



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.



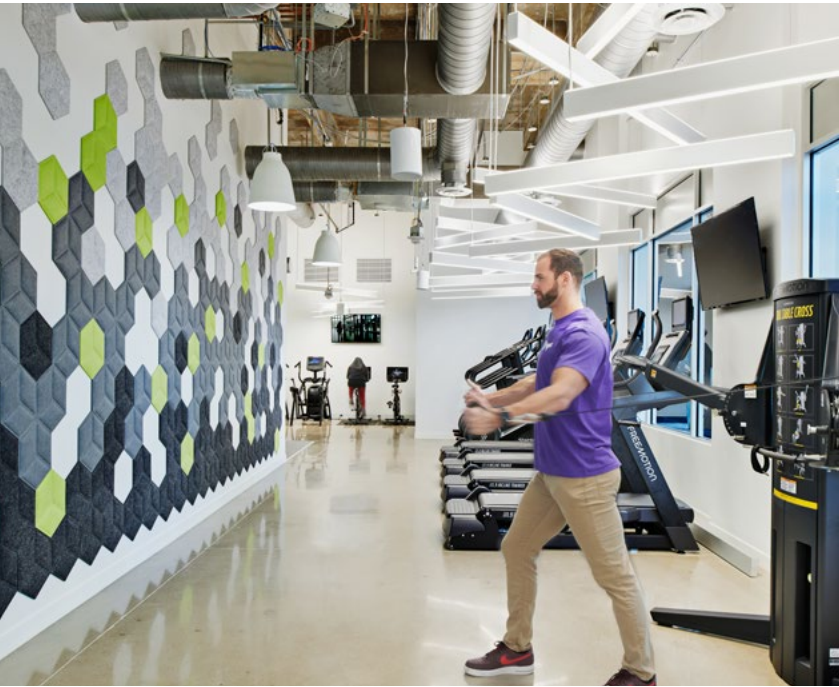
Best-in-Class AMENITIES

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

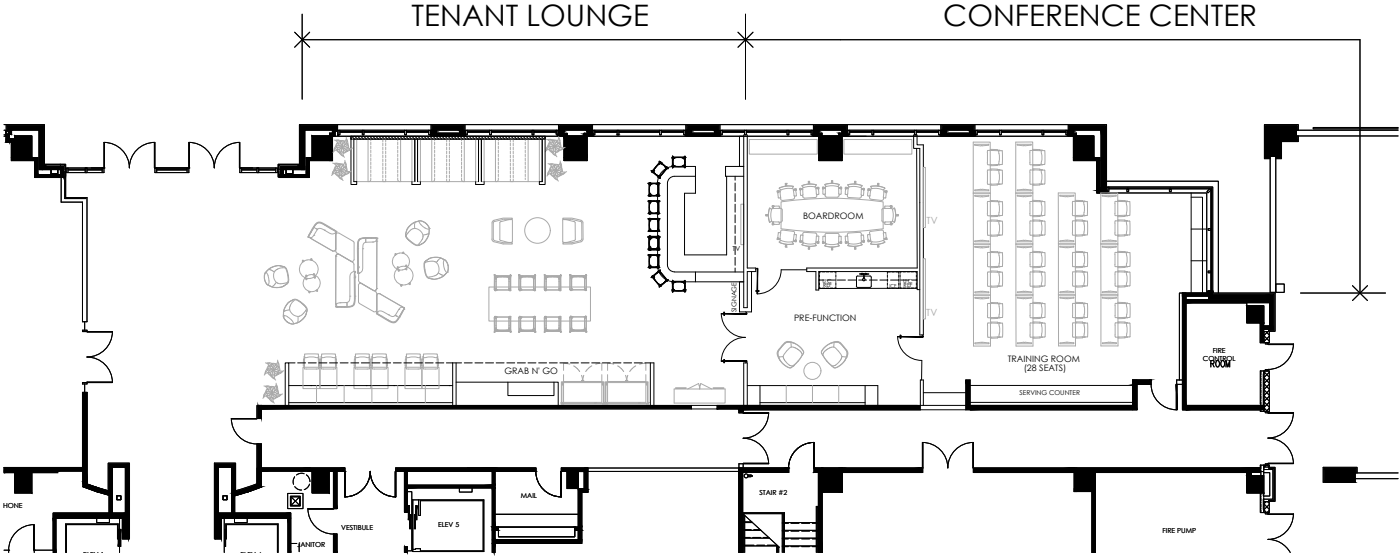




It keeps getting better at NEW LEGACY TOWN CENTER

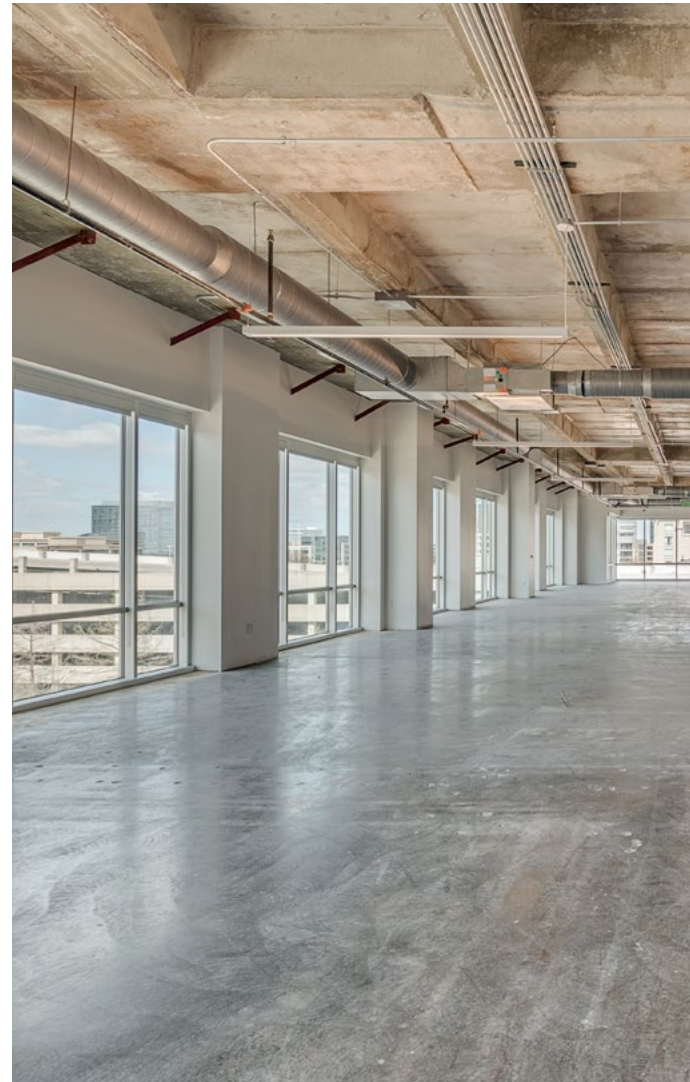


EXPANDED TENANT LOUNGE, GRAB & GO FOOD SERVICE AND CONFERENCE CENTER



You want it, we have it.

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



LARGE BLOCKS AVAILABLE AT LEGACY TOWN CENTER

LTCI*

Suite 40027,150 RSF

Total..... 27,150 RSF

LTCII

Suite 50026,888 RSF

Total..... 26,888 RSF

LTCIII*

Suite 50027,133 RSF

Suite 60027,133 RSF

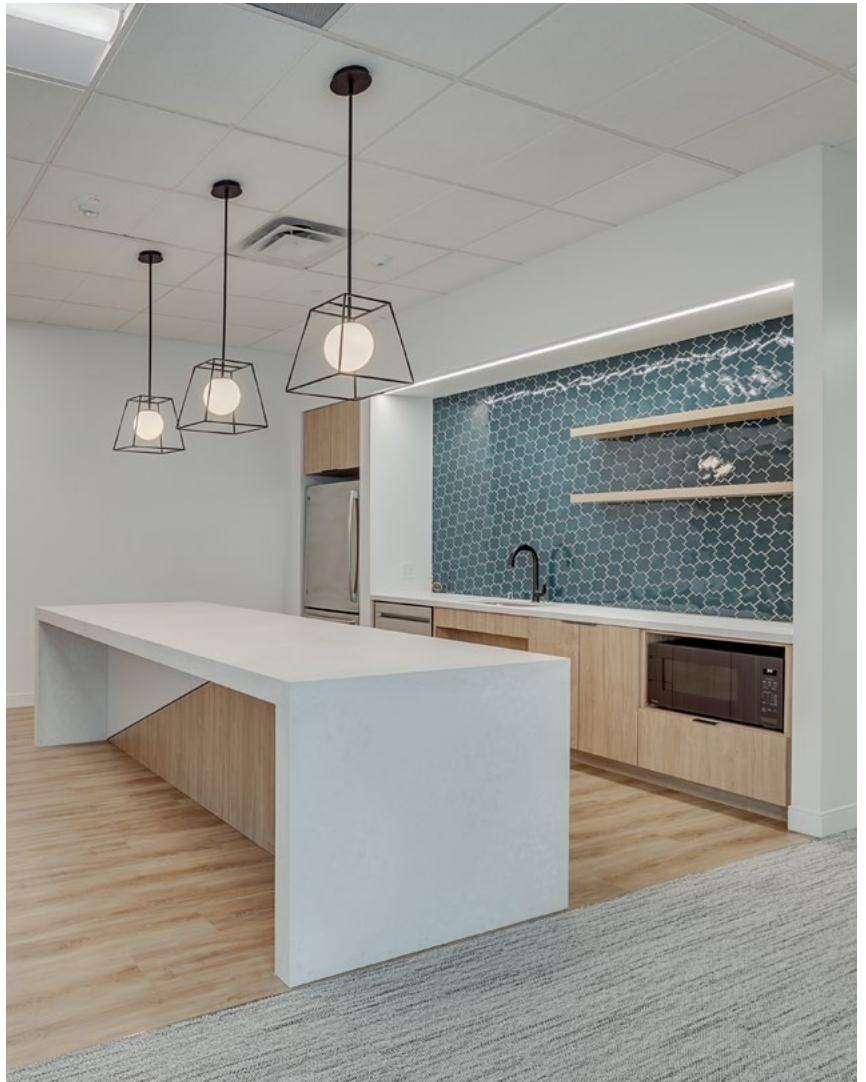
Total..... 54,266 RSF

*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

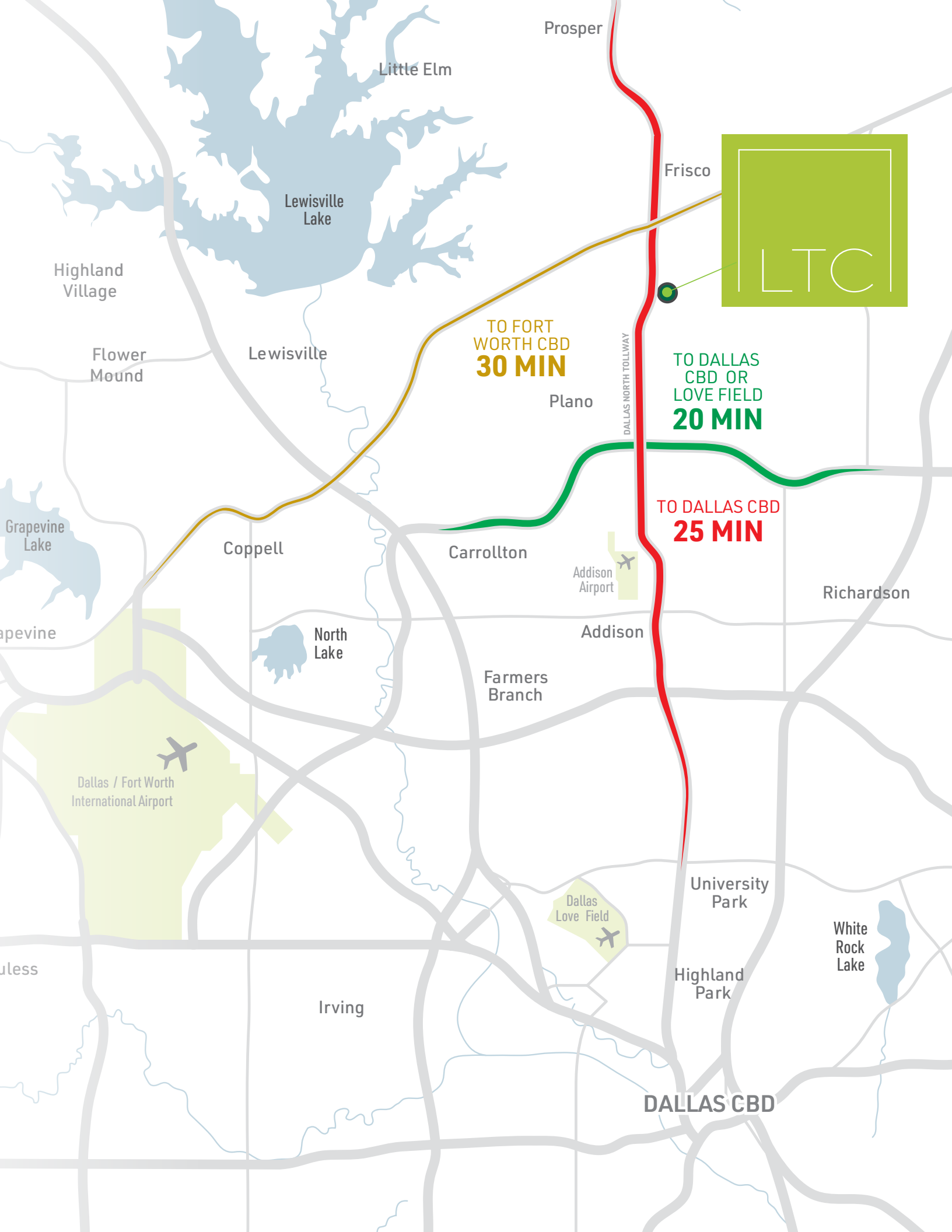
To Dallas CBD

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

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

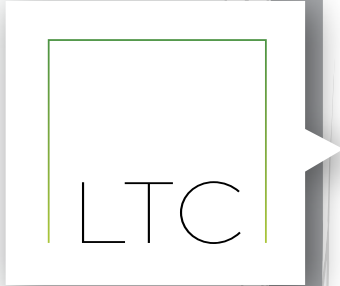


LEGACY DRIVE

PARKWOOD BLVD

2 SHOPS AT LEGACY

400,000 SF of open air retail & restaurants



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=\$13.37/SF; E=\$1.42/SF (2023 Estimate)
LTC II - NNN=\$13.04/SF; E=\$1.31/SF (2023 Estimate)
LTC III - NNN=\$13.50/SF; E=\$1.64/SF (2023 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