



## 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 2021 OPEX \$16.45/RSF

Estimated 2021 Electricity \$1.19/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
- 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 all high-touch community surfaces
  - Limited capacity and enhanced cleaning of amenity spaces
- 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



LEGACY WEST

Leadership Drive and  
Highway 121  
Plano Texas 75024



## LEASING TEAM

ELLIOT PRIEUR

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GAEDEKEGROUP

# RESTAURANTS NEAR TWO LEGACY WEST



## WALKING / BIKING DISTANCE

- 1 Stir Café
- 2 Edoko Sushi & Robata
- 3 Cantina Laredo
- 4 Sakura Sushi & Grill Bar
- 5 Trattoria Al Giardino
- 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

