



# THE BUILDING

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

# THE FACTS

## LEASE TERM

7-10+ years

## RENTAL RATE

\$40.00 NNN

Estimated 2024 OPEX \$17.88/RSF

Estimated 2024 Electricity \$1.25/RSF

## COMMON AREA FACTOR

17.31% (multi-tenant floor)

## 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
- Access to Serendipity Labs workspaces
- 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 facility on-site
- Reflecting pool
- Car wash & shoe shine service
- WellSpace™ initiatives include air sterilization system in building HVAC eliminating up to 99% of germs and viruses in the air
- 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



LEGACY WEST

7950 Legacy Drive  
Plano, Texas 75024



Fitwel®  
Viral Response  
Certified

# LEASING TEAM

## ELLIOT PRIEUR

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GAEDEKEGROUP

# RESTAURANTS NEAR ONE LEGACY WEST



## WALKING / BIKING DISTANCE

- 1 Edoko Sushi & Robata
- 2 Cantina Laredo
- 3 Sakura Sushi & Grill Bar
- 4 Ill Forks
- 5 Summer Moon Coffee
- 6 Kenny's Burger Joint - Frisco
- 7 Fogo de Chão
- 8 Legacy Food Hall
- 9 Haywire
- 10 Chick-fil-A



## SHUTTLE DISTANCE

- 1 Amorino
- 2 Mendocino Farms
- 3 Starbucks Reserve
- 4 True Food Kitchen
- 5 North Italia
- 6 CAVA
- 7 Mesero
- 8 Tommy Bahama Restaurant
- 9 Sprinkles
- 10 Taverna
- 11 Shake Shack
- 12 Toulouse Cafe
- 13 Earls Kitchen
- 14 Bulla Gastrobar
- 15 Del Frisco's
- 16 Whiskey Moon



## DRIVING DISTANCE

- 1 Mexican Sugar
- 2 RA Sushi Bar
- 3 Benihana
- 4 Café Istanbul
- 5 Sakhoo Thai
- 6 The Capital Grille
- 7 Seasons 52

