



BUILT FOR BUSINESS, LOCATED FOR LIFE.



**CBRE**  
a KBS property



# Like Never Before

CLASS A LEGACY OFFICE  
JUST KEEPS GETTING BETTER

**A refreshing opportunity in the heart of Legacy,**

Legacy Town Center is a 3 building campus that offers a contemporary, best-in-class work environment in an exceptionally desirable location.

Known for their thoughtful approach to repositioning assets, KBS Realty Advisors is intent on recasting Legacy Town Center as the premier office building at the center of the booming Legacy submarket. From the revitalized lobbies to the upgraded amenity packages, KBS is transforming Legacy Town Center from doorstep to desktop.





Prime Legacy Location with convenient access to Dallas North Tollway, 121 and some of the best retail and restaurant offerings in North Texas



Flexible space options from full floors to spec suites, with top of building signage options available



Leading Amenities (with more to come). LTC includes a modern conference center and resort style fitness club, plus a brand new tenant lounge and modernized common areas.



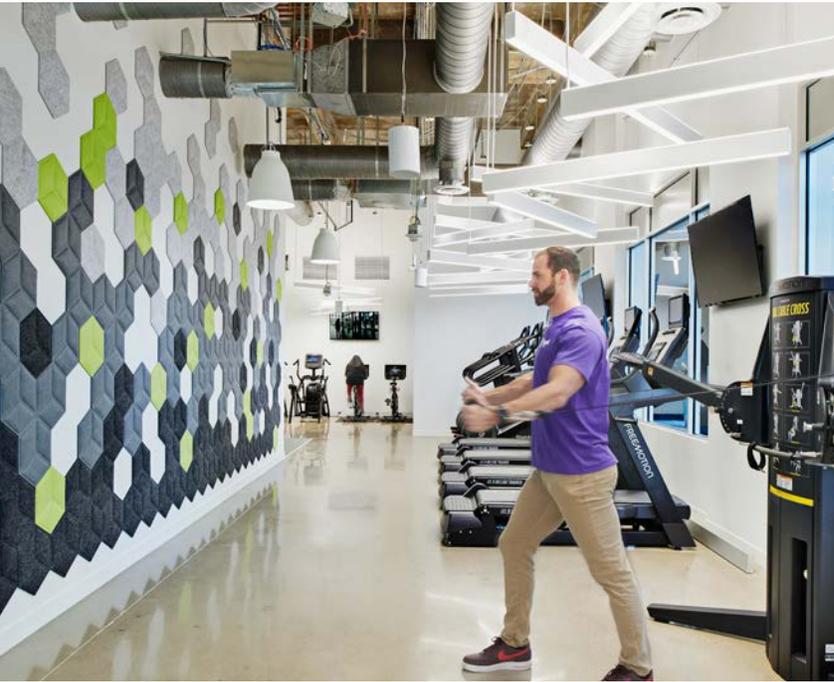
# Best-in-Class AMENITIES

FROM QUALITY TO CUSTOMER SERVICE - KBS PROVIDES  
A BEST-IN-CLASS OFFICE EXPERIENCE FOR ITS TENANTS

Health and wellness center with modern fitness equipment and a dedicated exercise space

- Grab & Go food provider • Shuttle service to/from Shops at Legacy and Legacy West
- Two state-of-the-art conference centers featuring two training centers and an executive board room

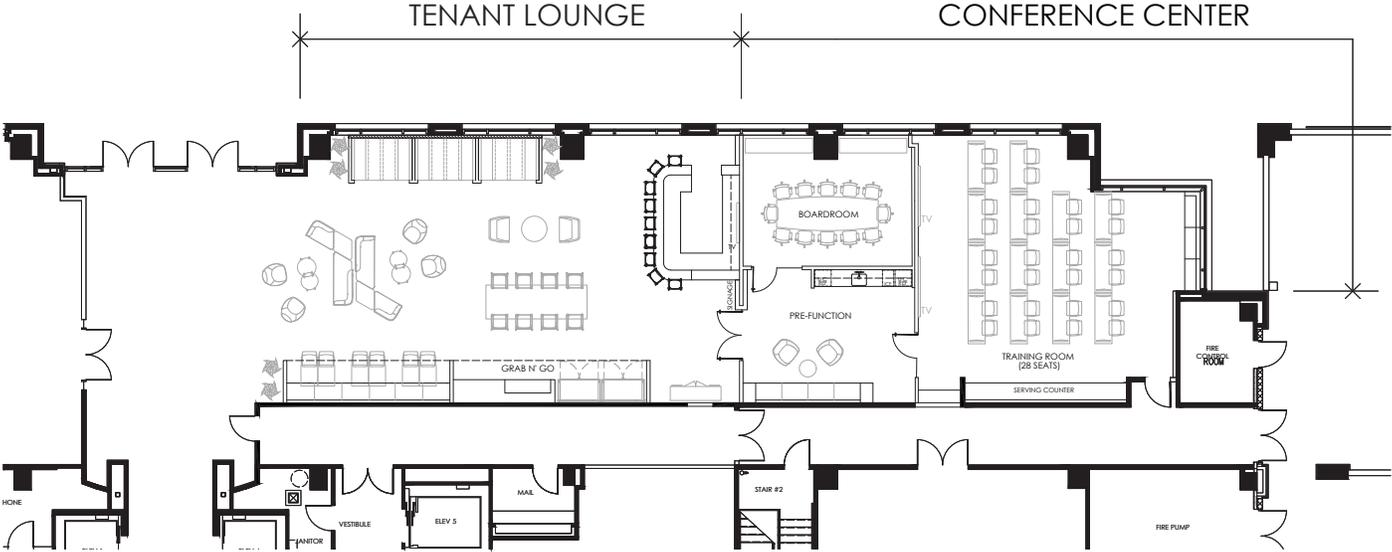




# It keeps getting better at NEW LEGACY TOWN CENTER



# EXPANDED TENANT LOUNGE, GRAB & GO FOOD SERVICE AND CONFERENCE CENTER



You want it, we have it.

LTC OFFERS SPACE FROM SMALL  
SPEC SUITES TO MULTI-FLOOR BLOCKS.



# LARGE BLOCKS AVAILABLE AT LEGACY TOWN CENTER

## LTCII

Suite 200 .....	26,888 RSF
Suite 500 .....	26,888 RSF
<b>Total.....</b>	<b>53,776 RSF</b>

## LTCIII\*

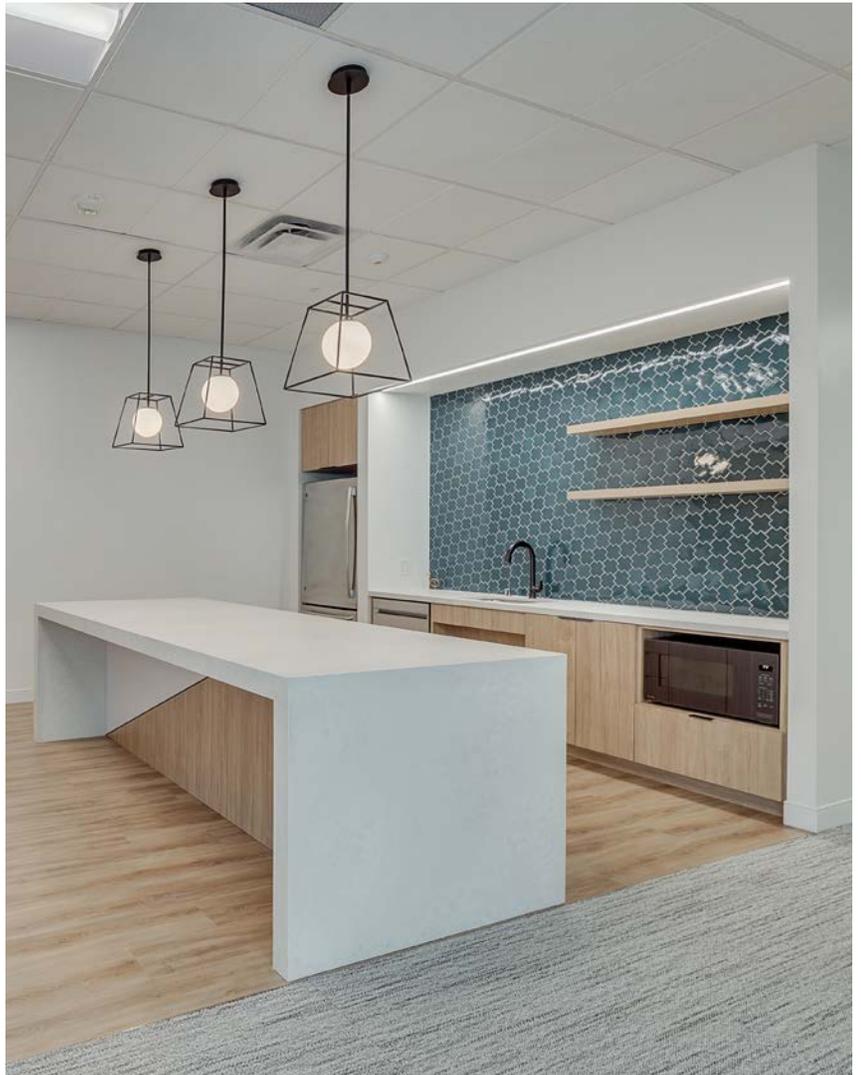
Suite 500 .....	27,133 RSF
Suite 600 .....	27,133 RSF
<b>Total.....</b>	<b>54,266 RSF</b>

\*building top signage available

## PARTIAL FLOOR SUITES

2,000 - 27,000 RSF

multiple vacancies





# Get here from anywhere.

To DFW or Love Field

**20**  
MINUTES

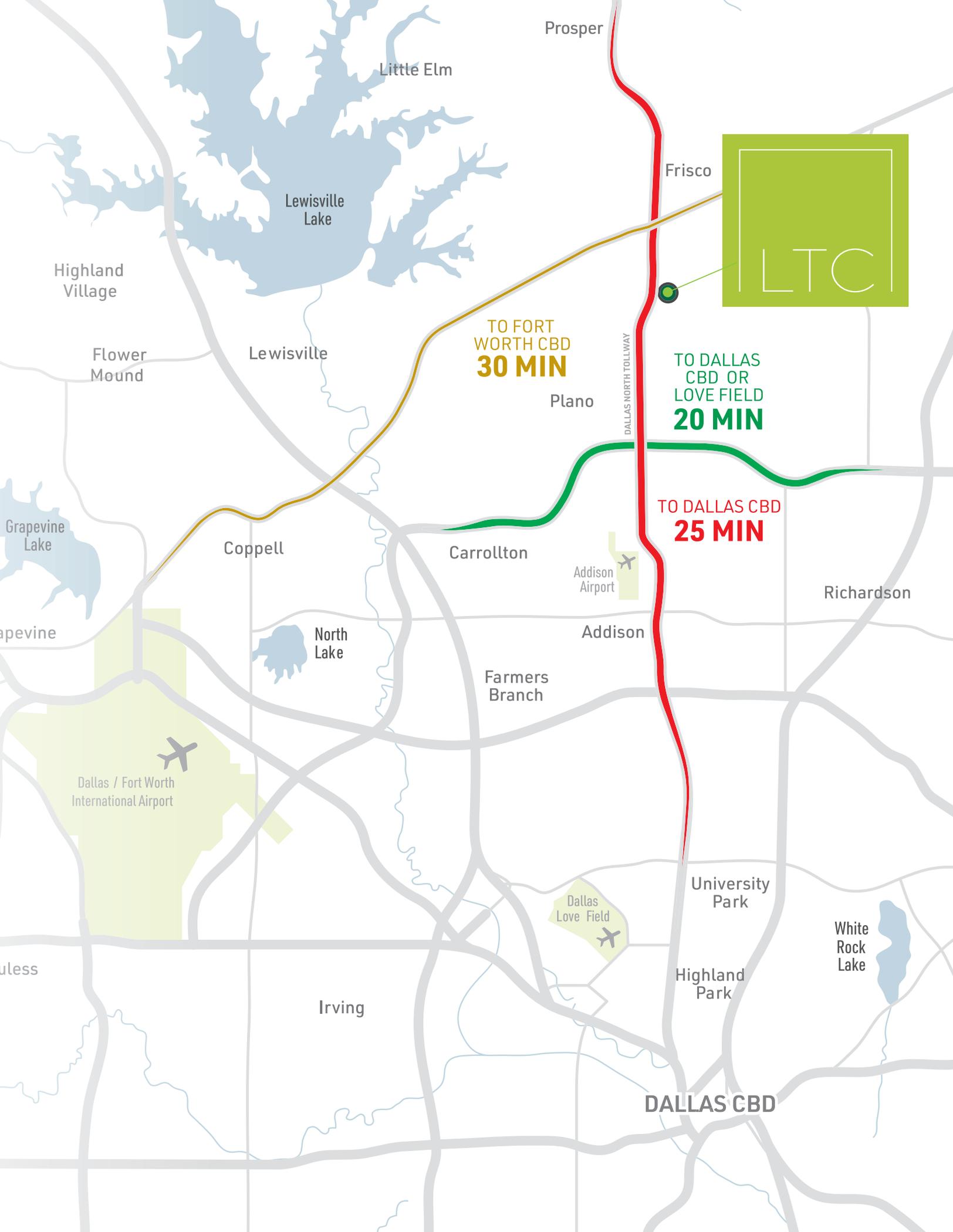
To Dallas CBD

**25**  
MINUTES

To Fort Worth CBD

**30**  
MINUTES





LTCI

TO FORT WORTH CBD  
**30 MIN**

TO DALLAS CBD OR LOVE FIELD  
**20 MIN**

TO DALLAS CBD  
**25 MIN**

DALLAS NORTH TOLLWAY

Prosper

Little Elm

Frisco

Lewisville Lake

Highland Village

Flower Mound

Lewisville

Plano

Grapevine Lake

Coppell

Carrollton

Addison Airport

Richardson

Grapevine

North Lake

Addison

Farmers Branch

Dallas / Fort Worth International Airport

Dallas Love Field

University Park

White Rock Lake

Irving

Irving

Highland Park

DALLAS CBD

# Located for Life

Legacy attracts the most exciting and coveted brands and restaurateurs.

## 1 LEGACY WEST



## 2 SHOPS AT LEGACY



HEADQUARTERS DRIVE



CAMBRIA hotels



1

**LEGACY WEST**

415,000 SF of open air retail & restaurants



LEGACY DRIVE

PARKWOOD BLVD

2

**SHOPS AT LEGACY**

400,000 SF of open air retail & restaurants



PARKING



Marriott

PARKING



TENNYSON PARKWAY





# Access to all the amenities LEGACY HAS TO OFFER



## PROJECT DESCRIPTION

Three (3) Class A office buildings  
Built in 2001 – 2003  
Totaling 522,043 RSF

## EXPENSES

LTC I - NNN=\$12.30/SF; E=\$1.38/SF (2026 Estimate)  
LTC II - NNN=\$11.84/SF; E=\$1.81/SF (2026 Estimate)  
LTC III - NNN=\$12.22/SF; E=\$1.32/SF (2026 Estimate)

## PARKING

Fully structured and surface parking ratio of 3.6 spaces  
per 1,000; \$75/space/month for reserved

## BUILDING DESIGN

Precast panels, granite panels, and insulated reflective glass

## SECURITY/LIFE SAFETY

On-site security from 7:30am-1:30am Monday-Friday  
100% sprinklered and feature Notifier and Siemens fire alarm systems

## HVAC

One (1) McQuay SWP 095C water-cooled, self contained 80-ton  
package unit per floor; multi-zoned, variable air volume system

## COMMUNICATIONS

Verizon Fios, TW Telecom, AT&T, Level 3  
Communications, XO Communications, Fibernet

## FLOOR TO CEILING HEIGHT

10' from finished floor

## FLOOR LOADING

80lbs per sf available outside the core,  
150 lbs per sf inside the core





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## For More Information

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a **KBS** property

*proudly leased and  
managed by*

**CBRE**