

5556 TENNYSON PKWY



49,483 RSF AVAILABLE FOR LEASE
\$18.00 + ELECTRIC (\$1.25 PSF)



 **TRANSWESTERN**[®]

CHRIS LIPSCOMB

214.237.5022

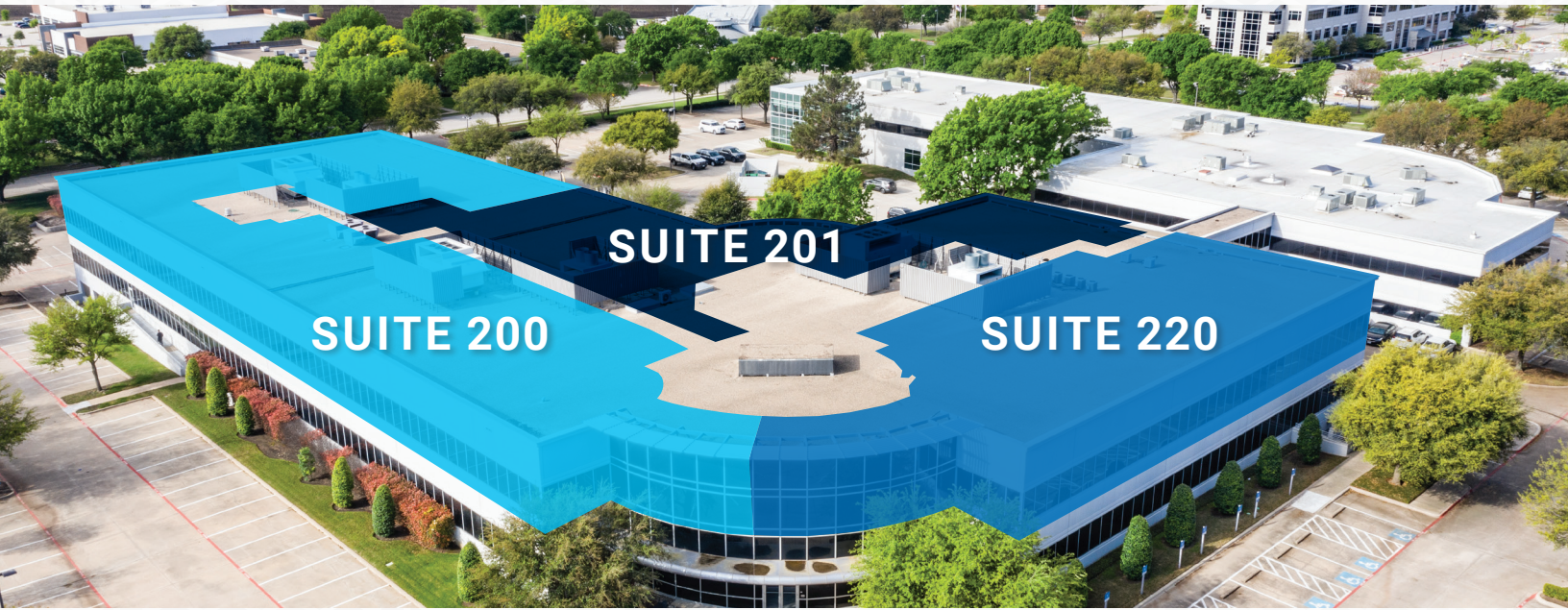
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COLLIN BURWINKEL

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SUITE 200 - 25,661 RSF

16 OFFICES

2 BREAK ROOMS (1 LARGE)

9 COLLABORATIVE WORK ROOMS/
CONFERENCE ROOMS

SUITE 201 - 13,242 RSF

11 OFFICES

KITCHEN

CONFERENCE ROOMS

SUITE 220 - 10,580 RSF

4 OFFICES

KITCHEN

LARGE CONFERENCE ROOM

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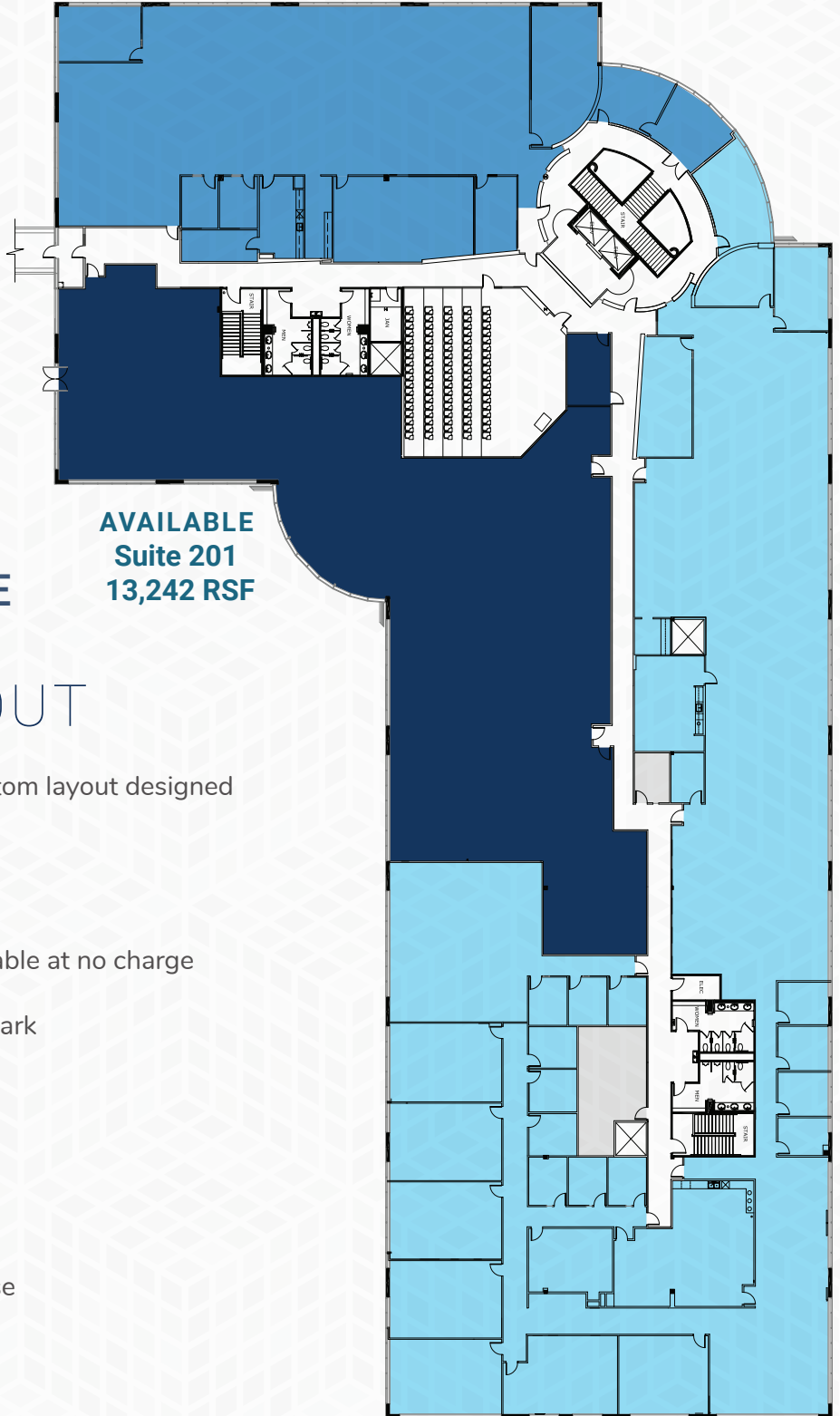
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AVAILABLE
Suite 220 - 10,580 RSF



2ND FLOOR 49,483
TOTAL SF AVAILABLE

AVAILABLE
Suite 201
13,242 RSF

SPACIOUS LAYOUT

Large, flexible floor plate allows for custom layout designed around tenant specific needs

+4 / 1,000 surface parking

Reserved covered parking spaces available at no charge

Desirable location in Legacy Business Park

Outdoor courtyard

Outdoor basketball court

Indoor fitness facility with showers

Large auditorium available for tenant use

AVAILABLE
Suite 200 - 25,661 RSF



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BUILDING AMENITIES



On-Site Security



Fitness Center



Key Card Access



Conferencing Facility

NEAR BY AMENITIES



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FACT SHEET

5556 TENNYSON PARKWAY

Plano, Texas 75024

YEAR BUILT

1999

BUILDING SIZE

2 stories, 96,821 rentable square feet.

AVAILABILITY

2nd Floor - 10,445 - 34,702 RSF

BASE RENTAL RATE

\$18.00 + E (\$1.25)

OPERATING EXPENSES

\$7.44 PSF

ELECTRIC

Provider: Oncor

750-KVA Transformer

2,000 Amp, 277/480-volt, 3-phase, 4-wire main switchboard

Each floor serviced with step-down transformers to 277/208-volt, 3-phase, 4-wire service

PARKING

4 / 1,000 RSF surface parking

HVAC

Rooftop mounted

6 AAON package HVAC Units

2 Carrier package HVAC Units

2 Trane split-system condensers

Honeywell Spyder Building Management System



AMENITIES

Prominent, highly visible location in Legacy Commons near Shops at Legacy

Plug & Play option – Fully furnished

Fiber Optic Providers: AT&T and Verizon

Fitness Center

Outdoor basketball facility

Outdoor Courtyard

Large auditorium with theater seating - seats 90

Restaurants within walking distance

After-hours card key access

Two 3,000 lb passenger elevators

55 Gallon electric water heater

Edwards Systems Technology EST 2 Fire Alarm Panel

CEILING HEIGHT

9 Feet

COMMON AREA FACTOR

14.9%

BUILDING HOURS

7:00 a.m. to 7:00 p.m. Monday through Friday and

8:00 a.m. to 1:00 p.m. on Saturdays. After-hours

HVAC is available upon request at an estimated

charge of \$50.00 per hour with a 2 hour minimum.



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