



## 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 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

\$35.00 NNN

Estimated 2021 OPEX \$16.45/RSF

Estimated 2021 Electricity \$1.19/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
- 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
- WellSpace™ initiatives include:
  - Air sterilization system in building HVAC eliminating up to 99% of germs and viruses in the air
  - NanoSeptic continuous self-cleaning technology on high-touch community surfaces
  - Limited capacity and enhanced cleaning of amenity spaces
- 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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### LUKE WALTER

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LEGACY WEST

7950 Legacy Drive  
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Fitwel®  
Viral Response  
Certified

GAEDEKEGROUP

# RESTAURANTS NEAR ONE LEGACY WEST



## WALKING / BIKING DISTANCE

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



## SHUTTLE DISTANCE

- 1 Amorino
- 2 Starbucks
- 3 True Food Kitchen
- 4 North Italia
- 5 CAVA
- 6 Mesero
- 7 Tommy Bahama Restaurant
- 8 Sprinkles
- 9 Taverna
- 10 Shake Shack
- 11 Earls Kitchen + Bar
- 12 Toulouse Cafe
- 13 Prim and Proper
- 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 Blue Martini
- 6 The Capital Grille
- 7 Seasons 52

