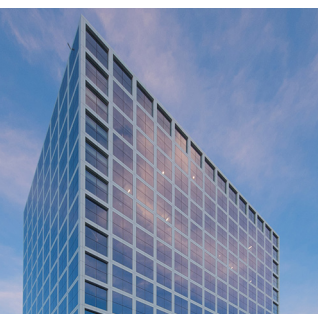




7950 Legacy Drive
Plano, Texas 75024



THE BUILDING

- 14-Story, Five Star, Class AA office tower
- Total 307,824 RSF
- LEED Gold
- Amazing Visibility from Sam Rayburn and Dallas North Tollway
- Exceptional Ingress / Egress to Sam Rayburn & Dallas N Tollway
- Adjacent to Toyota, FedEx and JP Morgan Chase HQ
- Floor-to-ceiling glass, unobstructed 360° views

THE FACTS

AVAILABILITY

Up to 25,343 RSF

LEASE TERM

7-10+ years

RENTAL RATE

\$34.00 - \$36.00 NNN

Estimated 2020 OPEX \$15.60/RSF

Estimated 2020 Electricity \$1.13/RSF

COMMON AREA FACTOR

17.31% (multi-tenant floor)

PERCENT LEASED

92%

TENANT FINISH

Negotiable

BUILDING HOURS

Mon - Fri 7:00 a.m. to 6:00 p.m.

Sat 8:00 a.m. to 1:00 p.m.

PARKING

4:1000 ratio

6-Story Structured Parking

Unreserved \$35/mo plus tax

Reserved \$100/mo plus tax

FIBEROPTICS PROVIDERS

AT&T

Grande Communications

Century Link

THE PERKS

ON-SITE AMENITIES

- Conference center & fitness center
- Electric car charging stations
- Bike racks / secure bike storage
- Complimentary shuttle service to Legacy area
- Tenant lounge / game area
- Outdoor amenity terrace with fire pits
- Complimentary wi-fi throughout common areas & outdoor terrace
- Breakfast/lunch and event catering from scratch by Stir, on-site chef and team
- Reflecting pool
- Car wash & shoe shine service
- 24/7 on-site courtesy officer and key card access
- On-site management & engineering by Gaedeke Group

AREA AMENITIES

- 300-room Renaissance Hotel at NE corner of Legacy & Headquarters
- 24 minutes to DFW Airport

LEASING TEAM

ELLIOT PRIEUR

eprieur@gaedeke.com

214.273.3333

ALLISON JOHNSTON FRIZZO

ajohnston@gaedeke.com

214.273.3322

onelegacywest.com



GAEDEKEGROUP

RESTAURANTS NEAR ONE LEGACY WEST



WALKING / BIKING DISTANCE

- | | |
|---------------------------------|-------------------|
| 1 Stir Café | 13 Forno Nero |
| 2 Edoko Sushi & Robata | 14 Whisk and Eggs |
| 3 Cantina Laredo | 15 Haywire |
| 4 Sakura Sushi & Grill Bar | |
| 6 One2One | |
| 7 Silver Fox | |
| 8 Global Peace Factory | |
| 9 Kenny's Burger Joint – Frisco | |
| 10 Subway | |
| 11 Shawarma Bar | |
| 12 Legacy Food Hall | |



SHUTTLE DISTANCE

- | |
|--|
| 1 True Food Kitchen |
| 2 North Italia |
| 3 Mesero – Legacy West |
| 4 Tommy Bahama Restaurant & Bar |
| 5 Shake Shack |
| 6 Sprinkles Plano |
| 7 Legacy West |
| 8 Earls Kitchen + Bar |
| 9 Bistro 31 |
| 10 Bulla Gastrobar |
| 11 Del Frisco's Double Eagle Steak House |



DRIVING DISTANCE

- | |
|-----------------------------|
| 1 Mexican Sugar |
| 2 RA Sushi Bar |
| 3 Benihana |
| 4 The Keeper |
| 5 Café Istanbul |
| 6 Gordon Biersch |
| 7 East Hampton Sandwich Co. |
| 8 Coal Vines |
| 9 The Capital Grille |

