



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
- Wellness initiatives include air sterilization system in building HVAC and elevator cabs eliminating up to 99% of germs and viruses in the air, limited capacity and enhanced cleaning of amenity spaces, one-way routing, designated entrances/exits, and facemasks/sanitizer available in lobby
- 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

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ALLISON JOHNSTON FRIZZO

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GAEDEKEGROUP



LEGACY WEST

7950 Legacy Drive
Plano, Texas 75024



RESTAURANTS NEAR ONE LEGACY WEST



WALKING / BIKING DISTANCE

- 1 Stir Café
- 2 Edoko Sushi & Robata
- 3 Cantina Laredo
- 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
- 13 Forno Nero
- 14 Whisk and Eggs
- 15 Haywire



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

