



TENNYSON PARKWAY

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# LEGACY TENNYSON CENTER I

Class A Office Space With 105,000 SF Available For Lease



TENNYSON PARKWAY

## PROPERTY SUMMARY

**TRANSWESTERN** is please to present Legacy Tennyson Center I, an exceptional, suburban, Class A office building located within the esteemed Legacy Business Park in Plano, TX.

Legacy Tennyson Center I, built on a 7.5 acre site overlooking the beautiful White Rock Creek, totals 105,000 square feet in four stories.

## BUILDING FEATURES

- Class A Corporate Headquarters
- Floor to Ceiling Glass
- Overlooks Legacy / White Rock Creek Hike & Bike Trail
- Parking Ratio:
  - 405 Total Spaces (4.0 / 1,000 RSF)
  - 235 Covered Spaces
  - 170 Surface Spaces







PRESTON RD

LEGACY TENNYSON  
CENTER I

TENNYSON PKWY

LEGACY TENNYSON  
CENTER II

WINDCREST DR





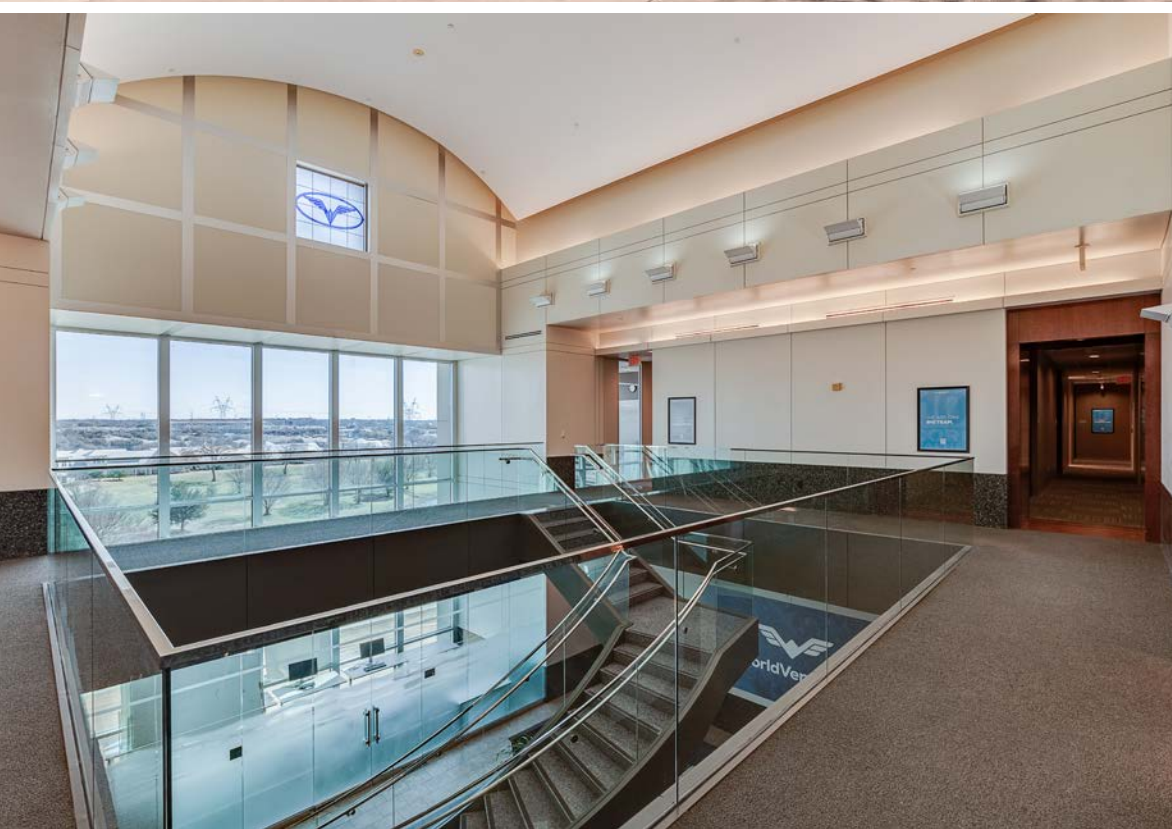
# LEGACY BUSINESS PARK

Prestigious Corporate Residents With World-Class Amenities



1	Advanced Neuromodulation Systems	15	Nexen
2	Crossmark	16	AT&T
3	Hewlett-Packard	17	Pepsico
4	Denbury Resources	18	Intuit
5	Dr Pepper Snapple	19	Rent-a-Center
6	Wellness International	20	McAfee
7	AmeriPlan	21	Computer Associates
8	Southwest Corporate Federal Credit Union	22	Kodak
9	Huawei	23	Pizza Hut
10	GE Healthcare	24	Frito-Lay
11	VHA Southwest	25	Bank of America
12	UBS - Morgan Stanley - Alliance Data	26	Ericsson
13	Siemens	27	Beal Bank
14	Ford	28	JCPenney





## STAIRS & ELEVATORS

Vertical transportation in Legacy Tennyson Center I includes two interior concrete tread stairwells connecting the lobby and all the floors. There are also two 3,500-pound, electric elevators which service all floors.

## HVAC

Air conditioning is provided on each floor by a McQuay, 95 ton packaged unit distributing cool air to various fan powered boxes and variable air vents located throughout each floor. A two cell, BAC cooling tower located on the roof provides heat transfer of the condenser water used by the McQuay unit. Heating is provided by the fan powered boxes via an electric reheat coil.





## FIRE & SAFETY

Legacy Tennyson Center I has approximately one sprinkler head per 225 square feet located at deck height. There is also an Intelligent Addressable fire alarm system with capacity for tenant connections at each floor. Alarm devices include visual and audible strobes in all common areas.

## SECURITY

The building features a card key systems which provides secure after-hours access.

## PARKING STRUCTURES

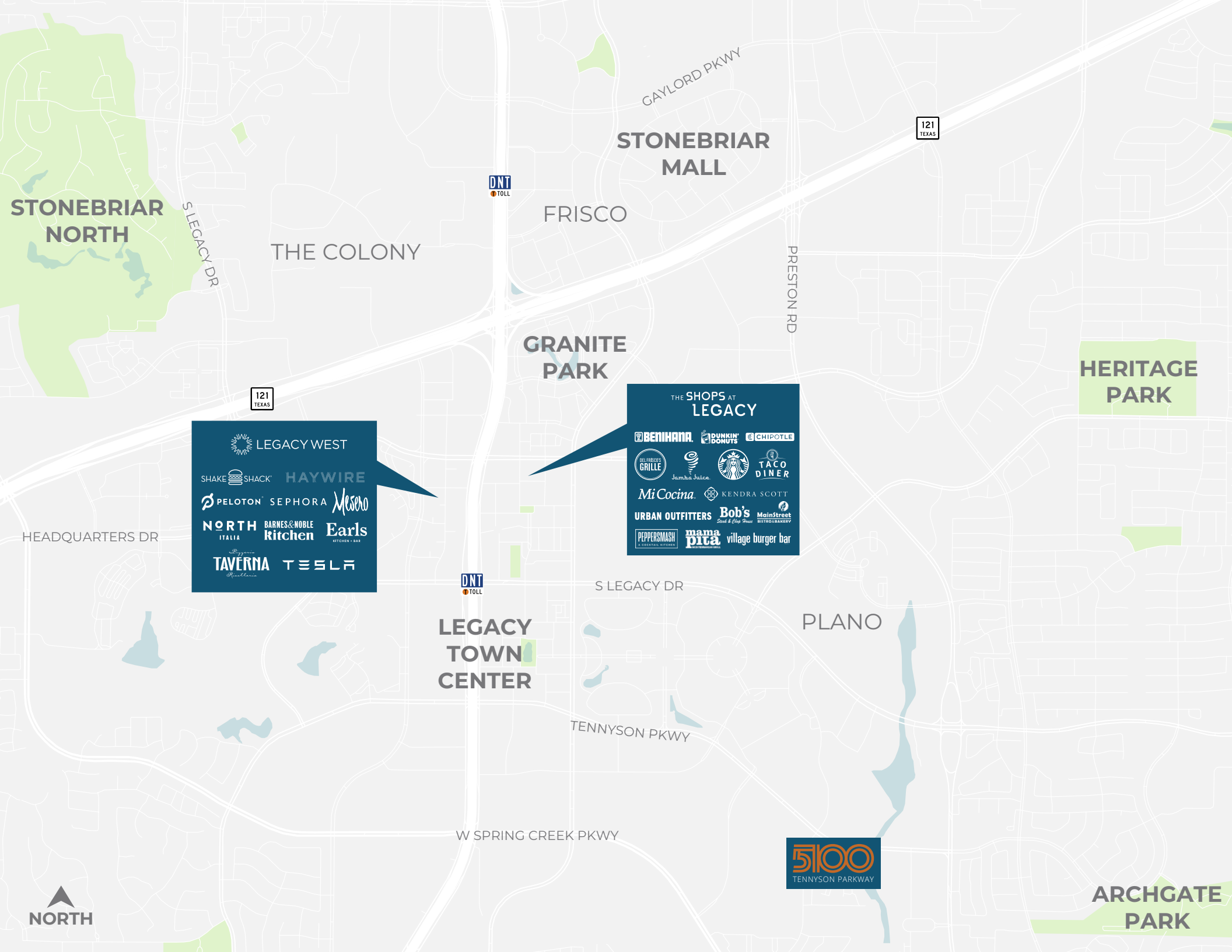
All automobile parking surfaces are 6"-thick slab on grade with steel reinforced to 3,500 PSI. The parking structures are a post tensioned, waffle slab enclosed with elastomeric coated tilt-wall concrete panels. Access to the building is via a covered walkway that connects to the two parking garages. Card key access to all covered parking garages.





## NEARBY RETAIL & RESTAURANTS





STONEBRIAR NORTH

GAYLORD PKWY

STONEBRIAR MALL

121 TEXAS

FRISCO

THE COLONY

PRESTON RD

GRANITE PARK

HERITAGE PARK

121 TEXAS

LEGACY WEST

SHAKE SHACK HAYWIRE

PELOTON SEPHORA Mesero

NORTH BARNES & NOBLE Earls

ITALIA Kitchen KITCHEN + BAR

TAVERNA TESLA

THE SHOPS AT LEGACY

BENIHANA DUNKIN' DONUTS CHIPOTLE

BLISS GRILLE Jamba Juice Starbucks TACO DINER

Mi Cocina KENDRA SCOTT

URBAN OUTFITTERS Bob's Mainstreet

PEPPERSMASH mama pita village burger bar

HEADQUARTERS DR

DNT TOLL

LEGACY TOWN CENTER

S LEGACY DR

PLANO

TENNYSON PKWY

W SPRING CREEK PKWY

5100 TENNYSON PARKWAY

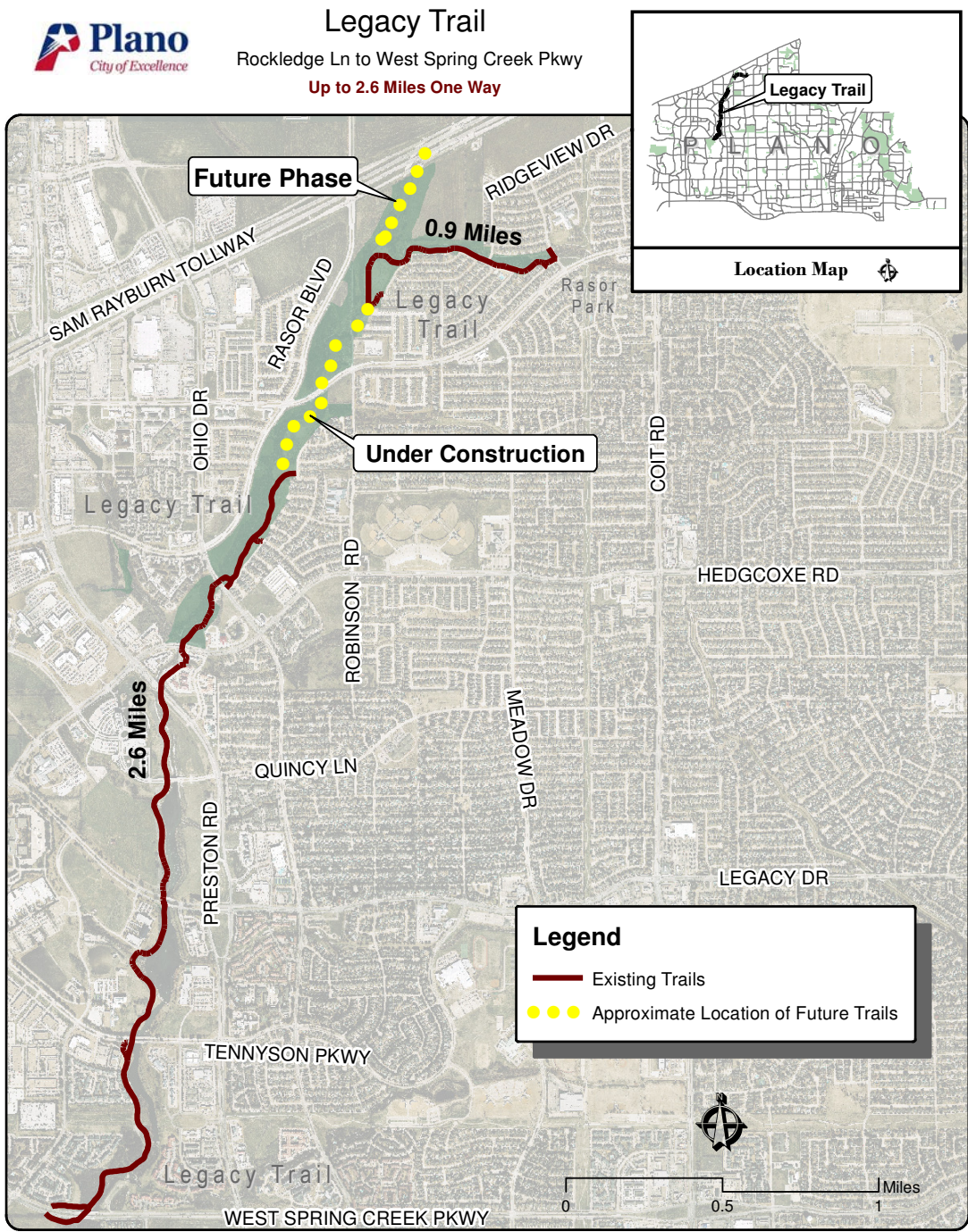


ARCHGATE PARK



# LEGACY HIKING & BIKING TRAIL

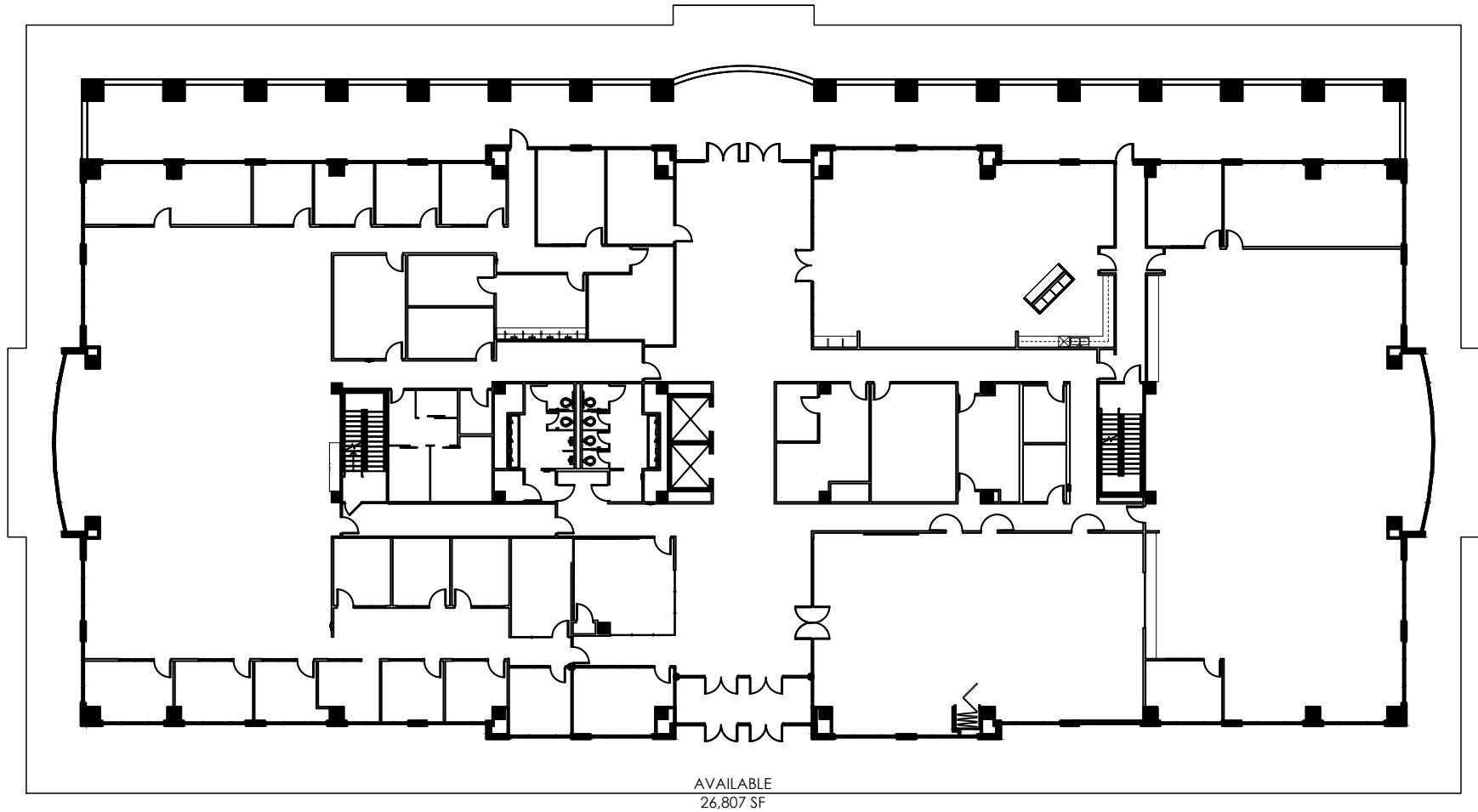
Direct access to 2.6 miles of hike & bike trail





# FLOOR PLANS

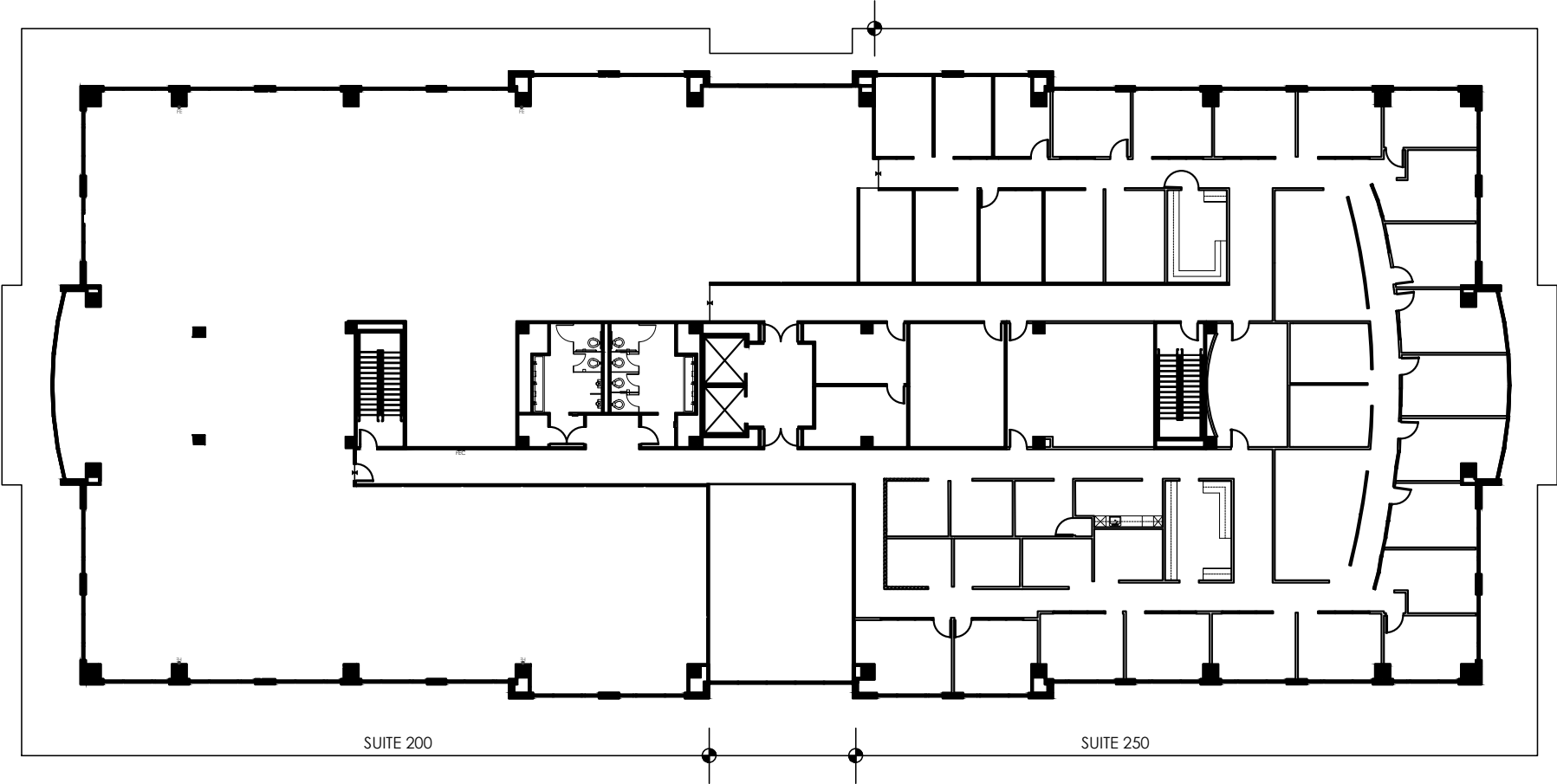
## First Floor





# FLOOR PLANS

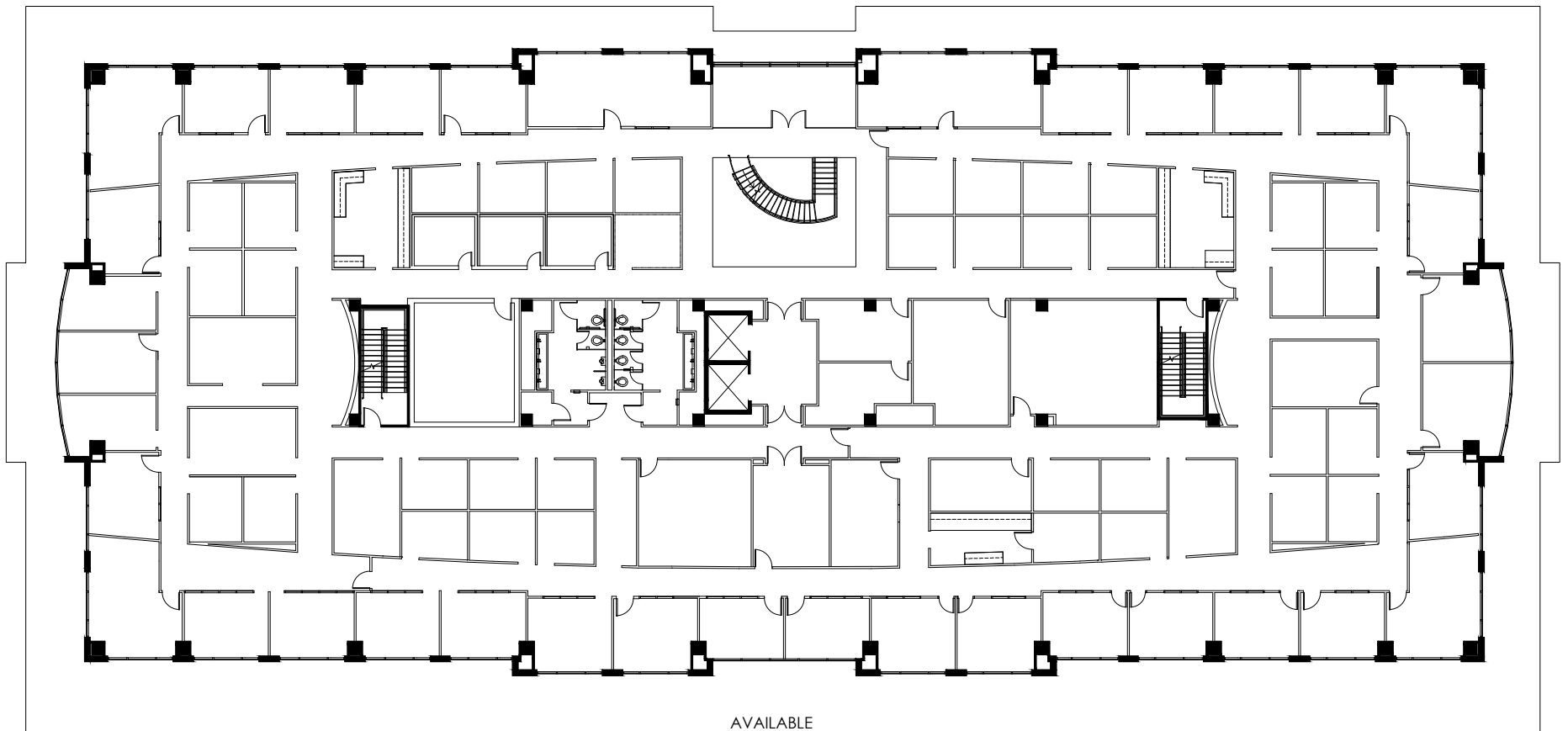
Second Floor





# FLOOR PLANS

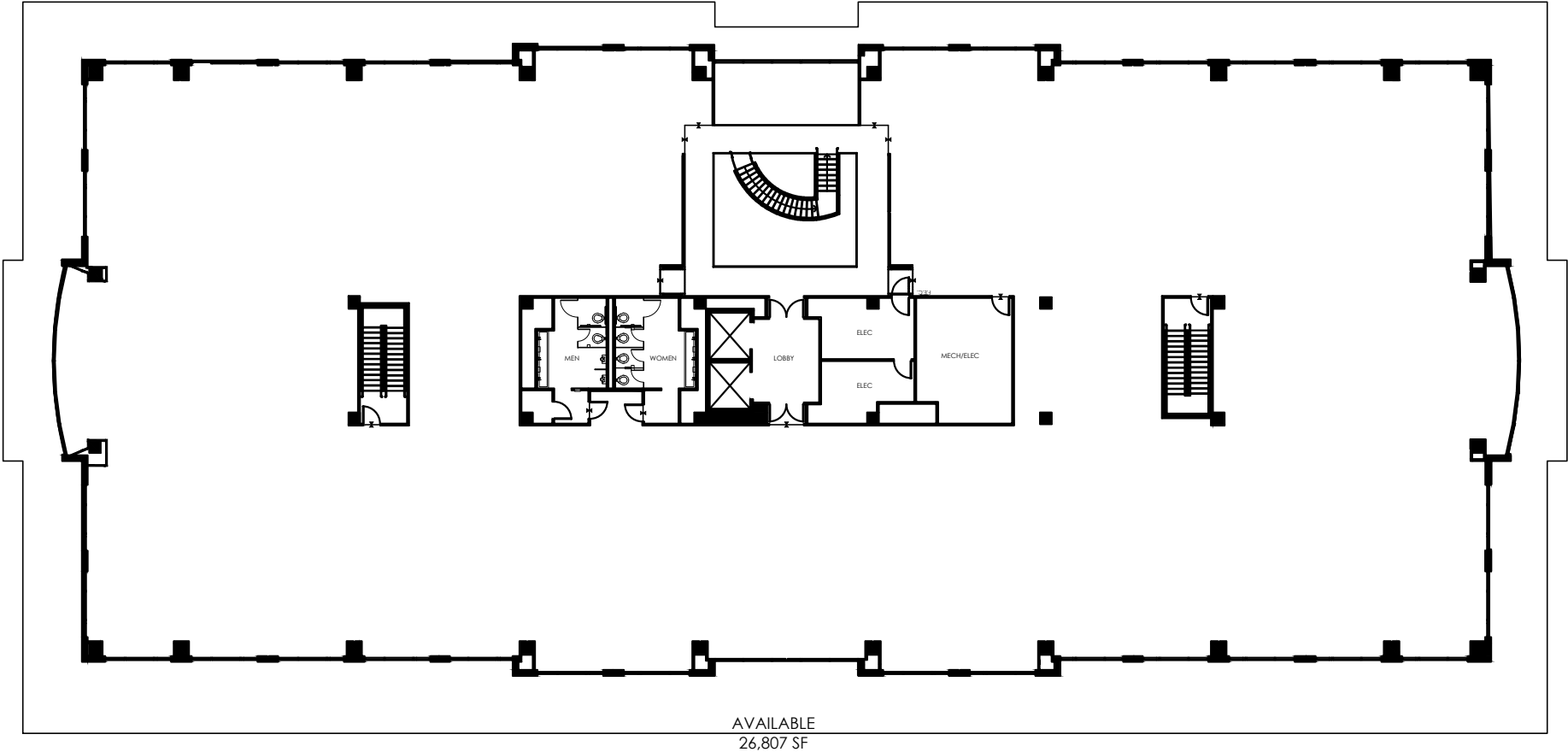
## Third Floor





# FLOOR PLANS

Fourth Floor







TENNYSON PARKWAY

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## LEGACY TENNYSON CENTER I

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