

# ONE LEGACY WEST

7950 Legacy Drive, Plano, Texas 75024

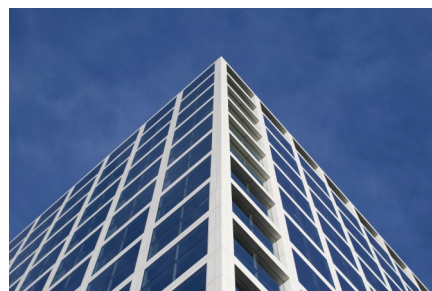


## UNRIVALED LEGACY WEST LOCATION

<b>CONTIGUOUS SPACE</b>	2,161 - 105,670 rentable square feet
<b>LEASE TERM</b>	7-10+ years
<b>RENTAL RATE</b>	\$30.00 - \$32.00 NNN Estimated 2018 Op Expenses \$9.80/rsf Estimated 2018 Electricity \$1.10/rsf
<b>COMMON AREA FACTOR</b>	17.31% (multi-tenant floor)
<b>OCCUPANCY RATE</b>	65%
<b>TENANT FINISH</b>	Negotiable
<b>BUILDING HOURS</b>	M-F 7:00 a.m. to 6:00 p.m. Sat 8:00 a.m. to 1:00 p.m.
<b>PARKING</b>	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