



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 area
- 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
- 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 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
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LEASING TEAM

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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

