

LEGACY  TOWER



INTERCONTINENTAL
REAL ESTATE CORPORATION

CBRE

LEGACY TOWER












is located at the southeast corner on the prime intersection of the Dallas North Tollway and Legacy Drive – steps from Shops at Legacy and Legacy West. The main building lobby, two-stories tall with glass on threesomes, is accented with richly stained wood paneling, book matched marble and limestone.

The main entrance opens to the restaurants and retail of the Shops at Legacy which are all within walking distance. The building is served by a 1,200 car, six level parking garage which connects to the building lobby via an enclosed, air conditioned walkway. With a plethora of on-site amenities, exceptional design and functionality, and a prime location, this is the premier Class A office building in Legacy.





PROPERTY HIGHLIGHTS

-  342,000 SF Class AA office building
-  Thirteen floors
-  28,000 SF floor plates
-  6 level parking garage
-  3.5/1,000 RSF parking ratio
-  1st floor fitness center
-  1st floor conference center
-  1st floor tenant lounge
-  Fleming's Prime Steakhouse and Wine Bar
-  Outdoor Tenant Lounge
-  Grab and Go Food Service



WALKABLE TO THE BEST OF LEGACY.

- Located at the heart of 11.5 MSF of corporate and regional headquarters
- Surrounded by 50+ restaurants and 60+ retail shops all within walking distance
- 500+ hotel rooms and 3,300+ apartments within walking distance

1 LEGACY WEST



2 SHOPS AT LEGACY



HEADQUARTERS DRIVE



1
LEGACY WEST
415,000 SF of open air
retail & restaurants



LEGACY DRIVE

LEGACY TOWER

SHOPS AT LEGACY

PARKWOOD BLVD

2
SHOPS AT LEGACY
400,000 SF of open air
retail & restaurants



TENNYSON PARKWAY

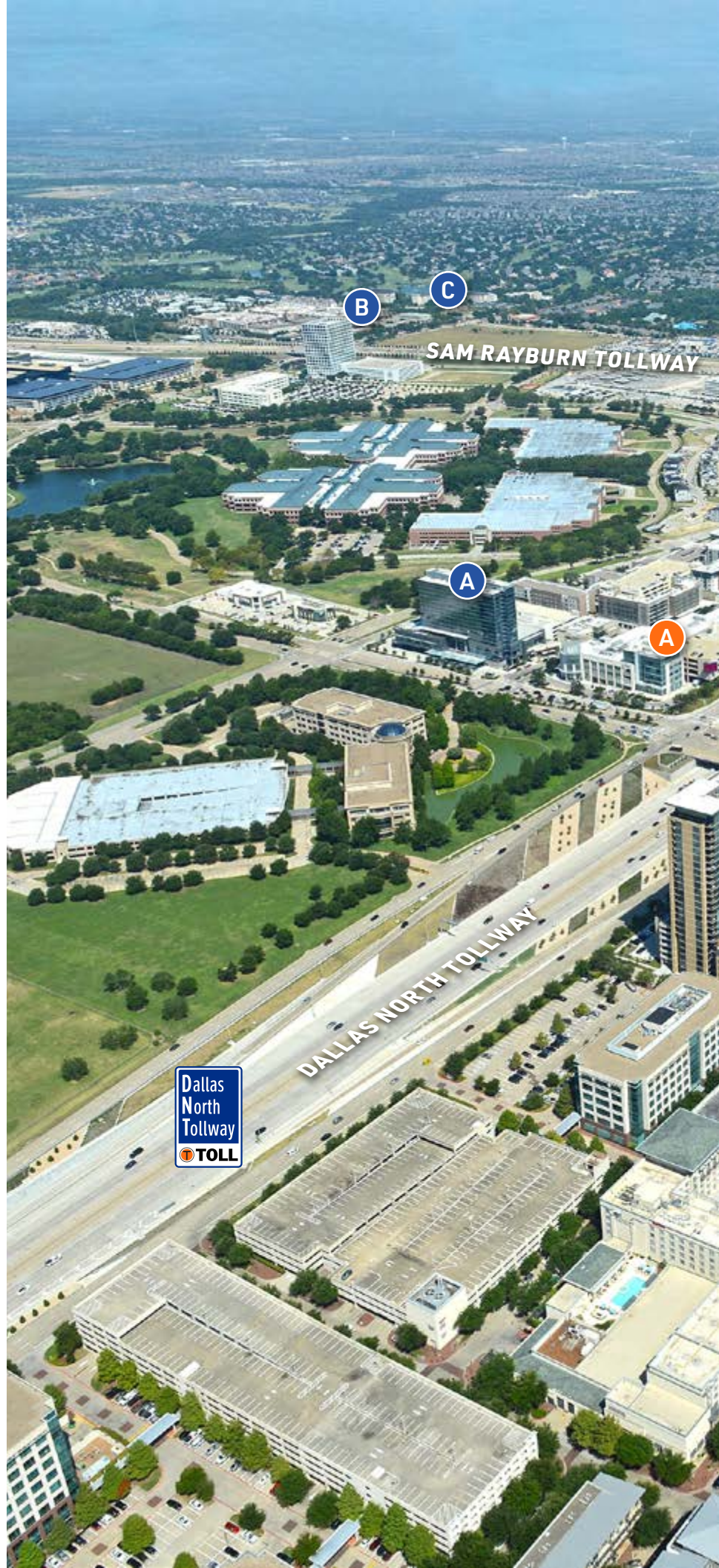


FIRST-CLASS HOTELS

- A** Renaissance
- B** Sheraton
- C** Westin
- D** Hampton Inn
Aloft Frisco
Homewood Suites
Hilton Garden Inn
Hyatt House
Embassy Suites
- E** Home 2 Suites by Hilton
- F** Hilton Granite Park
- G** Staybridge Suites
- H** NYLO
- I** Marriott at Legacy Town Center

PREMIER RETAIL & ENTERTAINMENT

- A** Legacy West Urban Village
- B** Angelika Film Center
- C** The Shops at Legacy
- D** Shops at Granite Park
- E** Parkwood 121 Village
- F** IKEA
- G** Stonebriar Centre
- H** Dr Pepper Ballpark
Dr Pepper Arena



LEGACY TOWER

LEGACY WEST

SHOPS AT LEGACY

SHOPS AT LEGACY

LEGACY DRIVE



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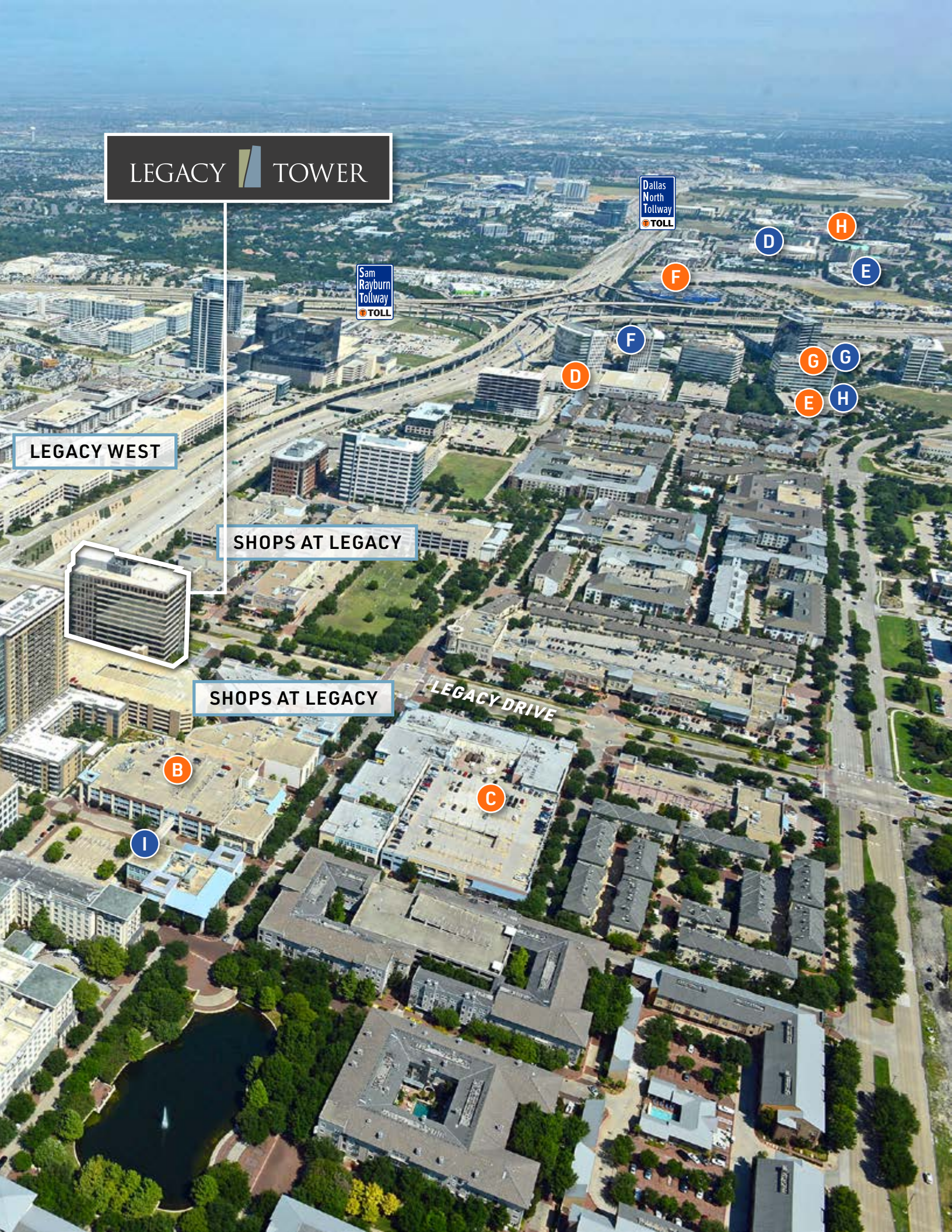
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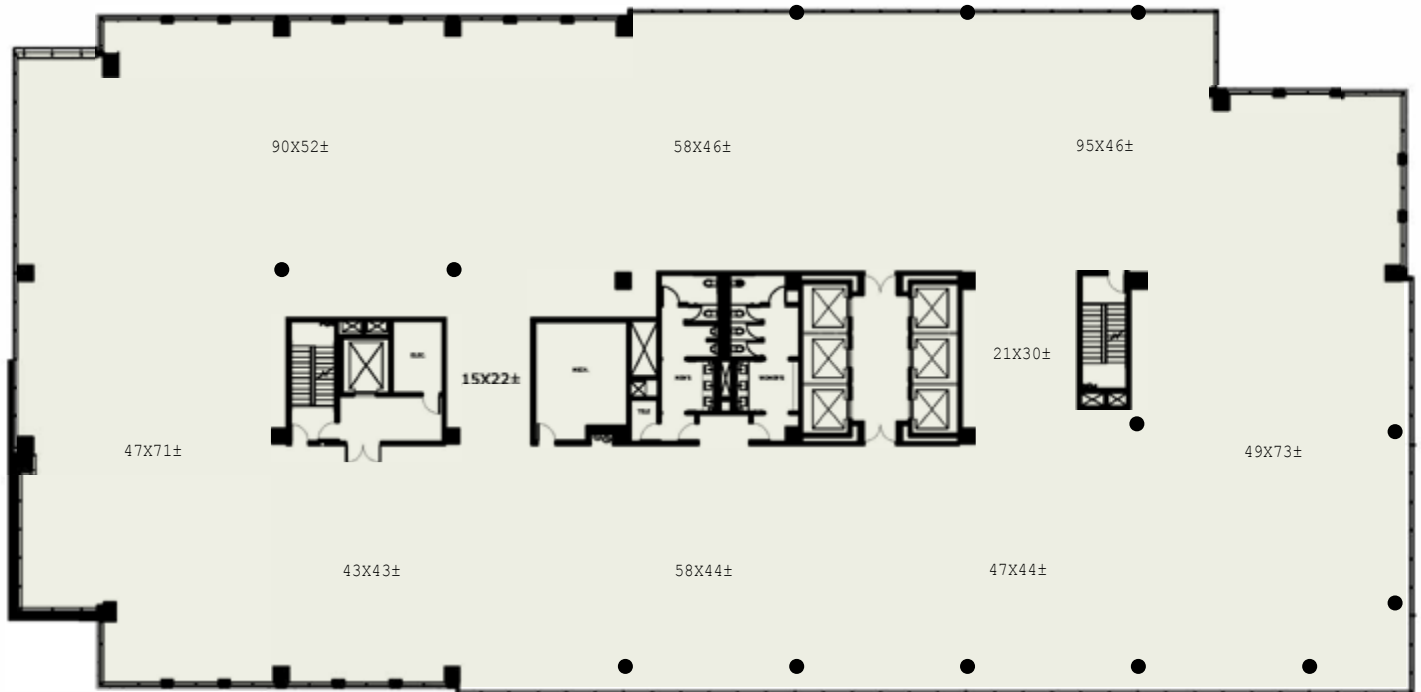


AVAILABILITIES

Efficient floor plates which are 120' wide by 245' long and have an average 28,000 rentable square feet consists of contiguous

column free lease space of approximately 45' all around the center core. The office space has floor to ceiling glass with a minimum typical ceiling height of 9'-6" and multiple column free corner offices.

TYPICAL FLOOR PLATE



8TH FLOOR
10,822 RSF

7TH FLOOR
28,145 RSF

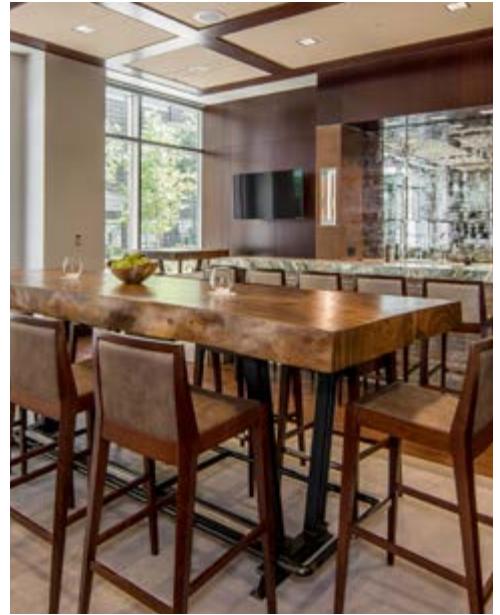


AMENITY FLOOR FEATURES

Best-In-Class amenities that enhance your work day

- Tenant lounge
- Fitness center with dedicated exercise class space
- Fleming's Prime Steakhouse
- Outdoor tenant lounge
- Conference center
- Grab & go food service





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FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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