



6275
W. PLANO PARKWAY

The perfect address for business efficiency AND BREAKTHROUGH IDEAS.

There are multiple sides to every success story, and we cater to all of them: A prime North Dallas address near where your employees live—and where business is done today. Immediate access to major highways, restaurants and retail, and the flexibility to grow with your company. A true community of creative business minds with a tech-savvy signature. In other words, it's the corporate environment perfected from every angle.



COUNTLESS AMENITIES, LESS THAN FIVE MINUTES AWAY.

- 111 restaurants
- Destination retail at the Shops at Willow Bend
- Numerous boutiques
- Equinox & LA Fitness club

ARTISTRY IS ALWAYS ON DISPLAY.

We believe art is an essential part of an inspiring and invigorating work environment. Everywhere you look, you'll find paintings, sculptures and more drawn from our extensive collection and designed to enhance the lives of our tenants and visitors.

WORKING FOR A SUSTAINABLE FUTURE.

Billingsley is committed to green practices with a recycling program reporting 10,139 tons of recycled commodities and 36,395 pounds of e-waste in 2020.

The impact is equivalent to 4,737 saved trees, 8.4 million kWh of saved energy, 13.5 million gallons of water saved and 267,264 pounds of paper saved from landfills.

All Billingsley office building electricity contracts are 100% renewable energy.

A HIGHER BAR FOR HIGH TECH.

- Extremely low contracted in place electricity rates
- Fiber and power redundancy ensures no lost time or revenue due to outages
- Two separate substations, with dual feed power running to selected buildings
- Generator pad sites available in all buildings
- High-speed fiber-optic cabling for data, voice and video transmission
- Multiple fiber providers: AT&T, XO, Grande and Verizon
- Dual points of entry into many buildings (both fiber and electrical)
- SONENT ring fiber-optic infrastructure ensures companies are always online
- Connectivity between buildings
- Underground infrastructure provides uninterrupted service and reliability

Labor force of
4 million
in the DFW area

73%
of DFW residents
are of **working age**.

Within 5 mile radius, **57% of workers** have a **college education**, with nearly 51% holding a bachelors or other advanced degree.

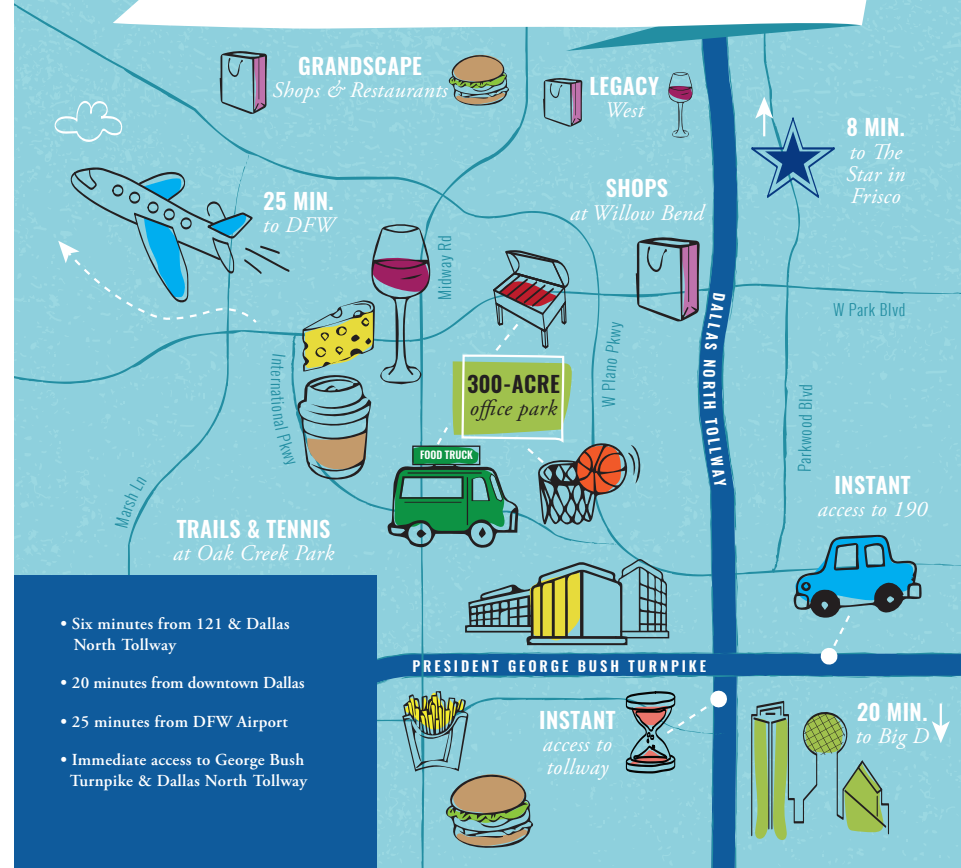
10 MILE RADIUS

	Median Age: 37.1
	Education of Bachelors Degree or Higher: 47%
	Median HH Income: \$84,137
	Population in 2020: 1,237,675
	Population in 2025: 1,367,293 (4.7% Projected Growth)

DFW METROPLEX

	Median Age: 34.2
	Education of Bachelors Degree or Higher: 34%
	Median Income: \$70,281
	Population in 2020: 7,573,136
	Population in 2025: 8,750,000 (15% Projected Growth)

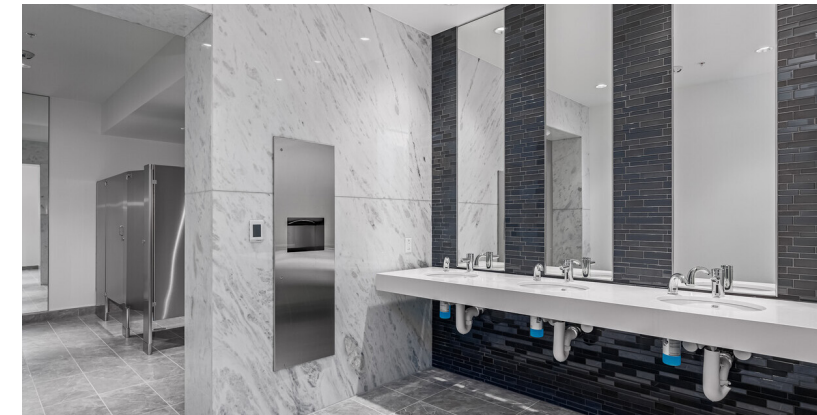
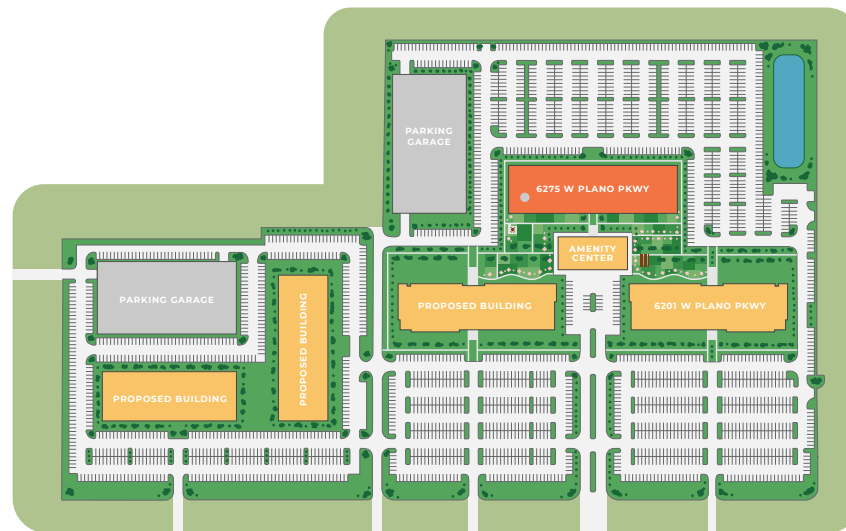
A CAMPUS CLOSE TO EVERYTHING.





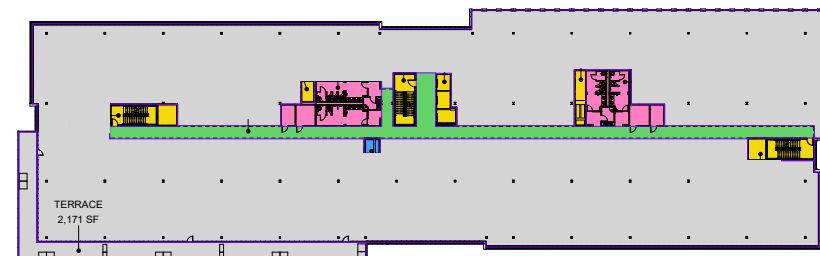
6275 W. PLANO PKWY

- Five Floors
- 238,652 RSF Total
- Balconies on 4th & 5th Floor
- 5/1,000 Structured+Surface Parking
- Amenity Center Next Door
- Park with Paved Trails & Outdoor Seating
- 5 PHASES - Expansion Opportunities
- Amenity Center (Built)
- Phase 1: 173,458 sf (Built)
- **Phase 2: 238,652 sf (In Process)**
- Phase 3: 180,900 sf (Future)
- Phase 4: 172,800 sf (Future)
- Phase 5: 158,400 sf (Future)



TYPICAL FLOOR PLAN

- 48,000 RSF Floor Plates
- Structure Bay: 30' x 40'
- 15' Slab to Slab





CENTRAL LOCATION



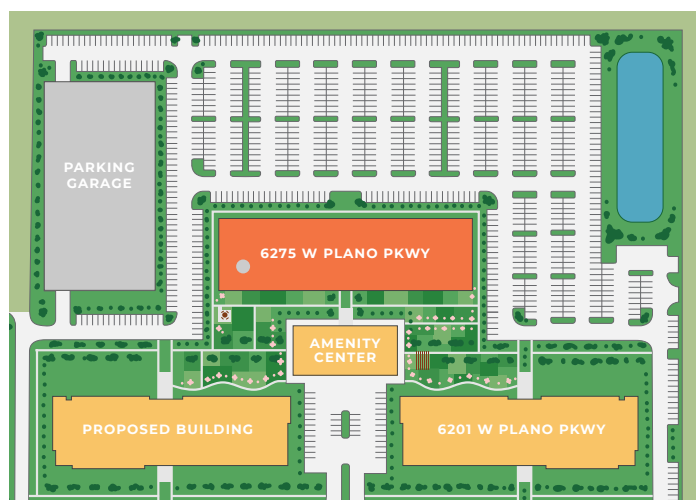
DRIVE TIME

Immediate access to SH 190 makes commuting convenient from any location.

MILES	Minutes
5	Plano 1 Min
6	SH-121+Dallas North Tollway 6 Min
9	Frisco 7 Min
	Lewisville 12 Min
13	Love Field Airport 17 Min
14	Allen 15 Min
20	Downtown Dallas 20 Min
20	DFW Airport 20 Min

AMENITY CENTER

- Located Next Door at 6221 W. Plano Parkway
- 100 Seat Conference Center
- Fitness Center with Cardio & Free Weights
- Locker Rooms with Showers & Towels
- Tenant Lounge with Free Wi-Fi
- Grab & Go Mini-Market
- Coffee Bar Next Door
- Park with Paved Walking Trail Outside
- Art & Sculpture Throughout Community



NEARBY RETAIL



> 5 MILES

Countless amenities within a 10 minute drive.

1,042	Restaurants
445	Shopping/Retailers
73	Hotels
165	Banks
42	Day Cares
129	Pharmacies
71	Schools

ADDITIONAL AMENITIES

- Food trucks & lobby food delivery service
- On-demand auto wash/detail & car refueling
- Outdoor areas with grills & wi-fi
- Monthly tenant events & contests
- Unbeatable access to North Dallas and the Tollway
- Top-of-building signage opportunities
- Visible from Dallas North Tollway
- Class AA drive-up appeal
- Walking distance to Shops At Willow Bend and hundreds of restaurants & retail on Park Blvd



You've found an
INSPIRED ADDRESS FOR YOUR SUCCESS.

International Business Park | Plano, TX 75093

For leasing information, contact Trevor Franke or Gini Rounsaville | Phone: 214-438-6100

ibptexas.com



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.

11-2-2015



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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	+1 214 438 6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Glyn Bellow	183794	dan.bellow@jll.com	+1 713 888 4000
Designated Broker of Firm	License No.	Email	Phone
	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Trevor Franke	444817	trevor.franke@jll.com	214-438-6174
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Designated Broker of Firm	License No.	Email	Phone
	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Gini Rounsaville	619260	gini.rounsaville@jll.com	214-438-3954
Sales Agent/Associate's Name	License No.	Email	Phone

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