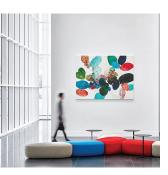






7950 Legacy Drive Plano, Texas 75024





## THE BUILDING

- 14-Story, Five Star, Class AA office tower
- Total 307,824 RSF
- Fitwel Viral Response Approved / LEED Gold
- Amazing visibility from Sam Rayburn and Dallas North Tollway
- Exceptional Ingress / Egress to
  Sam Rayburn & Dallas North Tollway
- Adjacent to Toyota, FedEx and JP Morgan Chase headquarters
- Floor-to-ceiling glass, unobstructed 360° views

## THE FACTS

LEASE TERM

7-10+ years

RENTAL RATE

\$40.00 NNN

Estimated 2025 OPEX \$19.01/RSF Estimated 2025 Electricity \$1.54/RSF

**COMMON AREA FACTOR** 

17.31% (mu lti-t e nant fl oor)

**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

#### FIBEROPTICS PROVIDERS

T&TA

Grande Communications Century Link







### THE PERKS

### **ON-SITE AMENITIES**

- Conference center & fitness center
- Access to Serendipity Labs workspaces
- 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
- Breakfast/lunch and event catering facility on-site
- Reflecting pool
- Car wash & shoe shine service
- WellSpace™ initiatives include air sterilization system in building HVAC eliminating up to 99% of germs and viruses in the air
- 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

## LEASING TEAM

### **ELLIOT PRIEUR**

eprieur@gaedeke.com 214.273.3333

### LUKE WALTER

lwalter@gaedeke.com 214.273.3322

onelegacywest.com

GAEDEKEGROUP

# RESTAURANTS NEAR ONE LEGACY WEST



### WALKING / BIKING DISTANCE

- 1 Edoko Sushi & Robata
- 2 Cantina Laredo
- 3 Sakura Sushi & Grill Bar
- 4 III Forks
- 5 Summer Moon Coffee
- 6 Kenny's Burger Joint Frisco
- 7 Fogo de Chão
- 8 Legacy Food Hall
- 9 Haywire
- 10 Chick-fil-A



### SHUTTLE DISTANCE

- 1 Amorino
- 2 Mendocino Farms
- 3 Starbucks Reserve
- 4 True Food Kitchen
- 5 North Italia
- 6 CAVA
- 7 Mesero
- 8 Tommy Bahama Restaurant
- 9 Sprinkles
- 10 Taverna
- 11 Shake Shack



12 Toulouse Cafe

13 Earls Kitchen

15 Del Frisco's

14 Bulla Gastrobar

16 Whiskey Moon

### DRIVING DIST<u>ance</u>

- 1 Mexican Sugar
- 2 RA Sushi Bar
- 3 Benihana
- 4 Café Istanbul
- 5 Sakhuu Thai
- 6 The Capital Grille
- 7 Seasons 52

