INCOME



\$157,435

Median Household Income



\$76,804

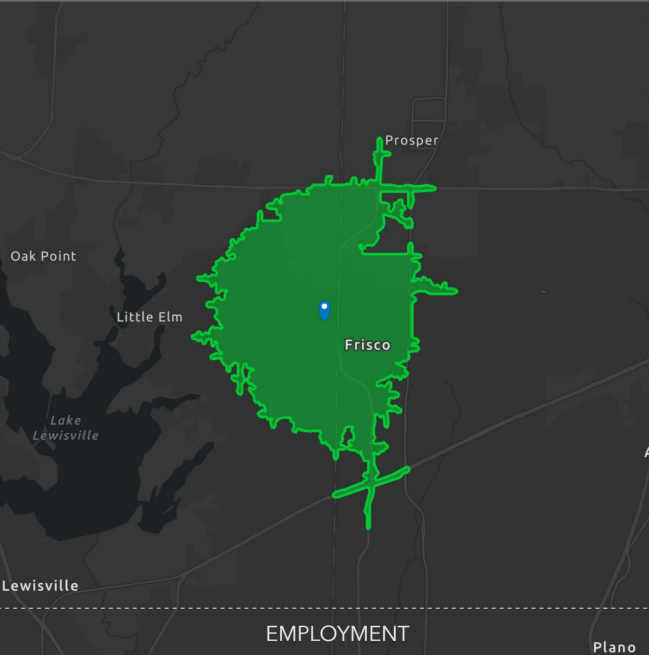
Per Capita Income



\$603,753

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



84.3%

White Collar



7.2%

Blue Collar



9.2%

Services

4.6%

Unemployment Rate

Source: This infographic contains data provided by Esri (2026, 2031). © 2026 Esri

DEMOGRAPHIC SUMMARY

4645 Wyndham Ln, Frisco, Texas, 75033
Drive time of 15 minutes

KEY FACTS

389,025

Population



143,024

Households

36.7

Median Age

\$121,213

Median Disposable Income

EDUCATION

2.8%

No High School Diploma



11.7%

High School Graduate



18.7%

Some College/
Associate's Degree



66.8%

Bachelor's/Grad/
Prof Degree

INCOME



\$148,438
Median Household Income

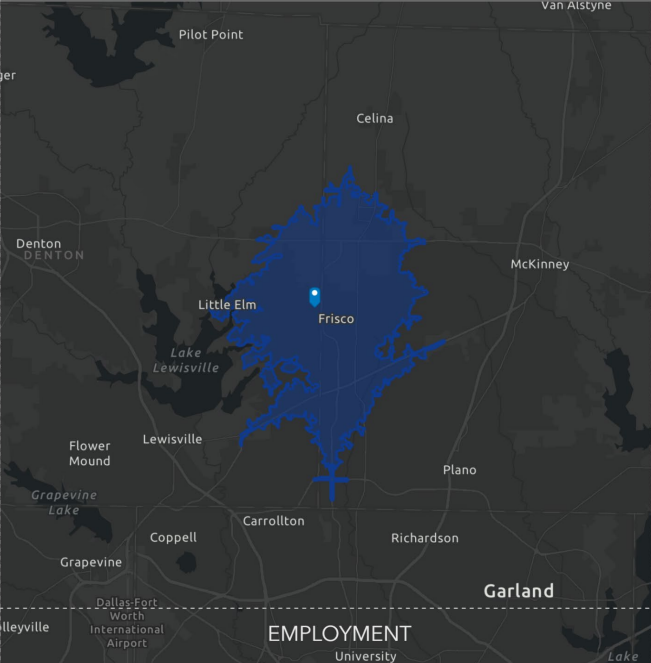


\$73,434
Per Capita Income



\$552,199
Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT

84.2%

White Collar

7.8%

Blue Collar

9.0%

Services

4.1%

Unemployment Rate

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