



# THE BUILDING

- 17-Story, Five Star, Class AA office tower
- 414,000 RSF
- Designed LEED Gold
- Amazing signage opportunity
- Exceptional Ingress / Egress to Sam Rayburn & Dallas N Tollway
- Adjacent to Toyota, FedEx & JP Morgan Chase HQ
- Floor-to-ceiling glass
- Unobstructed 360° views

# THE FACTS

AVAILABILITY  
414,000 RSF

LEASE TERM  
7-10+ years

RENTAL RATE  
\$38.00-40.00 NNN  
Estimated 2020 OPEX \$15.60/RSF  
Estimated 2020 Electricity \$1.13/RSF

COMMON AREA FACTOR  
(as currently planned)  
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  
7-Level Structured Parking  
Unreserved \$35/mo plus tax  
Reserved \$100/mo plus tax

# THE PERKS

## ON-SITE AMENITIES

- Curated market-style grocery with coffee bar
- Conference center & fitness center
- Electric car charging stations
- Bike racks & secure bike storage
- Complimentary shuttle service to Legacy West shops
- Tenant lounge / game area
- Three outdoor amenity terraces with fire pits
- Complimentary Wi-Fi throughout common areas & outdoor terraces
- Reflecting pool
- Car wash, dry cleaning & shoe shine service
- 24/7 on-site courtesy officer and keycard access
- On-site management & engineering by Gaedeke Group

## Area Amenities

- 300-room Renaissance Hotel and The Westin Stonebriar Hotel & Golf Club
- 24 minutes to DFW Airport



Leadership Drive and  
Highway 121  
Plano Texas 75024



# LEASING TEAM

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[twolegacywest.com](http://twolegacywest.com)

# GAEDEKEGROUP

# RESTAURANTS NEAR TWO LEGACY WEST



## WALKING / BIKING DISTANCE

- |                                 |                     |
|---------------------------------|---------------------|
| 1 Stir Café                     | 12 Legacy Food Hall |
| 2 Edoko Sushi & Robata          | 13 Forno Nero       |
| 3 Cantina Laredo                | 14 Whisk and Eggs   |
| 4 Sakura Sushi & Grill Bar      | 15 Haywire          |
| 5 Trattoria Al Giardino         |                     |
| 6 One2One                       |                     |
| 7 Silver Fox                    |                     |
| 8 Global Peace Factory          |                     |
| 9 Kenny's Burger Joint - Frisco |                     |
| 10 Subway                       |                     |
| 11 Shawarma Bar                 |                     |



## 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

