

5700 DEMOCRACY

62,807 SF FOR LEASE

5700 Democracy Drive
Plano, Texas 75024



John Dickenson | 972.265.0128 | jdickenson@holtlunsford.com
Chase Stone | 972.265.0128 | cstone@holtlunsford.com
Paul Hernandez | 817.710.7058 | phernandez@holtlunsford.com

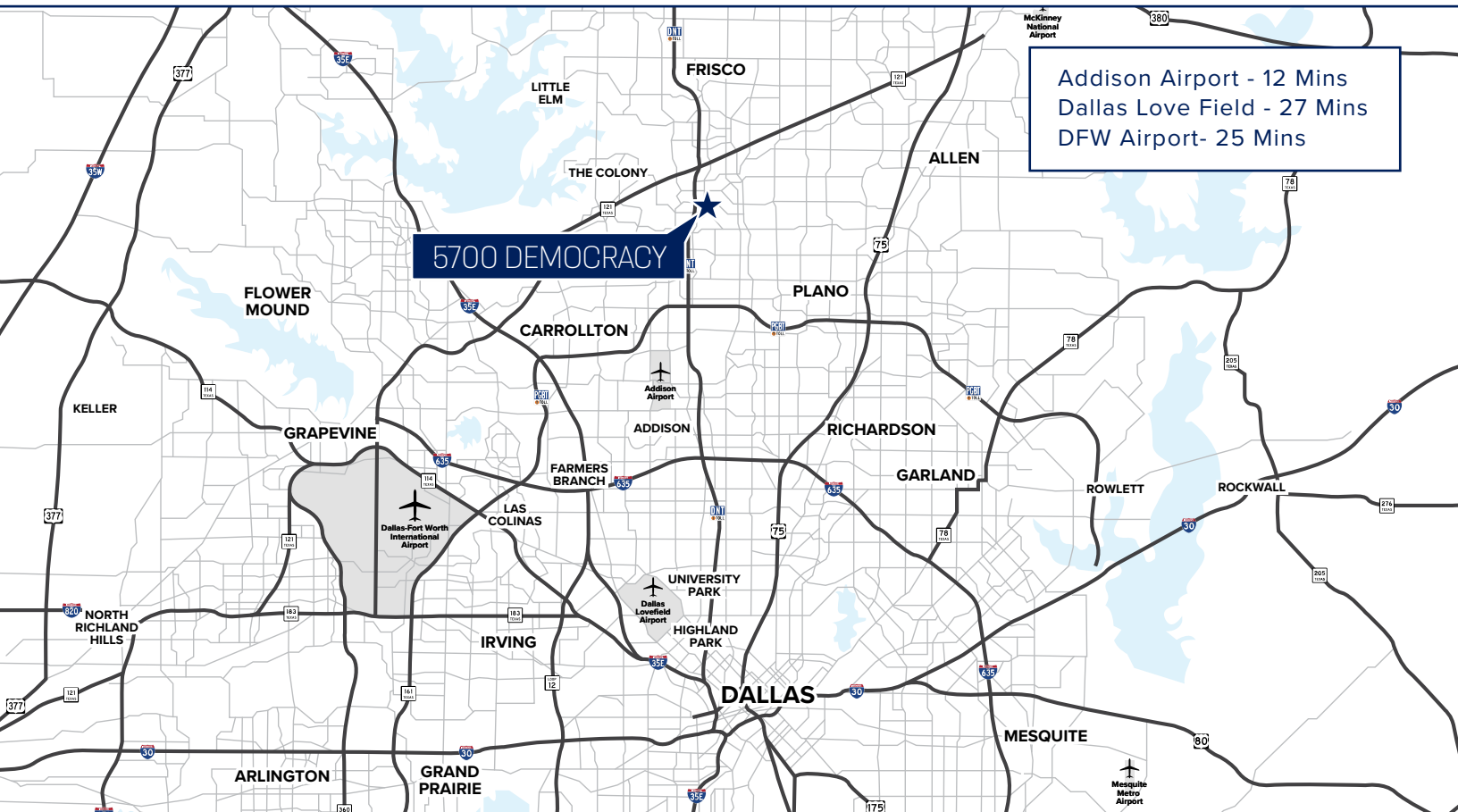


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PROPERTY HIGHLIGHTS

- 95,379 SF two-story office/flex building
- 4.0/1,000 parking ratio (surface and covered parking available)
- Located in the heart of Legacy Business Park
- Easy access to Dallas North Tollway, SH-121 and SH-190
- Close proximity to Shops at Legacy

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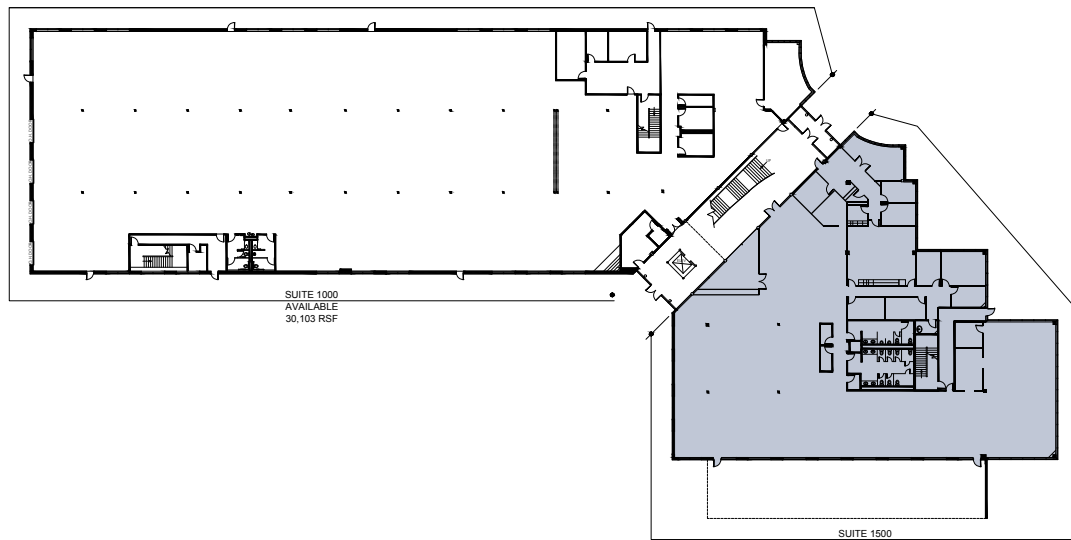
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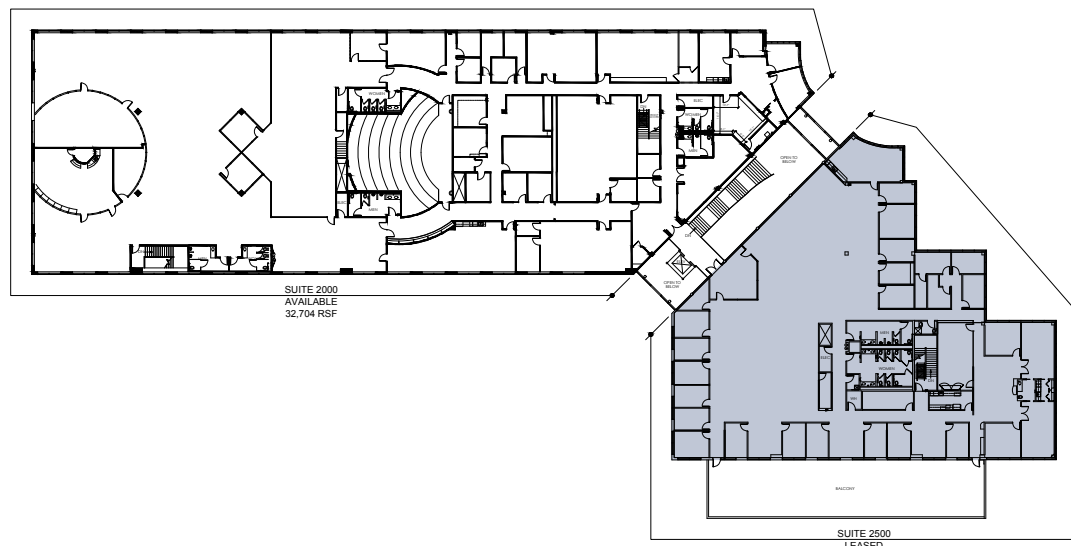
FLOOR 1

30,103 SF AVAILABLE



FLOOR 2

32,704 SF AVAILABLE



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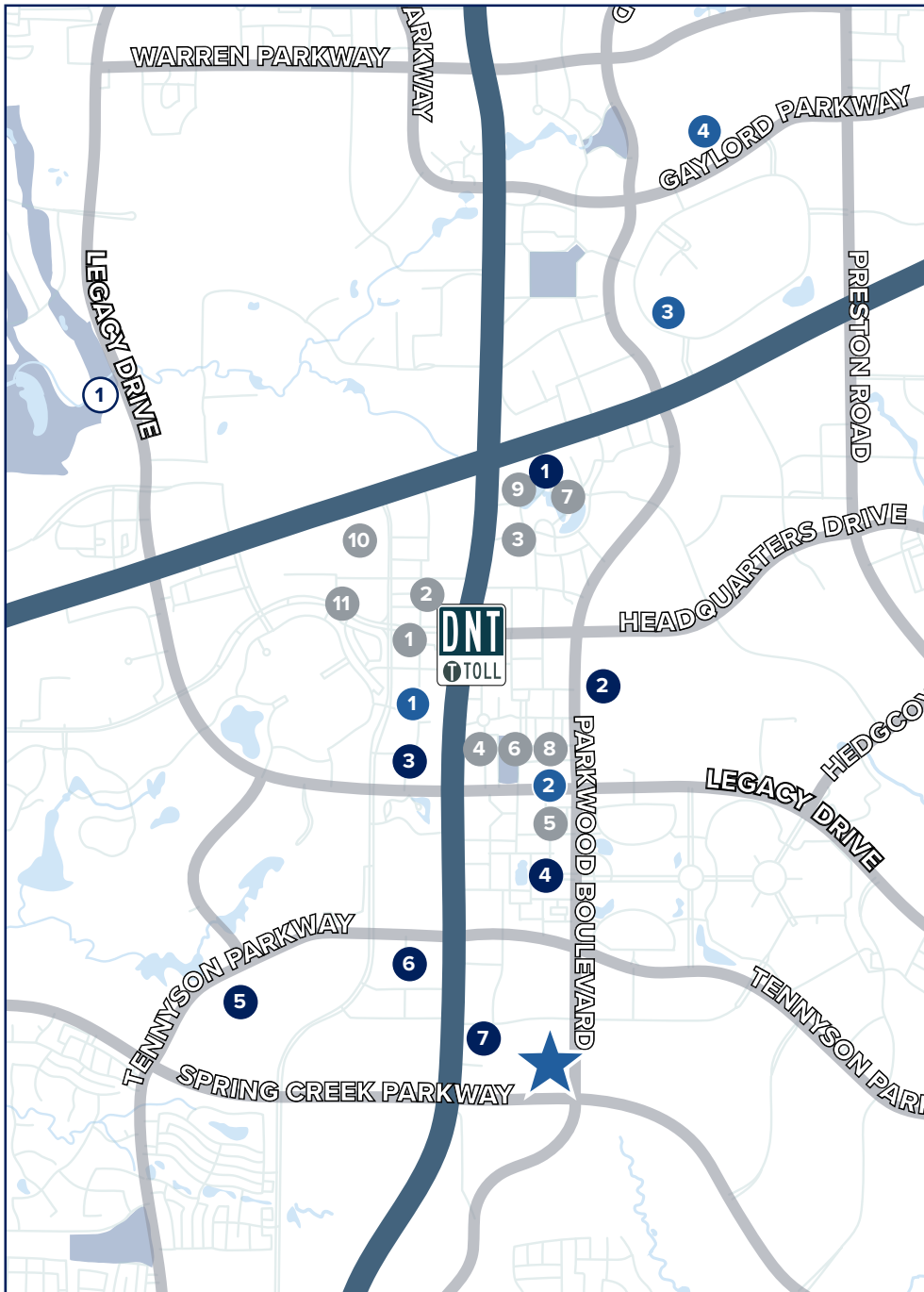
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RESTAURANTS

- 1 North Italia
- 2 Haywire
- 3 Campisi's
- 4 The Capital Grille
- 5 Del Frisco's Grille
- 6 Seasons 52
- 7 Moxie's
- 8 Chipotle
- 9 The Biscuit Bar
- 10 Cava
- 11 True Food Kitchen

RETAIL

- 1 Legacy West
- 2 The Shops at Legacy
- 3 Stonebriar Mall
- 4 Target

HOTELS

- 1 Hilton
- 2 Cambria Hotel
- 3 Renaissance Dallas
- 4 Dallas/Plano Marriot
- 5 Home2 Suites
- 6 Aloft Plano
- 7 Courtyard by Marriot

OTHER

- 1 Stonebriar Country Club

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FACT SHEET

BUILDING

5700 Democracy Drive
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LANDLORD

Western Securities

LEASING COMPANY

Holt Lunsford Commercial

John Dickenson
972.265.0128
jdickenson@holtlunsford.com

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cstone@holtlunsford.com

Paul Hernandez
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PROPERTY MANAGEMENT

Western Securities

ARCHITECT

GoStudio

YEAR BUILT

2002

PRIMARY BUILDING SITE

6.08 Acres

STORIES

3

STANDARD FLOORPLATE

47,690 SF

PARKING RATIO

4.0/1,000 SF

BUILDING HOURS

Monday - Friday: 7:00 am - 6:00 pm

Saturday: 8:00 am - 12:00 pm

24/7 card access

AFTER HOURS HVAC

\$50/hr; 2-hour minimum

FIBER

Frontier

OPERATING EXPENSES

\$9.01/SF NNN

\$2.61/SF electric

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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.

01-08-2024



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.

Holt Lunsford Commercial, Inc.	359505	hlunsford@holtlunsford.com	972.241.8300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mario Zandstra	312827	mzandstra@holtlunsford.com	972.241.8300
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

_____ Buyer/Tenant/Seller/Landlord Initials _____ Date