

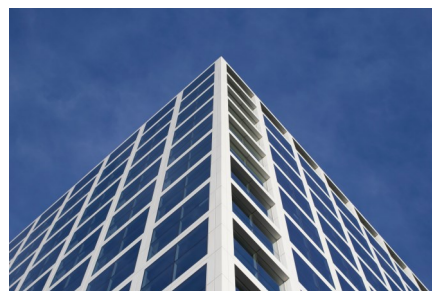
ONE LEGACY WEST

7950 Legacy Drive, Plano, Texas 75024



UNRIVALED LEGACY WEST LOCATION

CONTIGUOUS SPACE	2,161 - 123,313 rentable square feet
LEASE TERM	7-10+ years
RENTAL RATE	\$30.00 - \$32.00 NNN Estimated 2017 Op Expenses \$9.80/rsf Estimated 2017 Electricity \$1.10/rsf
COMMON AREA FACTOR	17.31% (multi-tenant floor)
OCCUPANCY RATE	56%
TENANT FINISH	Negotiable
BUILDING HOURS	M-F 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



FEATURES AND AMENITIES

- 14-Story Class AA, Five Star Office Tower: 307,824 RSF
- Amazing Visibility from Sam Rayburn and Dallas North Tollways
- Exceptional Ingress / Egress to Sam Rayburn & Dallas N Tollway
- Adjacent to Toyota and FedEx HQ
- Designed LEED Gold
- Floor-to-ceiling glass Unobstructed 360° views
- On-Site Management & Engineering Team by Gaedeke Group
- 24-Hour On-Site Courtesy Officer and Card Key Access
- Conference Center & Fitness Center
- Tenant Lounge / Game Area
- Outdoor Amenity Terrace
- Breakfast/Lunch and Event Catering From Scratch by STIR, On-Site Chef and Team
- Fiberoptics Providers: AT&T, Grande Communications and Level 3
- Complimentary Wi-Fi throughout common areas & outdoor terrace
- Reflecting pool
- Shoe Shine & Car Wash Services
- Electric car charging stations
Bike racks / secure bike storage
- Shuttle service to Legacy area
- 300-room Renaissance Hotel at NE corner of Legacy & Headquarters
- 24 minutes to DFW Airport
30 Minutes to Downtown Dallas



LEASING INFORMATION:

Elliot Prieur
214.273.3333
Allison Johnston
214.273.3322