



**180,000sf Office
Building**
and 16-Acre
Build-to-Suit
Site Available

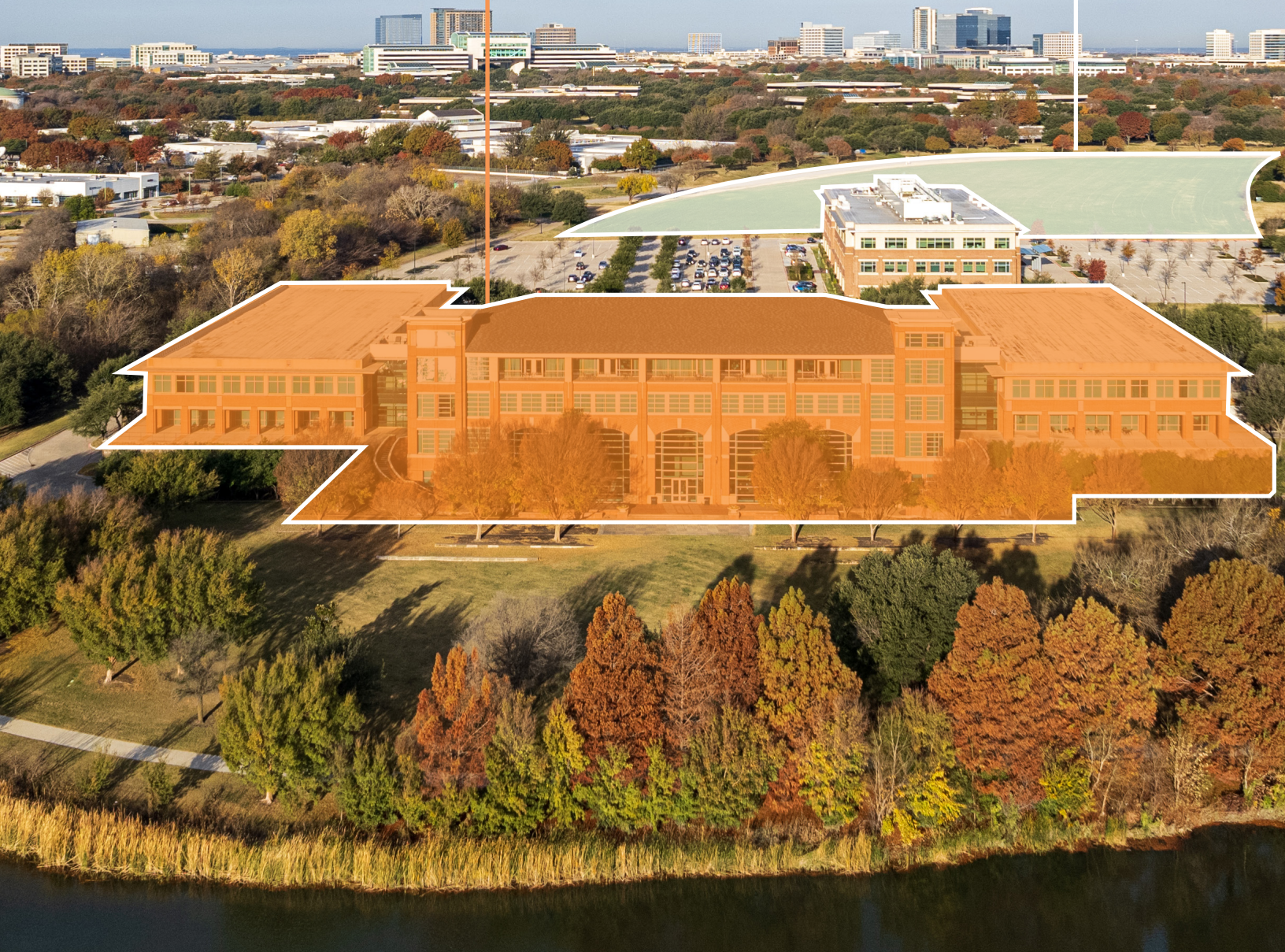
5100 Legacy

180,000SF
plug-n-play
office/medical



Parkside
on Legacy

16-acre
build-to-suit
office/medical



5100 Legacy and Parkside on Legacy overview



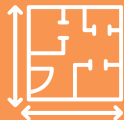
5100 Legacy: 180,000sf **Move-in ready** office/medical building



Available **NOW**



Parkside on Legacy: Ideal Build-to-Suit Site for a Fortune 150 Company



16-acre build-to-suit development site for Office and Medical Projects



Site provides a range of options and building sizes from **200,000 to 500,000 square feet**

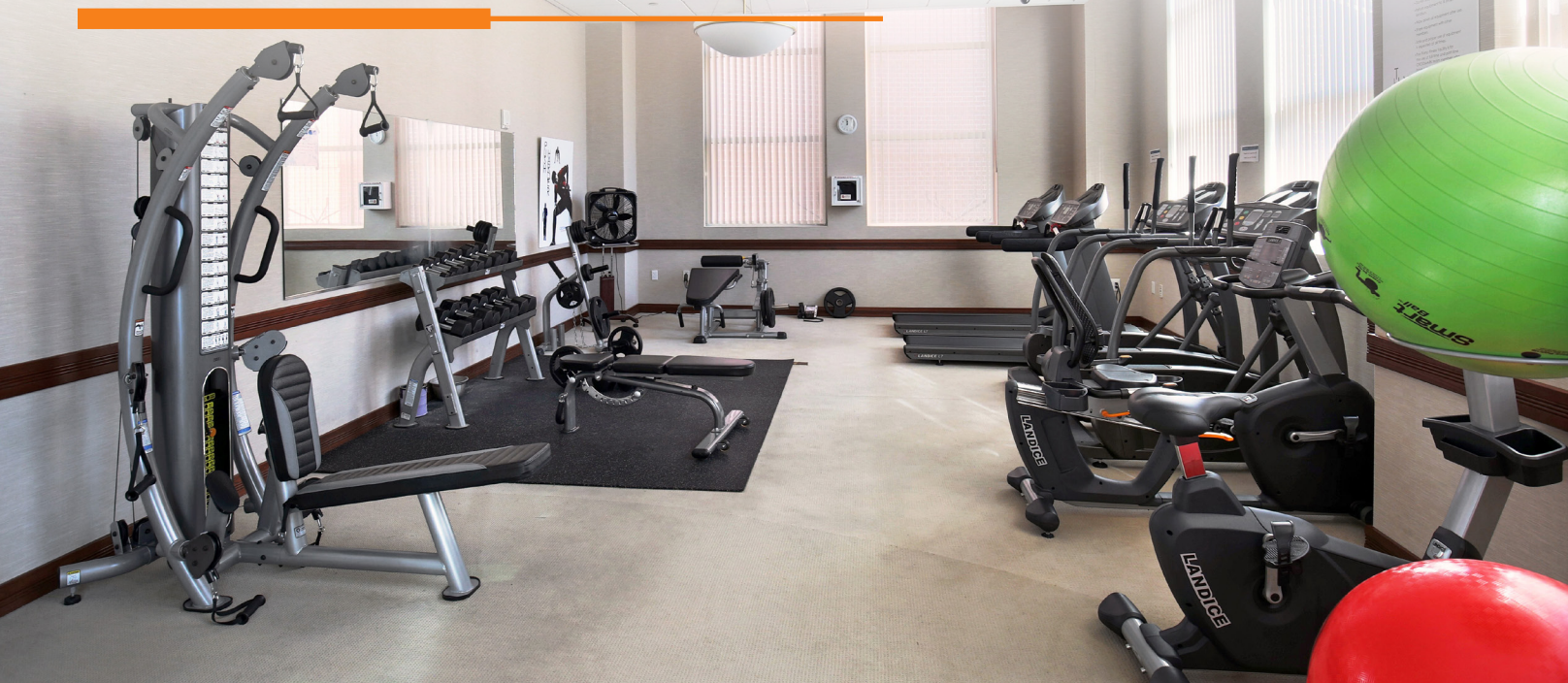


Build-to-Suit Turn-Key Services Provided by **KDC Real Estate Development and Investments**

5100 Legacy



Cafeteria & Fitness Center



5100 Legacy



Built in 2003



Signage
Opportunity



Plug-n-Play
with
Furniture



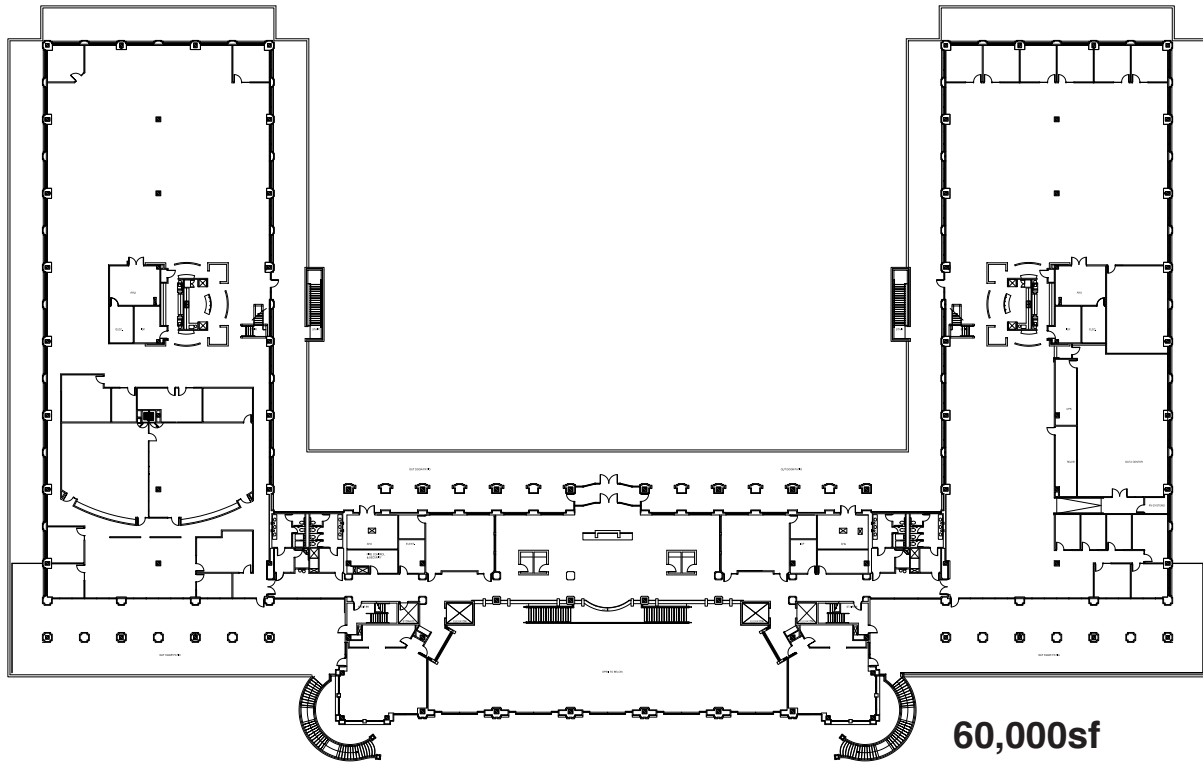
Outdoor
Patio Areas



Data Providers:
AT&T and
Frontier



Typical Floorplate



60,000sf
Average Floorplate

Onsite Amenities



Cafeteria with
600 Capacity



Fitness
Center



Conference
Center

Parkside on Legacy Site Plan

CORGAN



Building

Building 1	200,000 S.F.
Building 2	245,000 S.F.
Total	445,000 S.F.

Parking

Garage 1	588 Cars
Garage 2	990 Cars
Surface	78 Cars

Total	1,656 Cars
Ratio	3.7 : 1,000

Parkside on Legacy

Parkside on Legacy Drive delivers a fantastic 16 acre build-to-suit development site for Office and Medical Development Projects. Located in the heart of the 2,600 acre Legacy Business Park in Plano, Texas, this site delivers the most sought-after master-planned community in North Texas with a mix of residential, retail and corporate uses all in beautifully tree-lined boulevards in this deed-restricted park. Legacy is home to such corporate citizens as Toyota, Capital One, FedEx Office, JP Morgan Chase and AT&T, just to name a few.

Opportunity

The site provides a range of options and building sizes from 200,000 to 500,000 square feet of office. Perfectly located for office or medical office uses with proximity to Children's Medical Center as well as other medical users.

Access

The site delivers prominent profile on Legacy Drive at the corner of Windcrest Drive with Preston Road just to the east and Dallas North Tollroad to the west.

Amenities

Legacy Business Park delivers world-class retail and dining with a wide range of food service options. The park delivers over 1,000 hotel rooms and multiple apartment, townhome and proximity to single-family residential options.



Premier Legacy
Business Park
Address



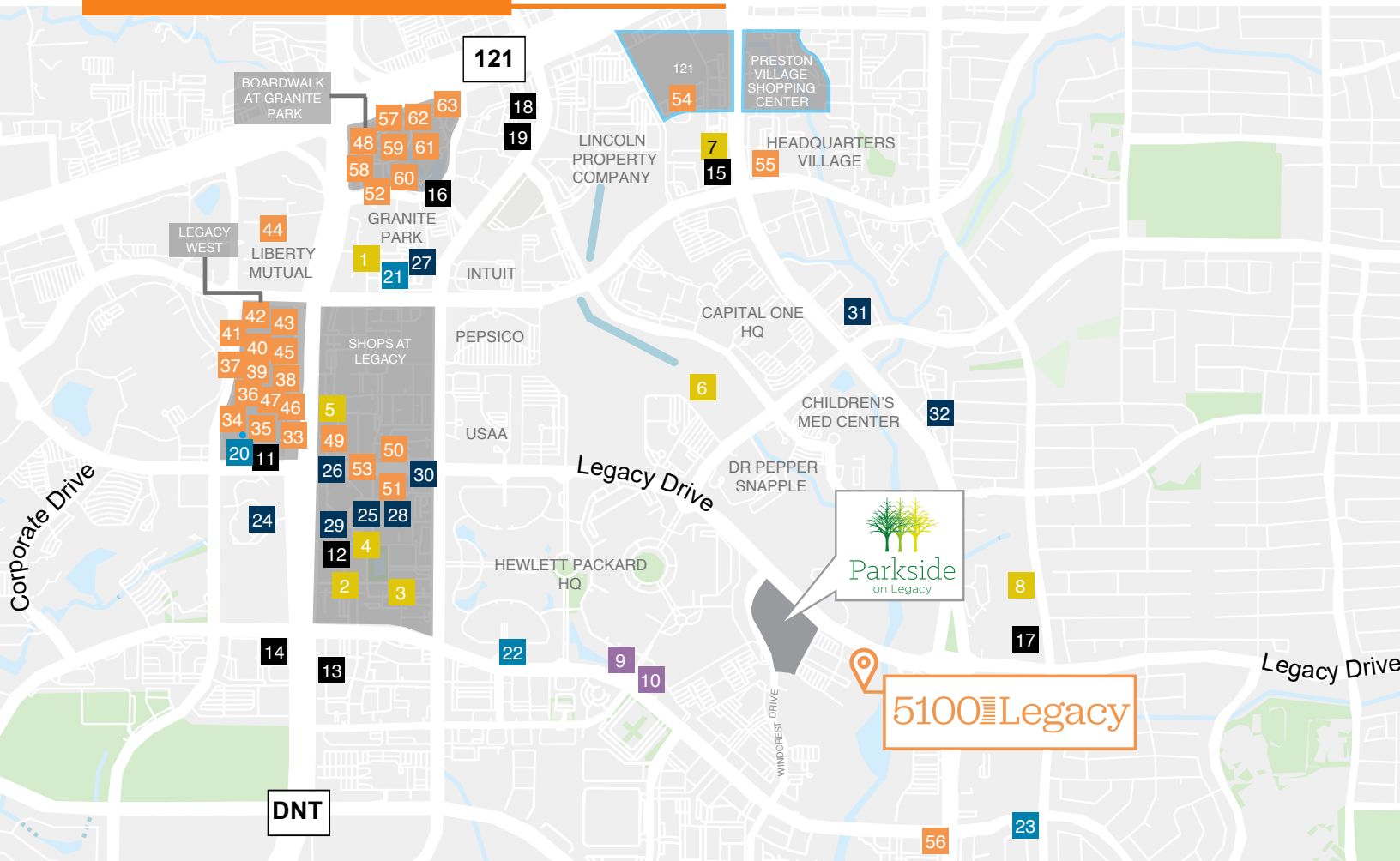
Office and
Medical
Opportunity



Build-to-Suit
Turn-Key
Services Provided



Legacy Area Amenity Map



Wellness

1. Alpha Fitness Center
2. Ceres Health Club
3. D'Pilates
4. North Plano Crossfit
5. Champion Fitness
6. Legacy Trail
7. Orange Theory Fitness
8. Lifetime Fitness

Outdoor

Activity Centers

9. PGA Certified Golf Instruction
10. DA's Spring Creek Golf

Hotels

11. Renaissance Legacy West
12. Marriot at Legacy

13. Courtyard at Legacy Park
14. Aloft Plano
15. NYLO Plano
16. Hilton Granite Park
17. Candlewood Suites
18. Sandman Signature Hotel
19. Staybridge Suites

Childcare

20. Childcare at Legacy
21. The Children's Courtyard
22. TLC Child Development Center
23. Parker - Chase Preschool

Financial Institution

24. Beal Bank
25. Bank of America
26. Legacy Capital Bank
27. Texas Capital Bank

28. Benchmark Bank
29. Chase Bank
30. Altour American Express
31. BB&T Bank
32. Prosperity Bank

Dine

33. Del Frisco's
34. Bistro 31
35. Earl's Kitchen
36. Toulouse
37. Shake Shack
38. Sprinkles
39. Mesero
40. North Italia
41. True Food Kitchen
42. Haywire
43. Legacy Hall
44. Fogo de Chao
45. Barnes & Noble Kitchen

46. Taverna
47. Tommy Bahama Kitchen
48. Blue Mesa
49. Mexican Sugar
50. Fireside Pies
51. Nicola's
52. Campisi's
53. Blue Martini Lounge
54. Lazy Dog Restaurant
55. Five Guys
56. Malgudi Garden
57. Suburban Yacht Club
58. Union Bear Brewing Co.
59. The Biscuit Bar
60. Golden Boy Coffee & Wine Bar
61. Fork & Fire
62. Edith's French Bistro
63. Chip's Old Fashioned Hamburgers



Access to Legacy
Hike and Bike Trails

Proximity to the Shops at
**Legacy, Legacy West &
Stonebriar Center**





Thank You

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