



THE BUILDING

- 14-Story, Five Star, Class AA office tower
- Total 300,000+ RSF
- Designed LEED Gold
- Amazing signage opportunity
- Exceptional Ingress / Egress to Sam Rayburn & Dallas N Tollway
- Adjacent to Toyota, FedEx and JP Morgan Chase HQ
- 15-foot floor-to-ceiling glass
- Unobstructed 360° views

THE FACTS

AVAILABILITY
300,000+ RSF

LEASE TERM
7-10+ years

RENTAL RATE
\$38.00-40.00 NNN
Estimated 2019 OPEX \$15.13/RSF
Estimated 2019 Electricity \$1.17/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
6-Story Structured Parking
Unreserved \$35/mo plus tax
Reserved \$100/mo plus tax

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
 - Reflecting pool
 - Car wash & shoe shine service
 - 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



7950 Legacy Drive
Plano, Texas 75024



LEASING TEAM

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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
- 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

