

121 Commerce Center

AQUA (spring 2024)

21 new pre-finished offices from 2,899 SF to 7,914 SF
Plano, Texas
primeracompanies.com



V1

A dramatic fusion of contemporary interior and exterior spaces
designed to promote personal and professional interaction

PRIMERA

Owned and managed by Primera Companies
primeracompanies.com

RESTAURANTS

1. Basera Indian Cuisine
2. BoomerJack's Grill and Bar
3. Chik-fil-A
4. Gloria's
5. Eddie V's
6. Delucca Gaucho Pizza & Wine
7. Dimassi's Mediterranean Buffet
8. Five Guys
9. Freebirds World Burrito
10. Firebirds
11. Hopdoddy Burger Bar
12. L&L Hawaiian Barbeque
13. Lazy Dog Restaurant & Bar
14. Masala Wok
15. McAllister's Deli
16. Pei Wei
17. Taziki's Mediterranean Cafe
18. Woodtop Tavern
19. Yummy Burgers & BBQ
20. Hideaway

CAFES

21. Hi Sweetie Ice Cream Rolls & Desserts
22. McDonald's
23. Starbucks
24. Nekter Juice Bar

LIQUOR STORES

25. Total Wine & More
26. vomFass
27. Spec's

BARS

28. Il Brothers Grill & Bar
29. Holy Grail Pub
30. Rugby House Pub
31. Yama Izakaya & Sushi

LODGING

1. Fairfield Inn & Suites
2. NYLO Hotel
3. Sandman Signature Plano-Frisco
4. Spring Hill Suites by Marriott

OFFICE SERVICES

5. Bloom Couture Florist
6. Comerica Bank
7. The Print House

121 Commerce Center AQUA (spring 2024)

8580 Belleview Drive
Plano, Texas 75024

Class A Office Space

Three-story 100,000 SF Building

21 New Pre-Finished Suites

2,899 SF to 7,914 (2,899 SF to 7,914 SF available)

Building Features and Amenities:

- REME-HALO® air purification kills up to 99% of bacteria, mold and viruses
- Dedicated natural gas line to backup generator
- High-tech security with cameras, DVR, and card access
- Indoor-outdoor Café with freshly prepared foods catered daily
- Zen-inspired landscaping with 150-foot water feature
- On-site property management
- Four parking spaces per 1,000 SF; covered parking available
- Insulated dual-pane glass; Energy Star certification applied for
- Walking distance to restaurants, shops, fitness studios, and other amenities
- Five-minute drive to Stonebriar Country Club, Hyatt Regency, and Legacy West
- Indoor/outdoor workout facility with showers and locker rooms
- Highly rated child-care options nearby
- WiFi in common areas
- High-speed fiber-optic cable
- Four shared conference rooms available free of charge
- Web-based conference room reservation system
- Honeywell security access and fire alarm (benefits tenants' insurance rates)
- Legacy North Mobile Detailing service

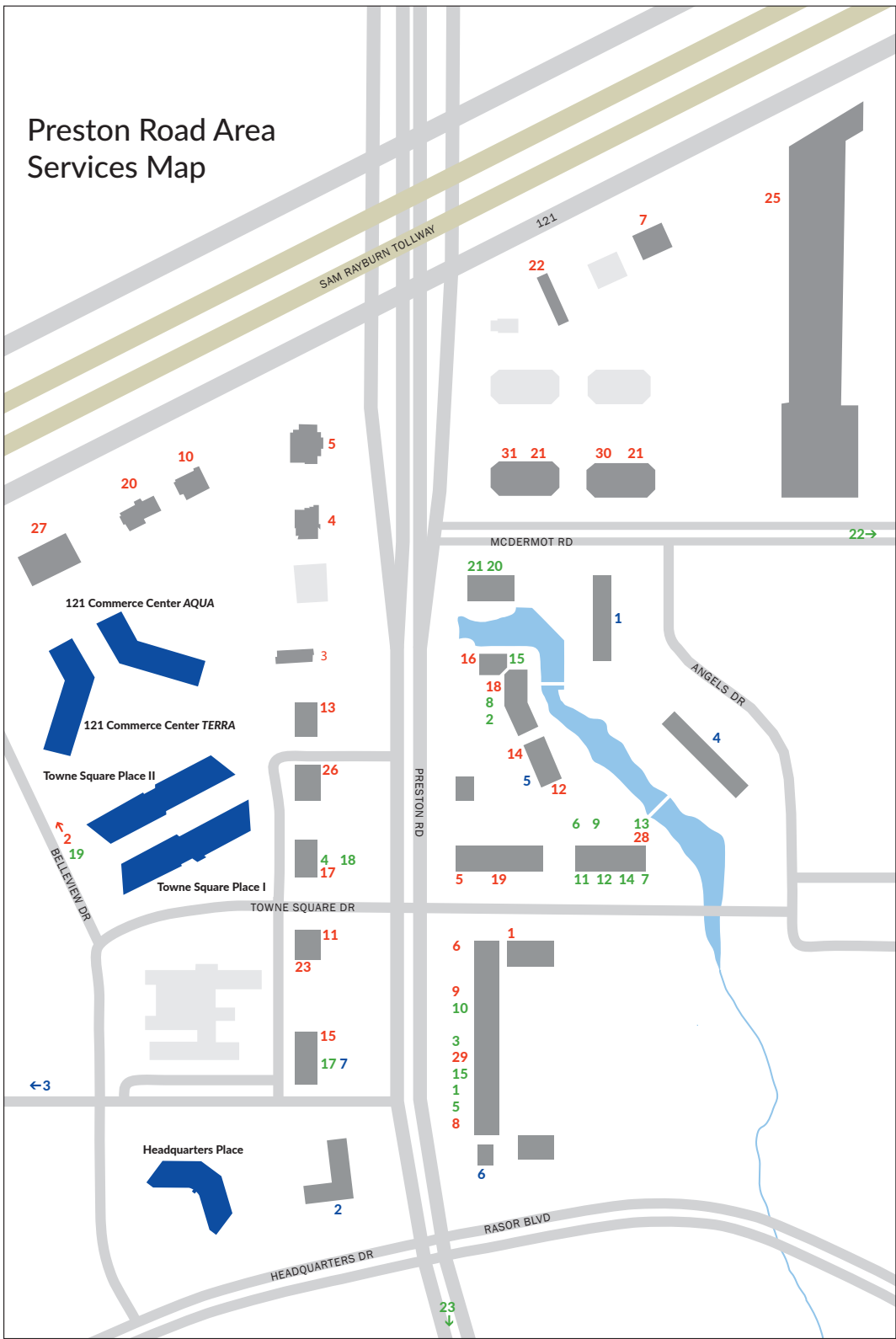
Leasing Information:

Andrew Scudder, agent
andrew.scudder@jll.com
214 438 1580

Hudson Neuhoﬀ, agent
hudson.neuhoﬀ@jll.com
214 438 6487

Property Management:

Madeline Sutton
madeline@primeracompanies.com
214 855 2730
940 594 6216 mobile



WELLNESS & BEAUTY

1. AALAM The Salon
2. Knockouts Haircut for Men
3. Lavender Nail Bar
4. Plano Legacy Nails & Spa
5. Robb's Hair Designs
6. Shear Peace Hair Salon
7. Skin Care by Viktoria
8. Verona Nails & Spa
9. Courtney's Cozy Corner
10. Dapper Barber & Co.
11. Hot Cut Hair Salon
12. Imagique Hair & Spa
13. Lavande Face & Body
14. Molly Bun Salon
15. The Joint Chiropractic

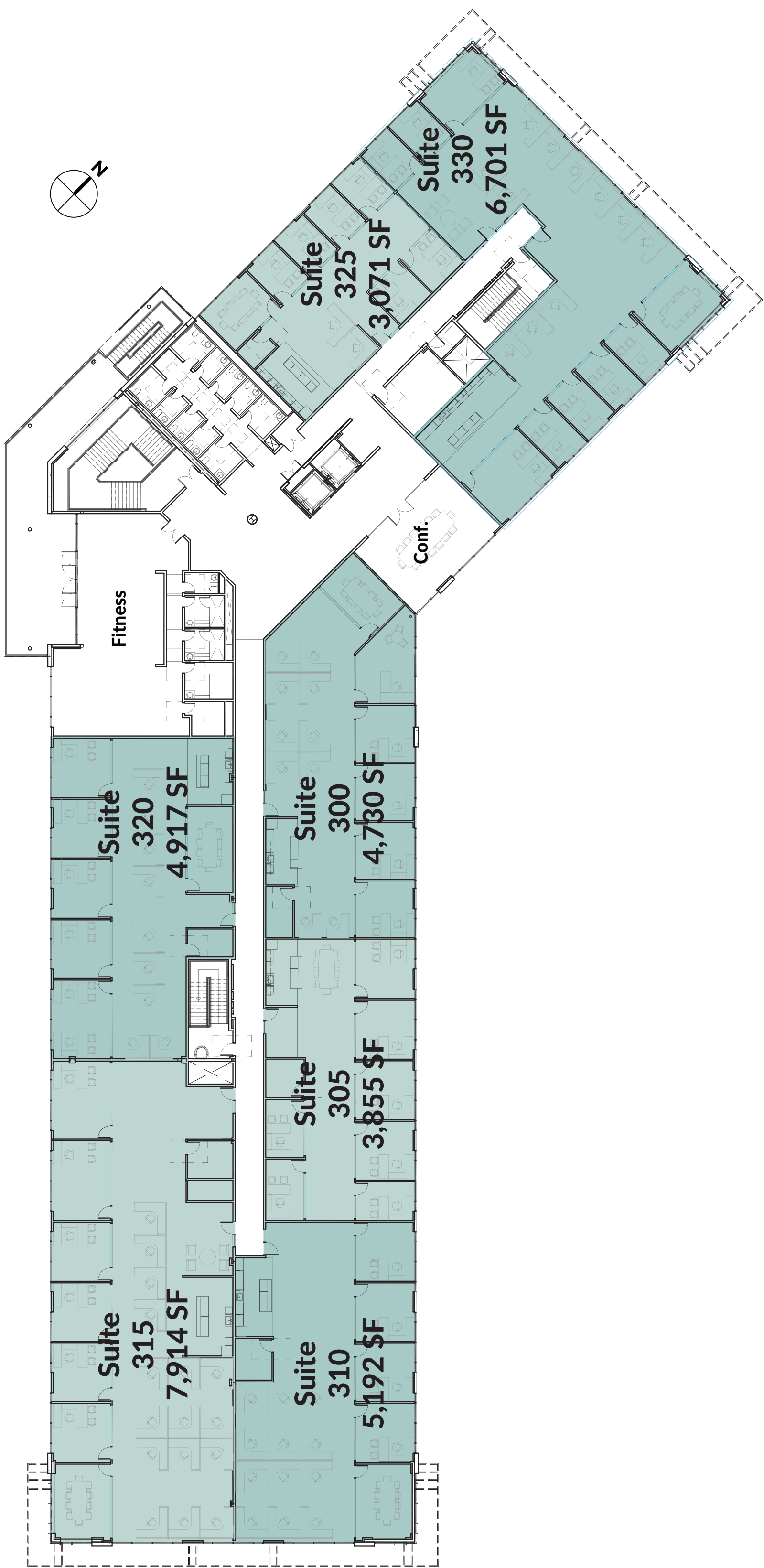
GYMS & FITNESS

16. Harter Strength & Conditioning
17. Orangetheory Fitness
18. Pure Barre
19. Neon Cycle & Strength

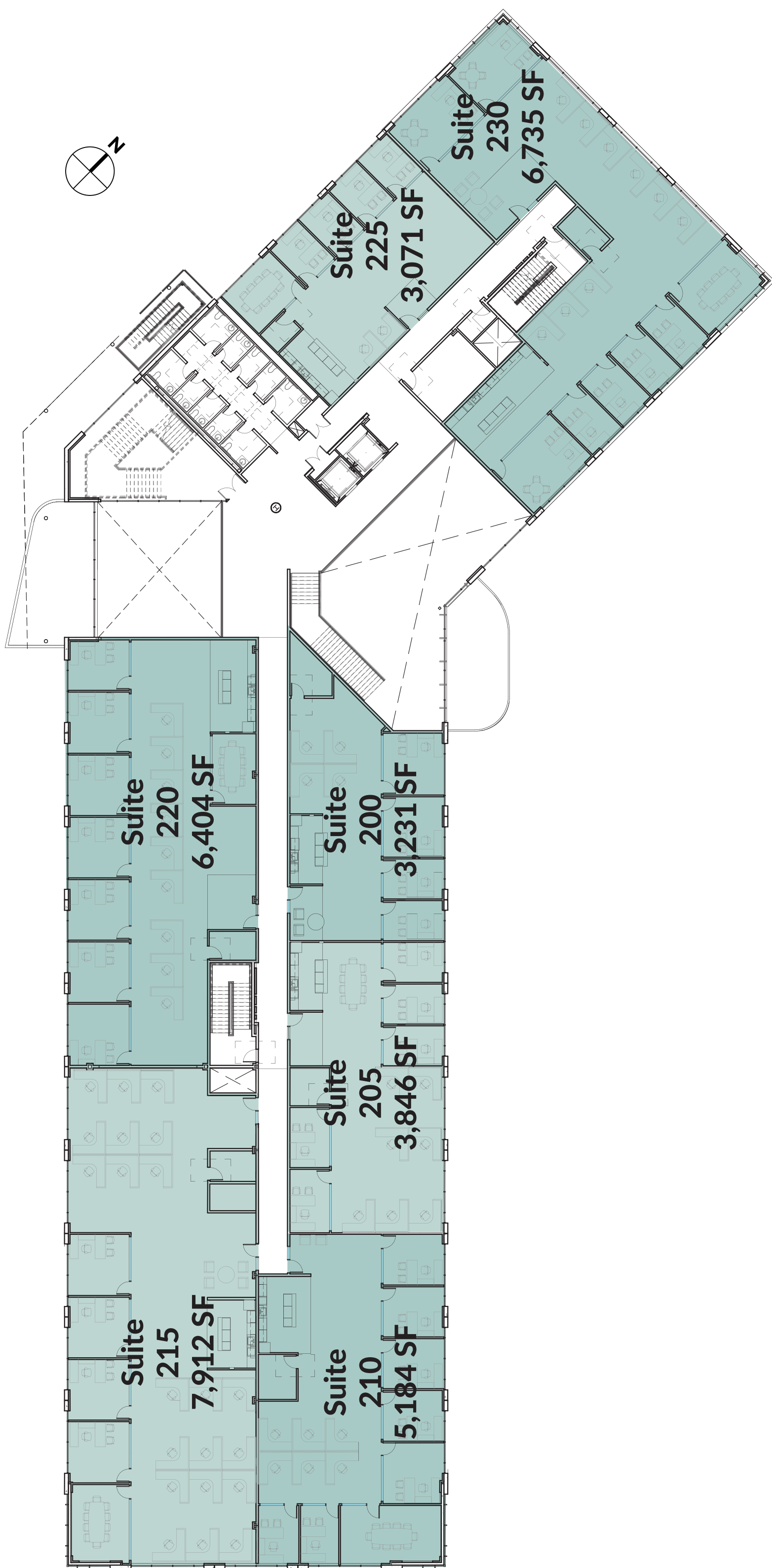
SPAS

20. Aqua Nail
21. Become Yourself
22. Relax Myora Spa Lounge
23. Texas Laser Clinic

Floor 3 121 Commerce Center AQUA



Floor 2



Floor 1

