

THE WORKPLACE REIMAGINED

In an office market that offers the status quo, The Campus at Legacy West gives you an opportunity to find Life/Work Balance. Productivity, satisfaction, and tenure are increased when employees can enhance both the professional and the personal. The Campus at Legacy West offers large, flexible floorplates in a visually and structurally modern campus setting. This is balanced with an internal amenities list that is unmatched. Take a closer look and see why The Campus at Legacy West is The Workplace Reimagined.

# THE VISION

The enhancements begin at Legacy Drive as you turn into the new south entry. This enhanced access welcomes visitors to buildings 1, 2, and 3, where 370,000+ SF of space is available.





The Vision: Increase accessibility, brighten, renew, refresh, and add a contemporary edge to a classic design. To compliment this aesthetic, add an equally thoughtful suite of features and amenities.





Bright corridors link all offices and amenities within The Campus at
Legacy West. Multiple dining options within and outside the property give
tenants great variety and convenience.



















Tenant interaction is fostered through available break-out spaces, along with common areas that provide an opportunity to work individually outside the office.

SAVE YOUR SATURDAY is not just a catchy phrase, it's the guiding principle used to make The Campus at Legacy West a leader in creating the new workplace. Surrounding tenants with conveniences that can become an easy part of a lunch break or a quick stop at the end of the work day will be a competitive advantage for savvy employers as they look to attract talent. Also, the availability of on-site childcare and pet care/boarding is a feature that will offer peace of mind and make life far simpler. The Campus at Legacy West is redefining the workplace and creating an innovative environment that fosters work/life balance.















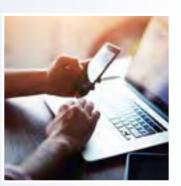


# OFFICE AMENITIES REDEFINED









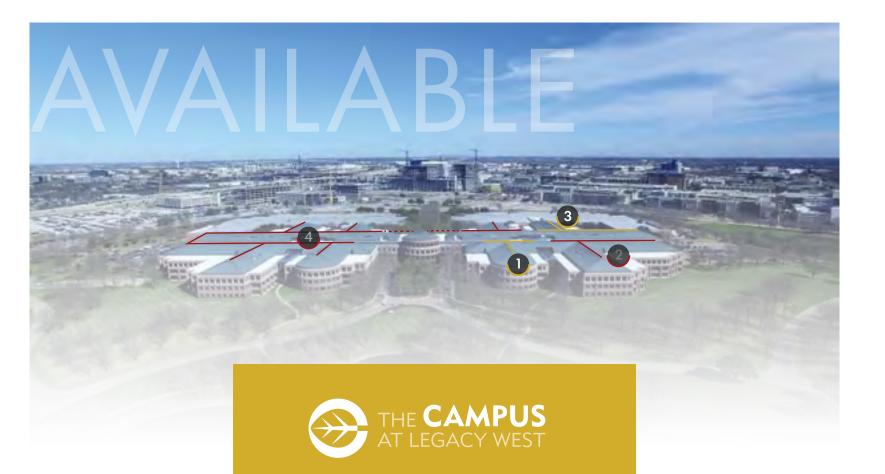








AMENITIES MAY INCLUDE (FROM TOP LEFT TO BOTTOM RIGHT): IT SUPPORT, SALON/BARBER, WORKOUT FACILITY WITH LOCKERS, STARBUCKS, SHOESHINE SERVICES, HEALTH/BEAUTY STORE, PRESCHOOL CHILDCARE, MEDICAL/DENTAL CARE, PHARMACY, PET CARE/BOARDING, OUTDOOR RECREATION AREA, ALTERNATIVE WORK SPACES, SHOPPING AT LEGACY WEST, SECURE COVERED PARKING, MASSAGE, FINE DINING AT LEGACY WEST, (NOT PICTURED): SUBWAY SANDWICHES, WORK CAFE, LAUNDRY/DRY CLEANING, CAR WASH, AND MORE

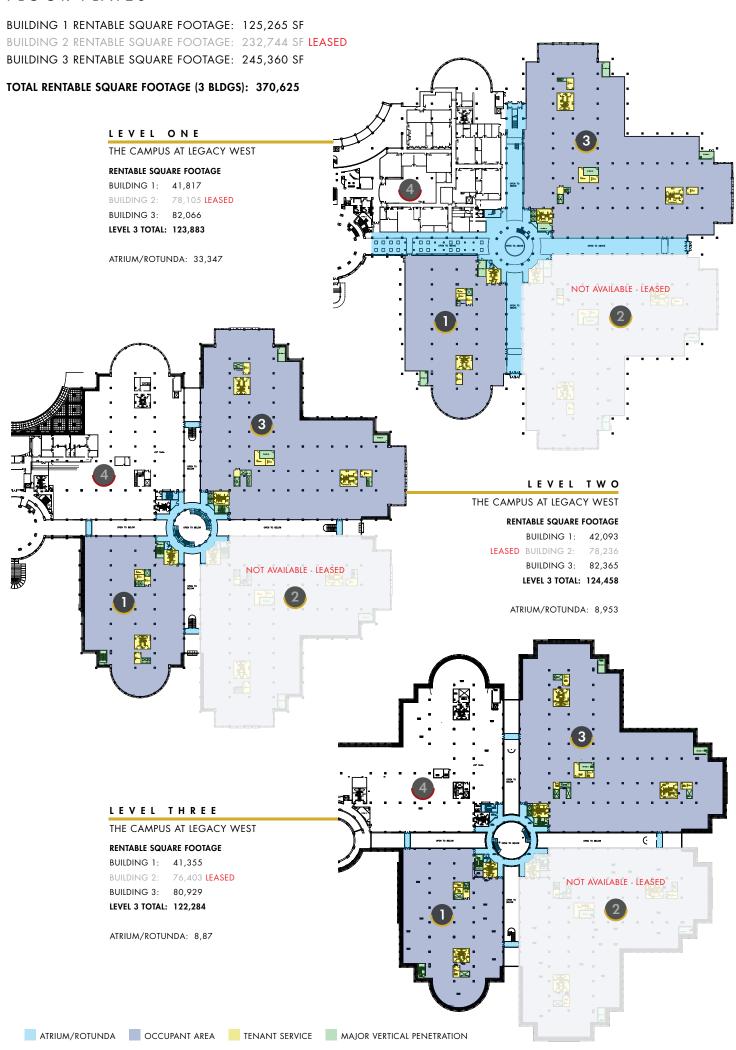




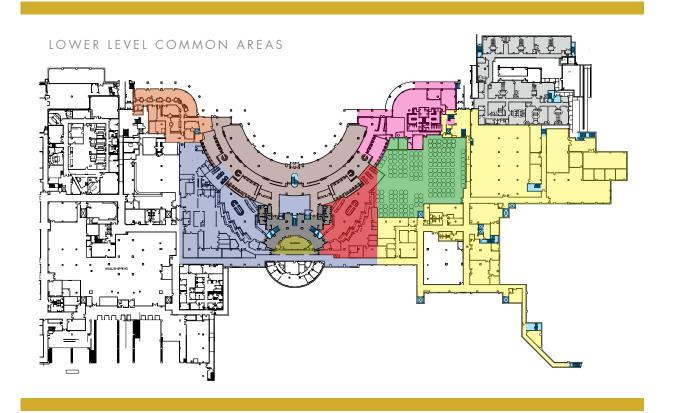
OFFICE SPACES IN THREE BUILDINGS ARE
CONNECTED BY LIGHT, MODERN COMMON AREAS AND
CORRIDORS THAT PROMOTE INTERACTION

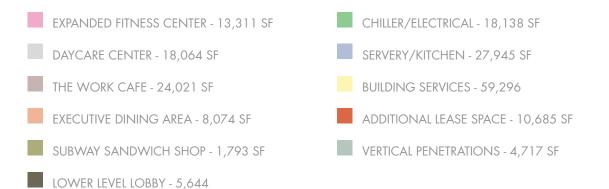


# FLOOR PLATES



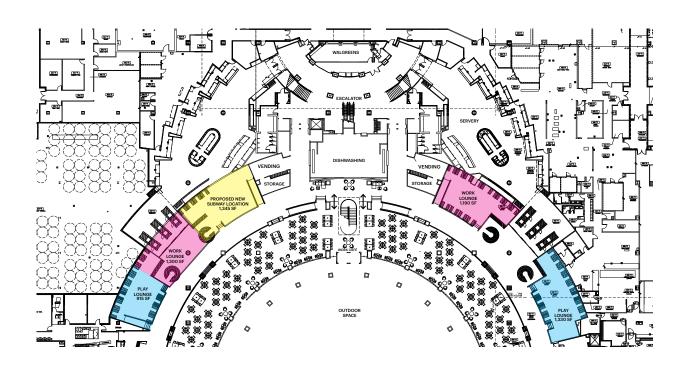
To further enhance opportunities for life/work balance, tenants will have access to premier daycare, and an expanded fitness center that offers state-of-the-art equipment and classes.







The Campus at Legacy West is committed to creating spaces that foster collaboration and offer opportunities to balance the rigors of professional endevor with productivity-enhancing amenities.

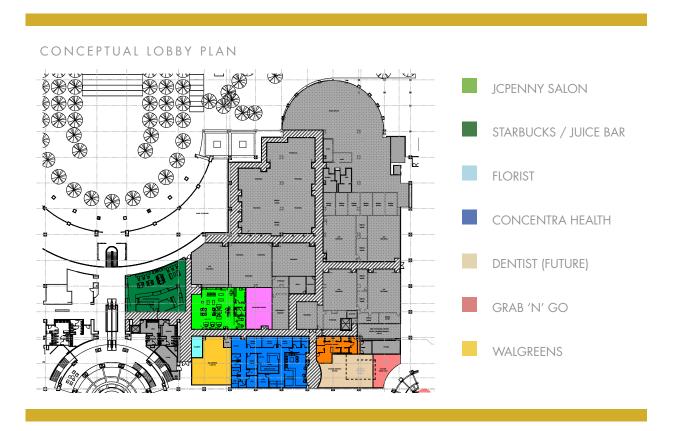


The work cafe features work and play lounges, common and private dining areas, and is adjacent to a Subway Sandwich shop.

Just outside, tenants will find the "Backyard" recreation area.

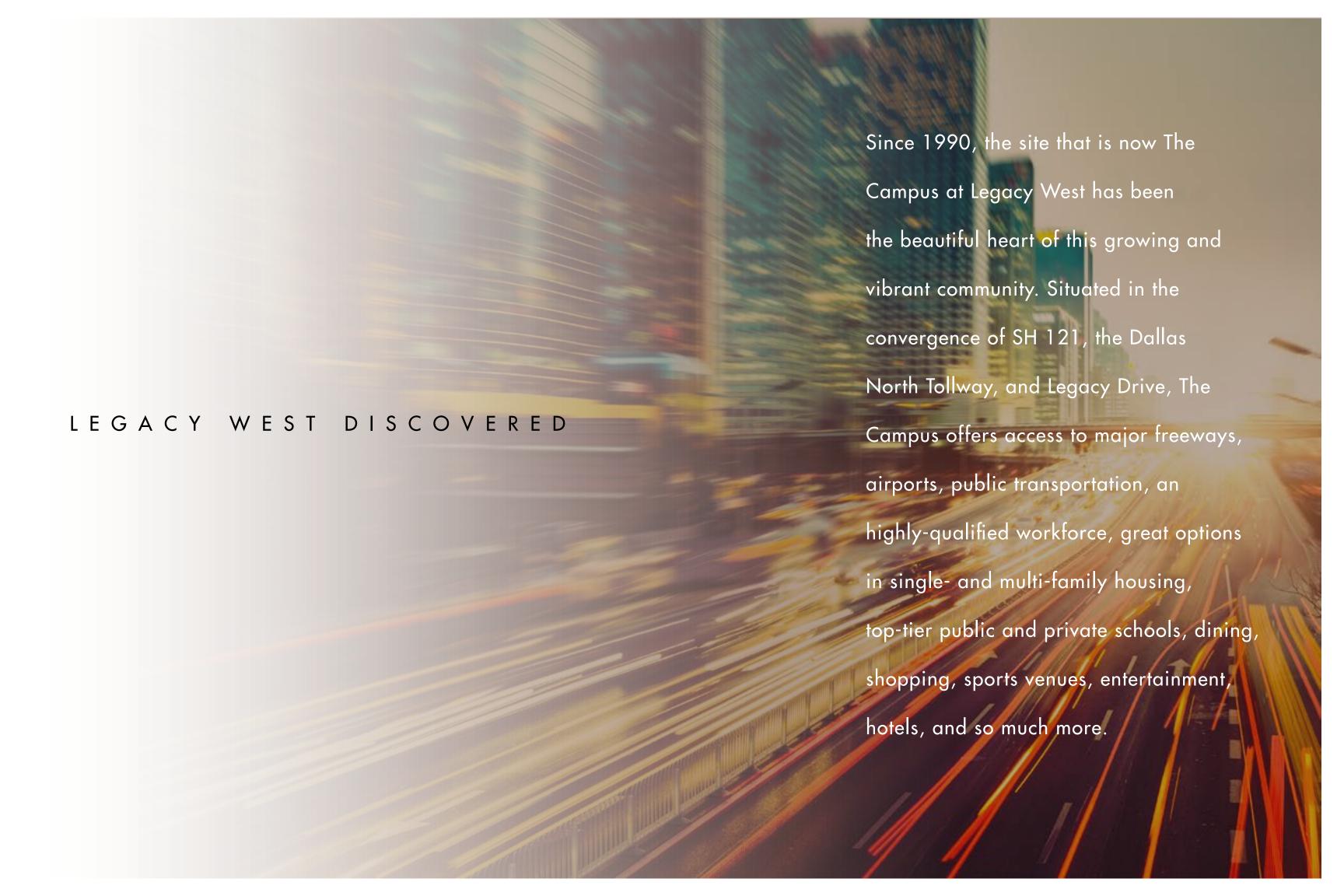


Blending professional requirements with personal needs will make
life more convenient for employees, and enhance recruiting and retention
efforts by employers who call The Campus at Legacy West home.



The Campus at Legacy West will feature on-site amenites that include medical & dental care, daycare, pet care & boarding, tech services, coffee & dining venues, and health & beauty shops.







# THE CAMPUS AT LEGACY WEST: ON-SITE AMENITIES



# FOOD & BEVERAGE

Full-Service "Multi Concept" Cafe Starbucks Coffee/Smoothie Bar Subway Walgreens Pharmacy Tenant Lounge

Fully-Equipped Fitness Center Locker Rooms with Showers Laundry Service Outdoor 2-Mile Running Course Various Full Sport Courts The "Backyard" Activity Space

# **HEALTH & WELLNESS**

Staffed Medical Care Dentist Massage Therapist

# **TECH SUPPORT**

Personal IT & Tech Solutions Center Cannon Solutions **Business Center** 

# FAMILY & LIFESTYLE

Concierge Childcare (through Pre-K) Pet Boarding
Laundry Pickup/Delivery
100% Covered Parking
Shoe Shine
Full-Service Car Wash & Detail
Complimentary Wi-Fi in Lobby
On-Site Building Management
24/7 On-Site Courtesy Officers

# **BUSINESS SUPPORT**

Multi Room Conference Center Outdoor Event Center Credit Union ATM On-Site Storage

# LEGACY WEST: RETAIL, HOSPITALITY, AND ENTERTAINMENT AMENITIES



Del Frisco's Double Eagle Steak House Starbucks Reserve **Sprinkles Cupcakes** Taverna Dear Clark Tesla Tumi **Fabletics** 



Frontgate Barnes & Noble Venetian Nail Spa Filson **Fashion Optical** 



Fogo De Chao Legacy Hall More than 20 food & drink vendors

# Haywire



**Movie Theater** 

Suitsupply Pockets Bonobos

Peter Millar **Warby Parker** Coach Johnny Was Planet Blue True Food Kitchen

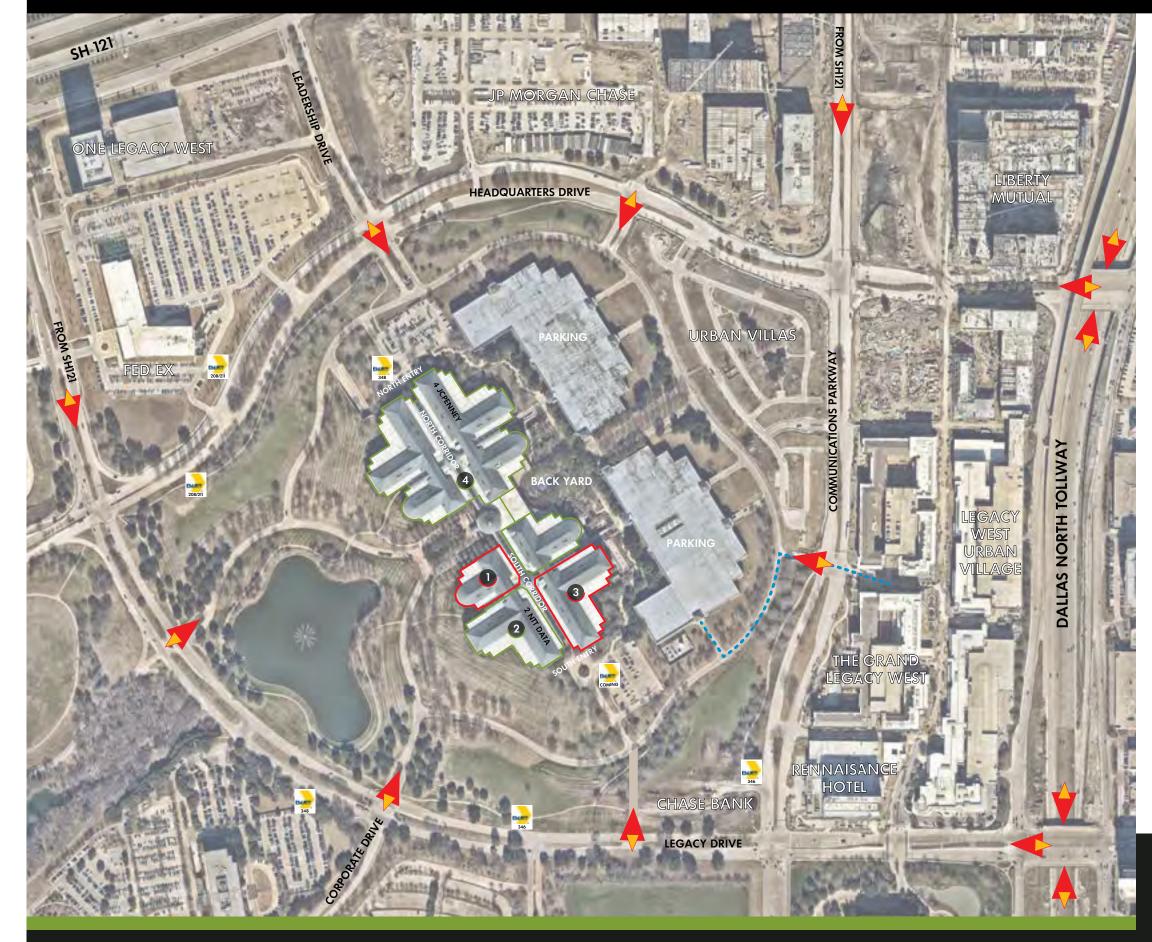


North Italia Mesero Tommy Bahama Restaurant Shake Shack West Elm Earl's Kitchen + Bar



**Renaissance Hotel** Toulouse

# ACCESS: INGRESS AND EGRESS ROUTES



The Campus at Legacy West combines the advantages of a Tollway/Legacy location with multiple access points into generous amounts of covered parking.

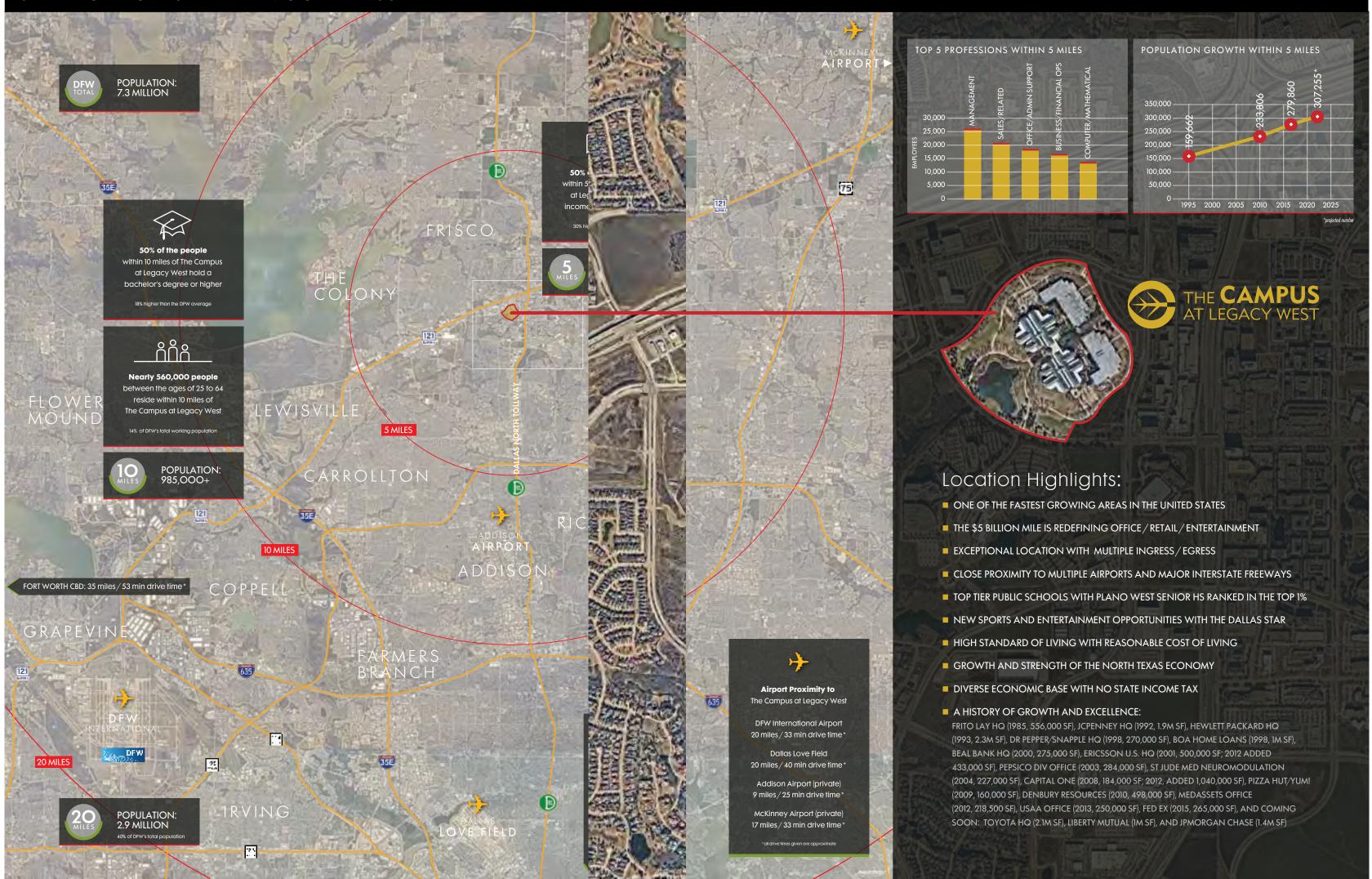
Add to that an easy walk to all the amenities within Legacy West, and you have a setting that makes life and work coexist beautifully.







# SITE HIGHLIGHTS AND DEMOGRAPHICS





**DFW is #1** America's Most Business Friendly Cities (Marketwatch 2015)

**DFW is #1** in the country for percent of Job Growth (3 Percent/Year)

**DFW is #2** in the country in absolute job grownth (113,000/2015-16)

**DFW is #3** in the country for Corporate Expansions (2016)

**TEXAS** Best State for Business Chief Executive Magazine (12 years)



# **ACCESSIBILITY**



DFW offers easy access to destinations in the U.S. and around the world.

210 non-stop destinations **56** international destinations **154** domestic destinations

With direct flights to these world cities: Dubai Toronto London Abu Dhabi Calgary Madrid Doha Quito Mexico City Lima Tokyo Vancouver Monterrev **Buenos Aires** Rome Santiago Amsterdam Hong Kong Bogota Montreal Sao Paulo Seoul

## DFW INTERNATIONAL AIRPORT

OAG Aviation Worldwide named DFW International Aiport the Third Most Connected Airport in America.

# **EDUCATION**



# HIGHER EDUCATION IN DFW

**370,899** Students are enrolled in higher education at major universities and community colleges in DFW.

**45,481** Bachelors, Masters, and PhD Degrees were awarded in 2015 by DFW-area Colleges and Universities.

**272,745** Graduates in 2015 from over 100 Colleges and Universities within Texas and adjacent states.

# RESEARCH 1 UNIVERSITIES

Three DFW-area Universities hold an

**University of North Texas** University of Texas at Dallas **University of Texas Arlington** 

Carnegie Classification of Institutions of Higher Education R-1: Doctoral Universities

# LABOR FORCE



# JOB CREATION IN DFW

Number 1 in Job Growth and Number 2 in Absolute Job Growth in the U.S. from Dec. 2015 to Dec. 2016, Dallas-Fort Worth created 113,000 new jobs...only 7,100 fewer than New York which has triple the population!

# DFW REGIONAL LABOR FORCE

The current labor force in the Dallas-Fort Worth metroplex is 3.6 million. The region has an abudant pipeline of qualified, educated, and motivated talent for existing and new employers.

# DFW BUSINESS COMMUNITY

In good company: Dallas-Fort Worth's business community is thriving and is home to the headquarters of 20 Fortune 500 companies, and 39 Fortune 1000 companies.

7.1 million

Current Population of the DFW Metroplex



360 Residents per day move in daily or 1 Person every 4 minutes move to DFW

10.5 million

Projected Population of DFW by 2040



Housing prices & accessibility are a competitive advantage for companies seeking to keep labor costs low and recruit the best workers.

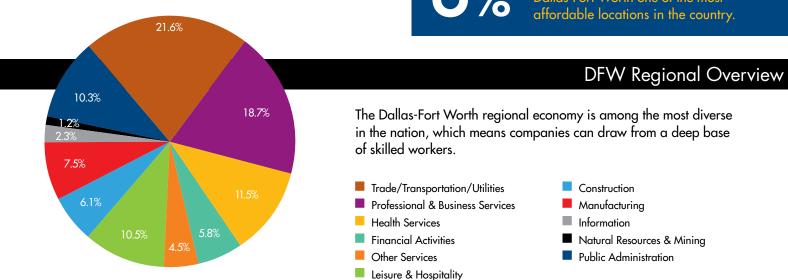


DFW housing prices are 12% less than the national average.



DFW housing prices are 49% less than many other large metros.

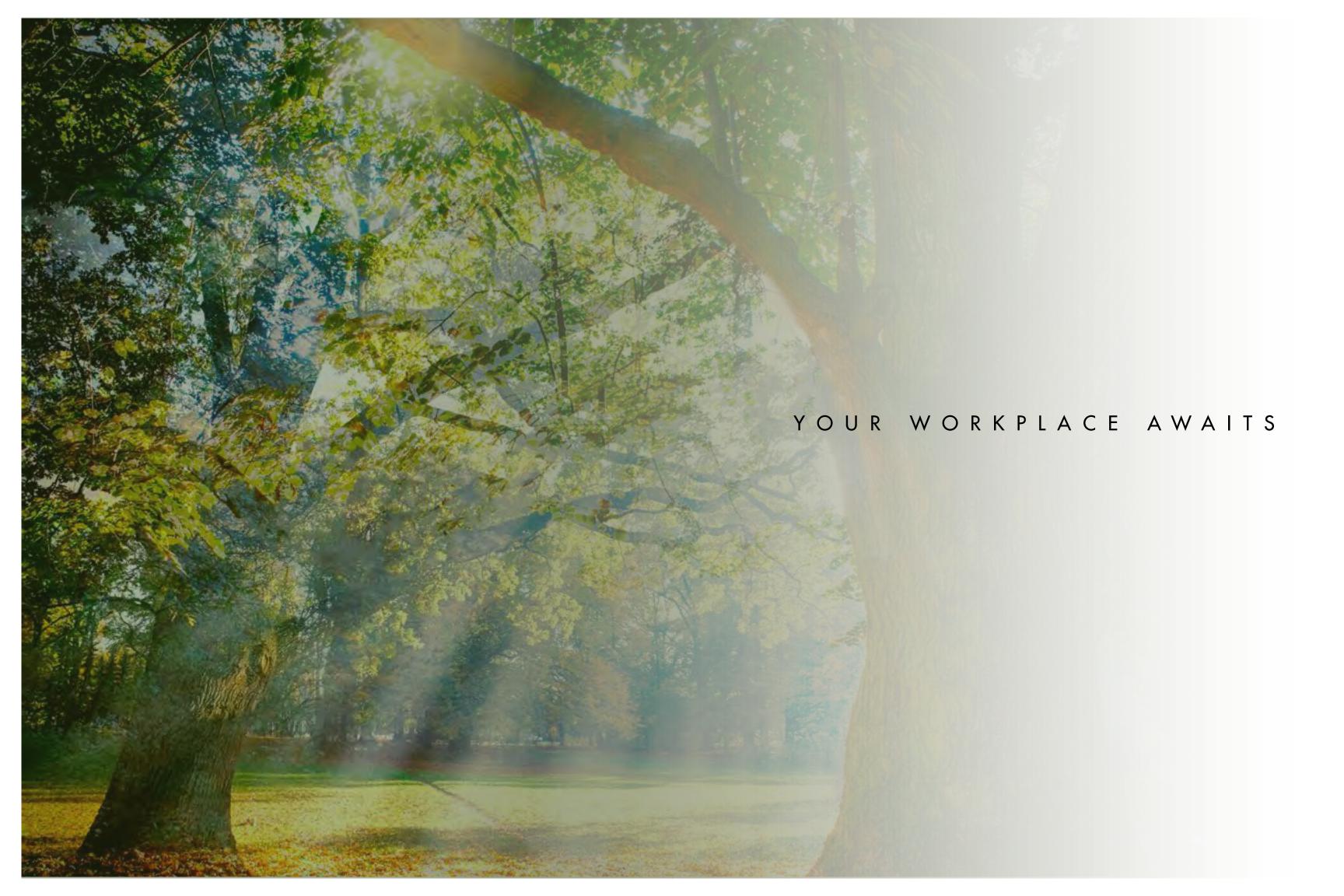
A 0% state & local income tax makes Dallas-Fort Worth one of the most



"The advantages Plano offered our company and the quality of life it offered our employees became clear - including cost of living, access to top-tier schools and cultural offerings, low tax rates, and a wide range of affordable urban and suburban living options within a short commute of our headquarters site."

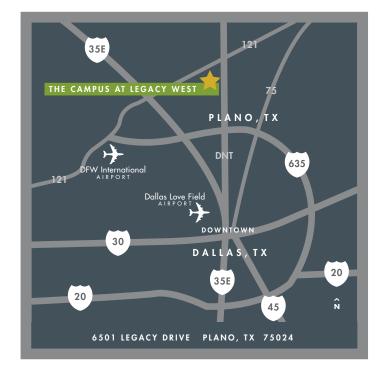
THE COST OF DOING BUSINESS is 7% lower in DFW than the national average















### **BUILDING FACTS**

ADDRESS: 6501 Legacy Drive Plano, TX 75024

BUILDING: Class A office building, three story structure totalling 1.8 million SF in eight sections: A-E/4-8 (JCPenney head-

quarters); 2 (NTT Data); 1 and 3 (available)

SQUARE FOOTAGE: 1.8 million SF total/370,000+ SF available

LOCATION: West of the Dallas North Tollway, between SH-121 and Legacy Drive, within Legacy West

FLOOR SIZE: Varies from 40,000 SF to 80,000 SF

INTERNAL AMENITIES: High performance fitness facility, tech support center, in-building work cafe, child care, pet care, health & beauty retail, medical/dental care, outdoor recreation facilities, and more

**EXTERNAL AMENITIES:** High-end retail, hotels (25 quality hotels located with three miles), movie theater, dining, and more

PARKING AVAILABILITY: 4,324 garage spaces in two structures on three levels; covered; secured. 231 surface spaces in three lots

PARKING RATIO: 4/1,000 RSI

TECHNOLOGY: Wi-fi throughout lobby, fitness and dining facilities. Fiber from all major providers

POWER: Supplied by two separate substations, with two redundant emergency backup generators on-site

**SECURITY:** Friendly courtesy officers on site 24/7, tenant & garage card access system

MANAGEMENT: Hospitality feel, on-site ownership

and property management

ARCHITECT: Original and redevelopment architecture and design by HKS Architects

CONSTRUCTION: Built in 1992.

\$40 million in redevelopment capital in 2017

OFFICE LEASING



PARK SEVENTEEN

1717 McKinney Avenue, Suite 900 Dallas, TX 75202

**214 692 1100** colliers.com/texas

JOHN CONGER 972 759 7850

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DAVID QUISENBERRY 214 217 1226

david.quisenberry@colliers.com



# **Information About Brokerage Services**



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

# **TYPES OF REAL ESTATE LICENSE HOLDERS:**

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

# A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

# A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH** - **INTERMEDIARY**: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Colliers International North Texas, LLC	522575	DFWMarketing@colliers.com	214-692-1100
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Steve Everbach	367974	steve.everbach@colliers.com	214-217-1254
Designated Broker of Firm	License No.	Email	Phone
Steve Everbach	367974	steve.everbach@colliers.com	214-217-1254
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John Conger	265672	john.conger@colliers.com	972-759-7850
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tena	nt/Seller/Landlo	rd Initials Date	