



Comprising a 1.8 million-square-foot, Class A office building with two multi-level parking garages presenting one of the premier corporate campuses in the Dallas/Fort Worth market. The Campus at Legacy West currently has 370,625 square feet of vacancy.

Legacy is home to the corporate or regional headquarters for numerous Fortune 500 companies, including Bank of America, Capital One, JP Morgan, FedEx, HP, Liberty Mutual, J.C. Penney, Pepsico, and Toyota. It is also the site of the most renowned development in North Texas. Legacy West will increase the existing base of first-class amenities, add more than 20,000 new jobs, and further enhance the critical mass of the world's top companies — ensuring Legacy's status as one of North Texas' premier urban destinations.

OFFICE CAMPUS

ADDRESS: 6501 Legacy Drive
Plano, Texas 75024

NET RENTABLE AREA: 1,830,233 RSF

VACANCY: 370,625 RSF

LEASED: 79.7%

NUMBER OF STORIES: Three

YEAR BUILT: 1992

AVERAGE FLOOR SIZES: 40,000 – 85,000 RSF

SITE: ±56.8 Acres

PARKING/RATIO: 7,321 Total Parking Spaces

Free Covered Parking

COVETED CORPORATE ADDRESS

- Pro-business community highly regarded for its exceptional regional access, convenience to a well-educated, abundant workforce and concentration of blue-chip companies.
- Located among DFW's most desirable residential communities with outstanding public schools and best-in-class amenities.
- Over 13 million square feet of headquarters locations for some of the world's most respected companies, currently larger than the Fort Worth CBD and expected to surpass Dallas CBD within 5 years.

WORLD-CLASS LEGACY LOCATION

- Immediate Access to DFW's Primary Thoroughfares
- Located just one block from both Sam Rayburn Tollway (SH 121) and the Dallas North Tollway — the city's premier corporate thoroughfare.
- These primary DFW thoroughfares are travelled by more than 460,000 vehicles daily and offer easy access in all four directions.
- From the Dallas North Tollway, the Property is just 25 minutes north of Dallas Love Field, the nation's premier intown airport.
- Traversing Sam Rayburn Tollway, DFW International — the world's third-busiest airport — is just 25 minutes from The Campus at Legacy West.

HVAC SYSTEM

The facility utilizes a Trane Tracer Summit building management system (BMS). The BMS is designed to provide 28,700 tons of cooling per hour when configured with the ice storage system. It monitors over 5,000 points of temperature, humidity, air flow, and equipment status. To ensure occupant comfort, 15 points are trended on a monthly basis.

The overall system is designed to allow the owner to consume energy in off-peak hours. This process allows the utility provider to endure a more balanced grid during peak usage.

The facility also houses one of the world's largest thermal ice storage systems — featuring 175 Calmac ice storage tanks — that offset peak electricity demand by making ice each night to cool the building the following day.

ELECTRICAL

Electricity is provided from the utility company transformer to 12 different 4,000-amp feeds — four to the south wings, four to the north wings, and four to the central plant. Electrical service is high voltage, with each switchboard consisting of three-phase, fourwire service. Additionally, The Campus at Legacy West features a world class thermal storage ice farm to create below market cost cooling during peak summer months.

EMERGENCY GENERATOR

The Campus is equipped with two 1,600kw Stewart Stevenson diesel-powered emergency generators located outside of the north and south switchgear rooms. They provide backup power for elements of the fire life safety systems that include the fire alarm panel, fire pump, emergency lighting and operation of the elevators. Each generator is equipped with one 200-gallon fuel tank.

ELEVATORS & STAIRS

The facility has eight Dover passenger elevators serving all four levels of the building. Six elevators are rated at 3,500 pounds each, and two elevators are rated at 2,500 pounds each. Each office wing is also served by one Dover freight elevator, with six of the freight elevators rated at 6,000 pounds and two oversized freight elevators — one on each side of the building — rated at 10,000 pounds. The parking garages contain four Dover passenger elevators (two in each garage) rated at 3,500 pounds.

FIRE PROTECTION & LIFE SAFETY

The office building is equipped with a fully automatic sprinkler system. The system is monitored by 2399 alarms triggered by different devices that include smoke alarms, pull stations, speakers/strobes, beam detectors, tampers, and valves that are tested in accordance to NFPA 72. This system includes both the north and south garages. The main fire pump is operated and tested on a monthly frequency.

SECURITY

The Office Campus is equipped with cameras and a CCURE 800/8000 access control system that utilizes HID proximity card technology for garage and office building ingress/egress. Security officers are on site 24/7.

OPERATING EXPENSES (Projected 2018)

Other Utilities (0.23)

Janitorial Contract (1.12)

Other Cleaning (0.41)

Landscaping (0.28)

R&M (0.93)

Building Security (0.45)

Management Fee (0.87)

Insurance (0.21)

Real Estate Taxes (3.87)

Taxes Other (0.02)

Margin Tax (0.10)

TOTAL OPERATING EXPENSES (\$8.08) plus E (\$1.18) = \$9.26, this number is GROSSED UP to 95%

ESTIMATED ELECTRICITY: \$1.18

SUPERIOR REGIONAL ACCESSIBILITY

Located in the southwest quadrant of the Dallas North Tollway and Sam Rayburn Tollway (SH 121), The Campus at Legacy West features superior accessibility across the entire Dallas marketplace. The Property is within 10 to 15 minutes of the George Bush Turnpike (SH 190), LBJ Freeway (I-635), Stemmons Freeway (I-35E), North Central Expressway (US-75), and State Highway 380.

Dallas' premier corporate thoroughfare, the Dallas North Tollway extends 32 miles from Uptown at its southernmost point through the Park Cities, North Dallas and the suburbs beyond including Addison, Plano and Frisco. The Sam Rayburn Tollway extends to the northeast from Business 121 near the Denton/Dallas county line to US-75 in Collin County. The 26.2-mile thoroughfare offers direct connections via on and off ramps at US-75 and the Dallas North Tollway.

AMENITIES

The Office Campus at Legacy West offers THE complement of first-class, onsite amenities that are in demand among today's most discerning office users:

FOOD AND BEVERAGE:

- Full-service, multi concept Food Hall
- Seating for 750
- A variety of refreshment options:
 - Campus Coffee- full-service coffee shop
 - Juice Bar opening January 2019
 - Carvery Café- Full-service custom sandwich shop
 - Grab and Go- Fully stocked mini mart

FITNESS:

- Fully equipped, state-of-the-art fitness center
- Locker rooms
- Showers
- Laundry Service
- Outdoor running course
- Full Sport Courts coming 1st Quarter 2019
- Beach-sand Volley Ball Courts coming 1st Quarter 2019

WELLNESS:

- Staffed medical healthcare staff Concentra
- Fully staffed pharmacy 5 days a week Dougherty Pharmacy

FAMILY/LIFESTYLE:

- Concierge (coming soon)
- Bright Horizon's Childcare (through Pre-K) for 250 children
- Doggy Day Care coming 1st Quarter 2019
- Laundry pickup-delivery
- 100% covered parking, no charge to the tenants
- Shoe Shine Service
- Full-service mobile car wash and detail weekly
- Complimentary Wi-Fi in lobby
- CBRE On-site building management
- 24/7 on-site courtesy officer

BUSINESS SUPPORT:

- Conference Center (renovation coming soon)
- Bank of American ATM
- On-site storage available
- Canon Copy and Print Center