



E L E V A R

P L A N O

204,000 SF CREATIVE TECH CAMPUS

5228 - 5240 TENNYSON PARKWAY, PLANO, TEXAS

CBRE

OVERVIEW

ELEVATED TECH CAMPUS

Nestled in the prestigious Legacy Business Park in Plano, ELEVAR is more than just an office campus; it's a dynamic 16-acre haven designed for the visionaries of today. Come early 2025, witness the stunning metamorphosis of this former Southern Methodist University campus into a state-of-the-art creative and technology hub, featuring over an acre of inviting outdoor spaces along with interior amenities designed to elevate work life.



204,000+ SF
across 4 buildings on 16 acres



25,500 SF
Average floorplate size



Beautiful, Sustainable Environment
with native landscaping



4.1/1,000 Parking Ratio:
including 52 covered spots (expandable to 142) and 12 electric vehicle charging stations (expandable to 24)



High Speed Connectivity,
campus-wide wifi and ample power



Secure Environment
Campus-wide live monitored video surveillance system



Fostering solutions driven innovation,
creativity, connection and collaboration

Designed with a focus on supporting
a diversity of work space preferences
and styles

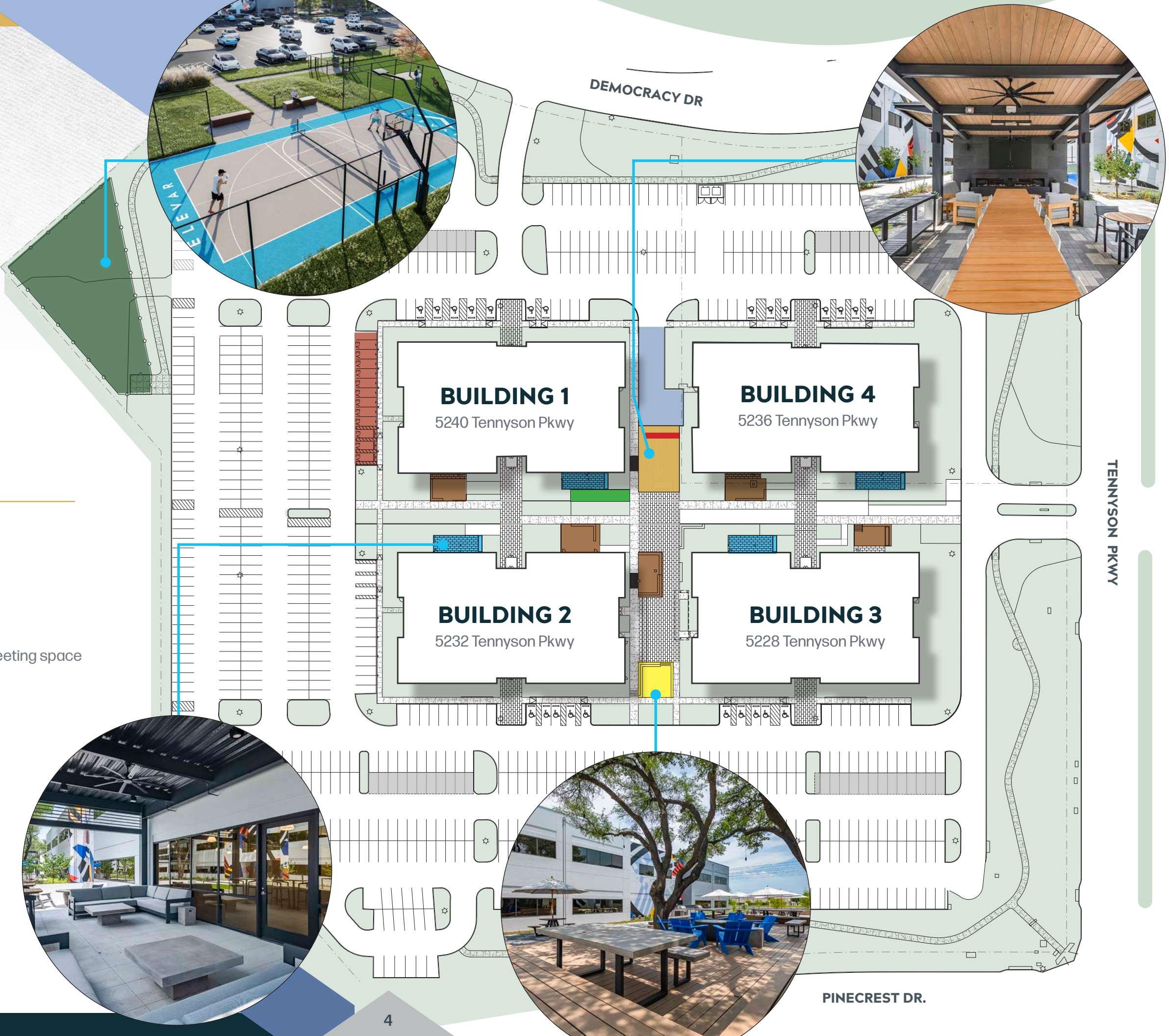


AMENITIES AND FEATURES

Building 2 features a Bistro Lounge, Conference Center, and Workout Studio that provides employees a retreat from the day to recharge the mind and body or collaborate on their next big idea. Connecting each building is the beautifully landscaped activated plaza.

LEGEND

- Shaded lounge structure
- Fireplace & mailboxes
- Common area terrace
- Private tenant patio and balcony
- Large group outdoor amphitheater meeting space
- Putting green
- Food truck court
- Electric vehicle charging
- Sport court and dog park
- Covered parking



CENTRALLY LOCATED AMENITIES

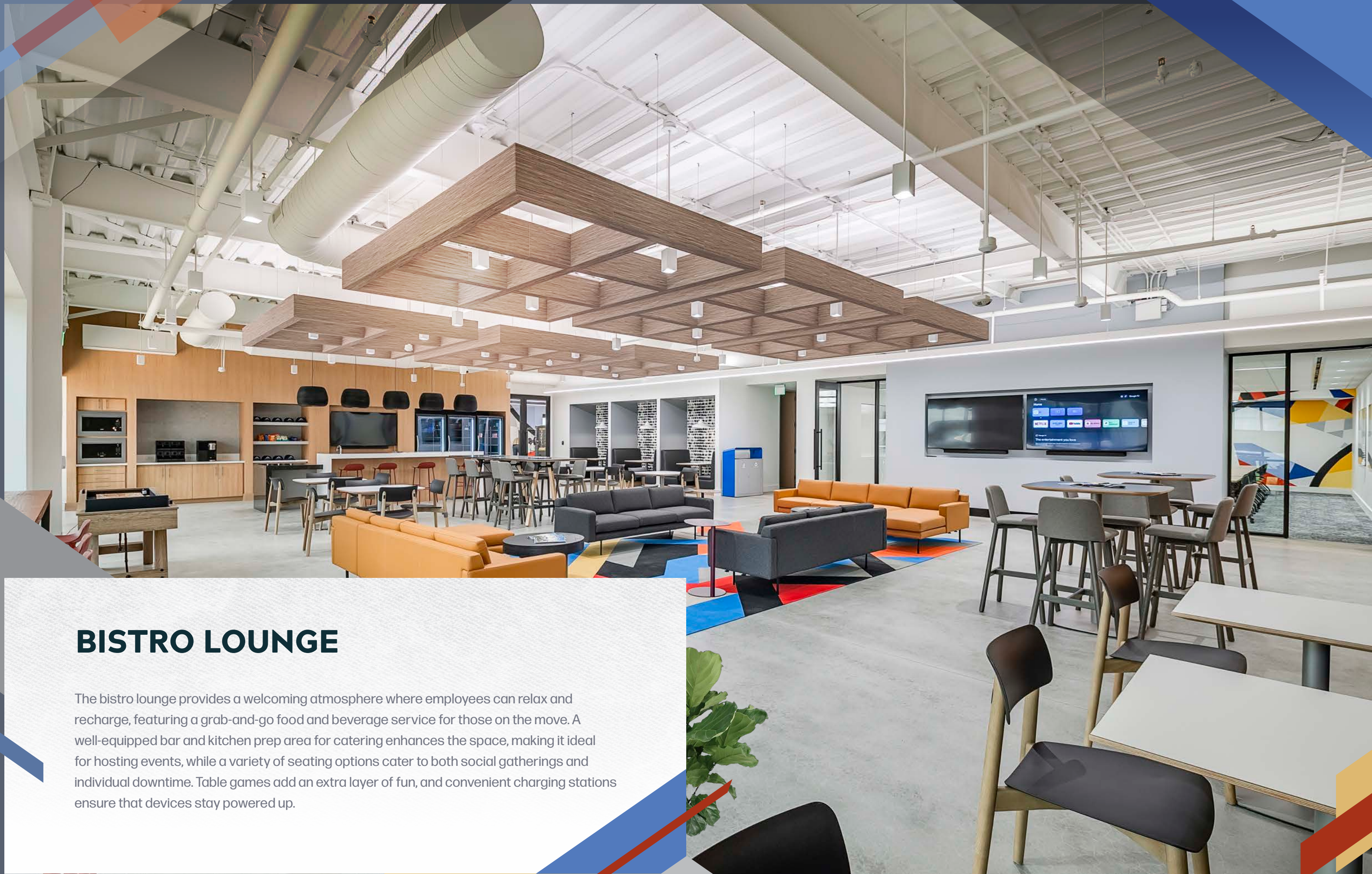
Enjoy light bites and beverages, comfortable seating, and table games, all complemented by convenient charging stations for devices.

- ^ Grab-n-Go Food & Beverage
- ^ Bar & Kitchen Prep Area
- ^ Table Games & TVs
- ^ High-Speed Wifi & Charging Stations



- BISTRO LOUNGE**
 - 3,175 SF
- TRAINING & CONFERENCE CENTER**
 - 1,412 SF
- FITNESS CENTER**
 - 2,414 SF





BISTRO LOUNGE

The bistro lounge provides a welcoming atmosphere where employees can relax and recharge, featuring a grab-and-go food and beverage service for those on the move. A well-equipped bar and kitchen prep area for catering enhances the space, making it ideal for hosting events, while a variety of seating options cater to both social gatherings and individual downtime. Table games add an extra layer of fun, and convenient charging stations ensure that devices stay powered up.

WORKOUT STUDIO

The workout studio boasts state-of-the-art cardio and weight machines, providing tenants with the latest in exercise technology designed to work up a sweat. For those who enjoy a little more heat, an adjacent multi-purpose fitness area offers additional space for a variety of workouts.

- ^ State-of-the-art cardio and weight machines
- ^ Locker room with showers
- ^ Bottle filling station
- ^ Outdoor fitness trail



TRAINING & CONFERENCE CENTER

- ^ Flexible layout with seating for 40+ people
- ^ Large presentation wall with flat panel displays
- ^ Catering setup area





A fresh approach to integrating work and wellness. An outdoor experience that feels like it belongs.



ACTIVATED PLAZA

The stunning exterior spaces at ELEVAR are designed for work, relaxation, and rejuvenation in the fresh air. The campus features nearly 50,000 SF of outdoor plaza space with private tenant patios and common area terraces surrounded by mature shade tree and drought-tolerant landscaping. Beautifully landscaped pedestrian walkways and a water feature enhances the environment, while overhead string lighting and tree-hung pendant lights create a warm ambiance.

- Large shade structure with ceiling fans, heat lamps, fireplace, and TV
- Putting green, sport court, and dog park
- Half-mile perimeter jogging trail
- Food truck court
- Food prep area with built-in BBQ

SPORTS COURT and Dog Park



TYPICAL FLOORPLATES

MULTI AND SINGLE TENANT
SPACE AVAILABLE

MULTI-TENANT CONFIGURATION



Capable of meeting the modern space needs for a wide variety of tenants. (11,500 to 204,000 SF)



SINGLE TENANT CONFIGURATION



CONCEPTUAL FLOOR PLAN



- Focus
- Collaboration
- Wellness
- Social
- Core





ELECTRICAL

- ^ Due to the property's history of supporting data center loads, tenants can benefit from robust electricity options, which are more than sufficient to meet the requirements of research and life science users.
- ^ Primary electrical supplies 277/480 volt, three-phase, four-wire service
- ^ Building 1: two existing sets of 1,200 amp switchgear, supplying 37.9 watts/SF
- ^ Buildings 2, 3, and 4: existing 1,200 amp switchgear, supplying 18.9 watts/SF, upgradeable to 30+ watts/SF



12 Electric vehicle charging stations
(with infrastructure for future expansion to 24)



HVAC SYSTEM

- ^ Elevar HVAC was designed to establish a high-efficiency “standard” featuring the latest in indoor air quality technology.
 - ^ New packaged variable air volume (“VAV”) rooftop units (“RTUs”) (two per floor)
 - ^ RTUs feature UV lights and needlepoint bi-polar ionizers
 - ^ Elevated outside air volumes that are 50% above the minimum code requirement
 - ^ The RTUs have a small electric heating coil for the purposes of morning warm-up while the overall heat for the building will be provided via electric reheat at FPBs
 - ^ HVAC for the electrical rooms is provided with wall mounted split-dx systems with roof mounted condensing units
 - ^ The HVAC mechanicals for Buildings 1, 3 and 4 are intended to be installed concurrent with future tenant improvements and, as such, the HVAC standard can be further customized to meet the exact specifications for tenant build-out



CONVENIENT, AMENITY-RICH LOCATION

100+ RESTAURANTS IN 5 MINUTE DRIVE, including

1 DNT/Willowbend



2 Legacy West



3 Shops at Legacy



4 Stonebriar Mall | Preston Village | Headquarters Village



5 Lakeside Market



6 Park and Preston District



7 The Plaza on Legacy



Over 4,000 hotel rooms nearby, including:



ACCESSIBILITY

The ELEVAR campus is built for accessibility and efficiency, featuring multiple access points for each building, convenient entry along Tennyson Parkway and Democracy Drive, and ample parking. Just minutes away from the Dallas North Tollway and Sam Rayburn Tollway, accessing ELEVAR from anywhere in the Metroplex is effortless.



2x Tech Workers
Compared to the national average

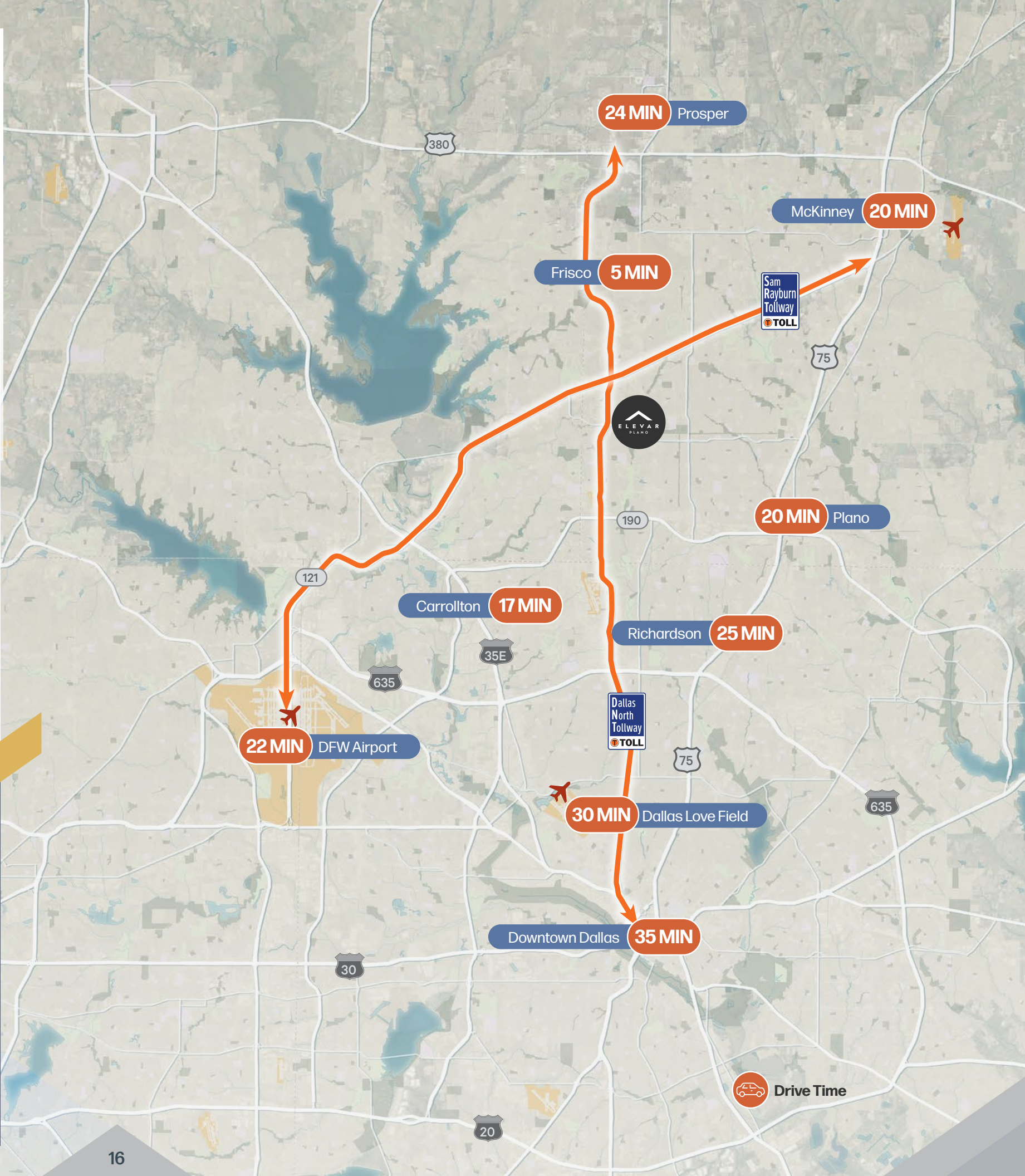


80,000+
Employees in Legacy



Top 20
School district in USA

CORPORATE NEIGHBORS





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