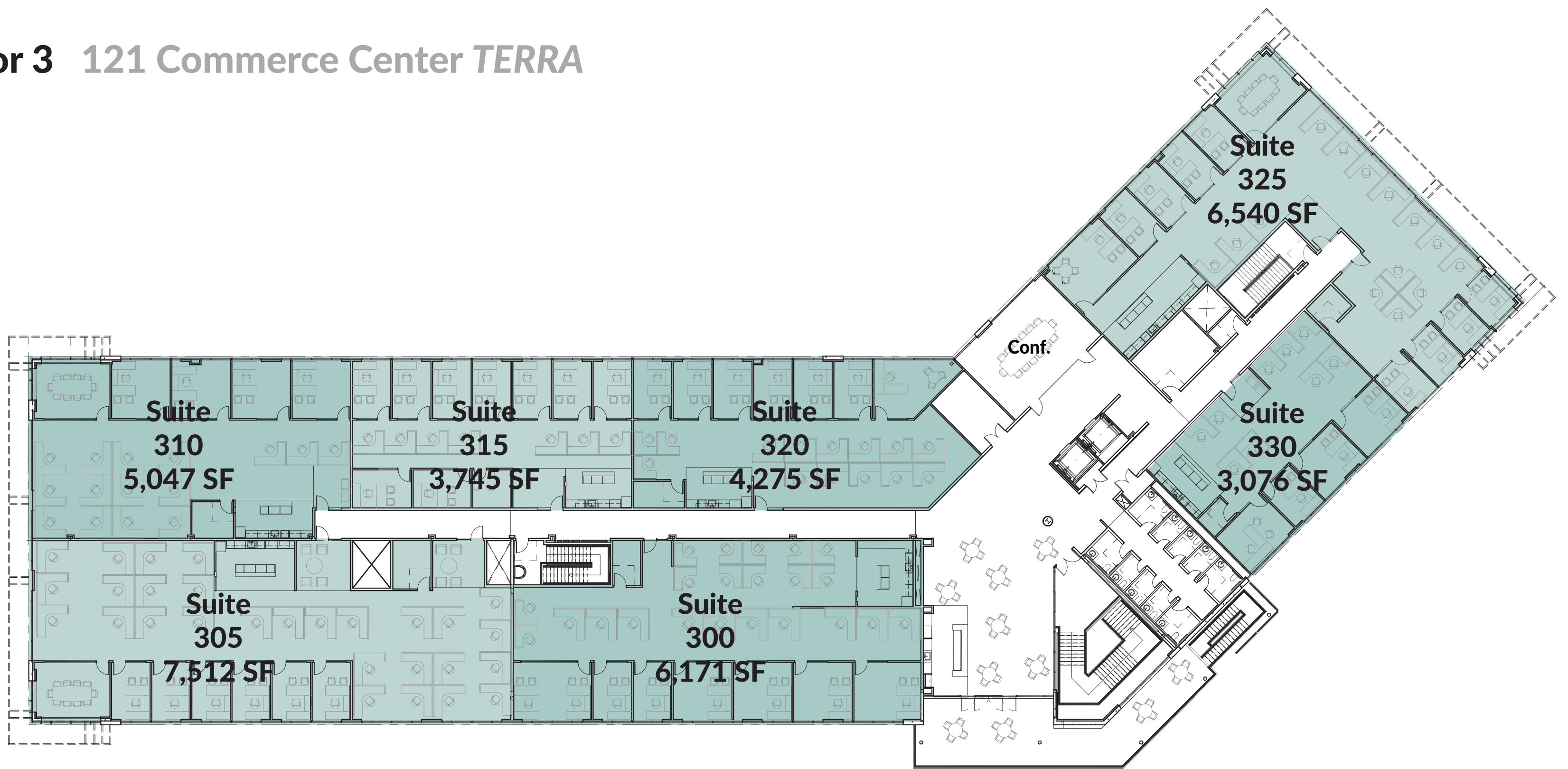
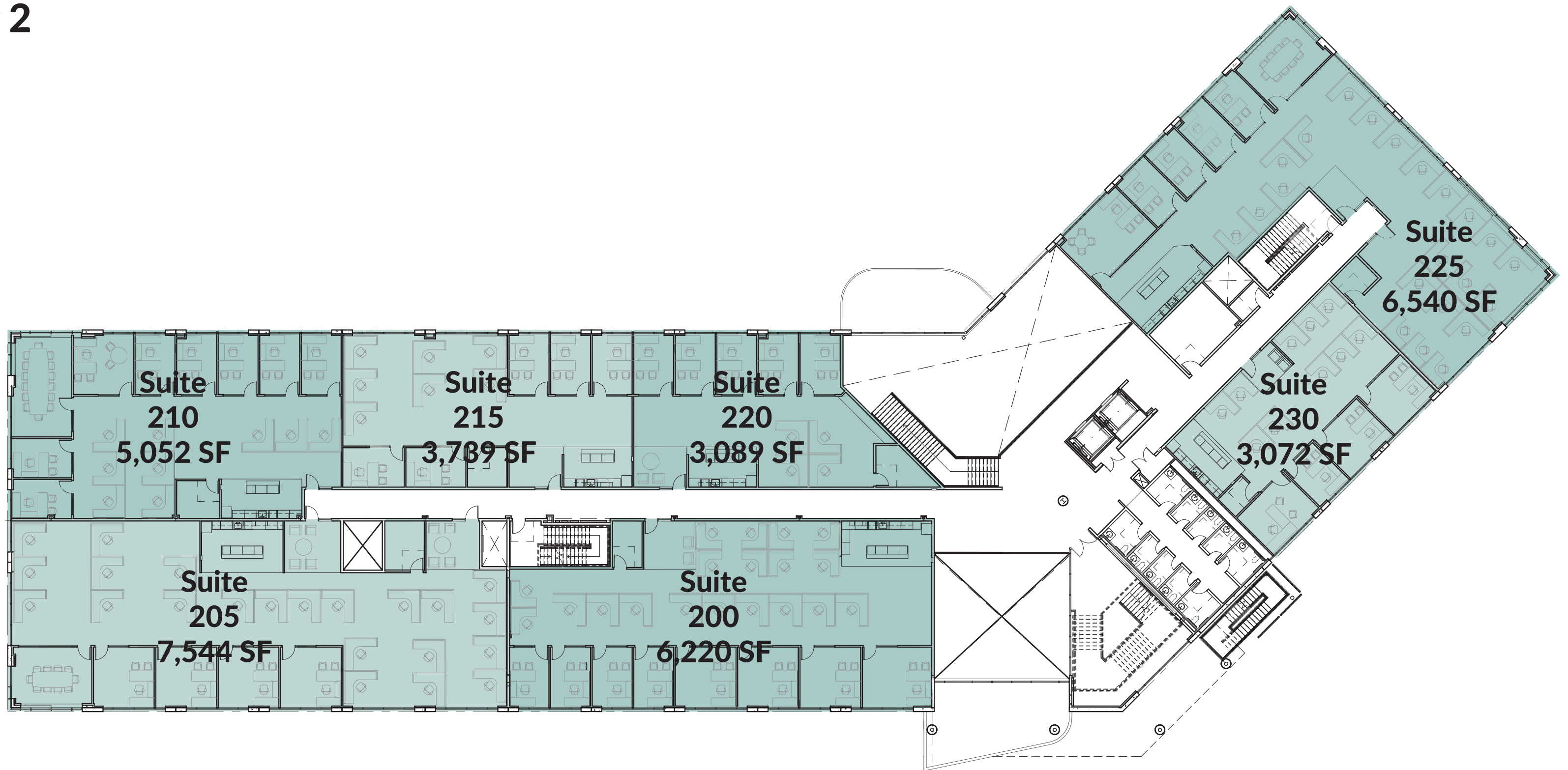


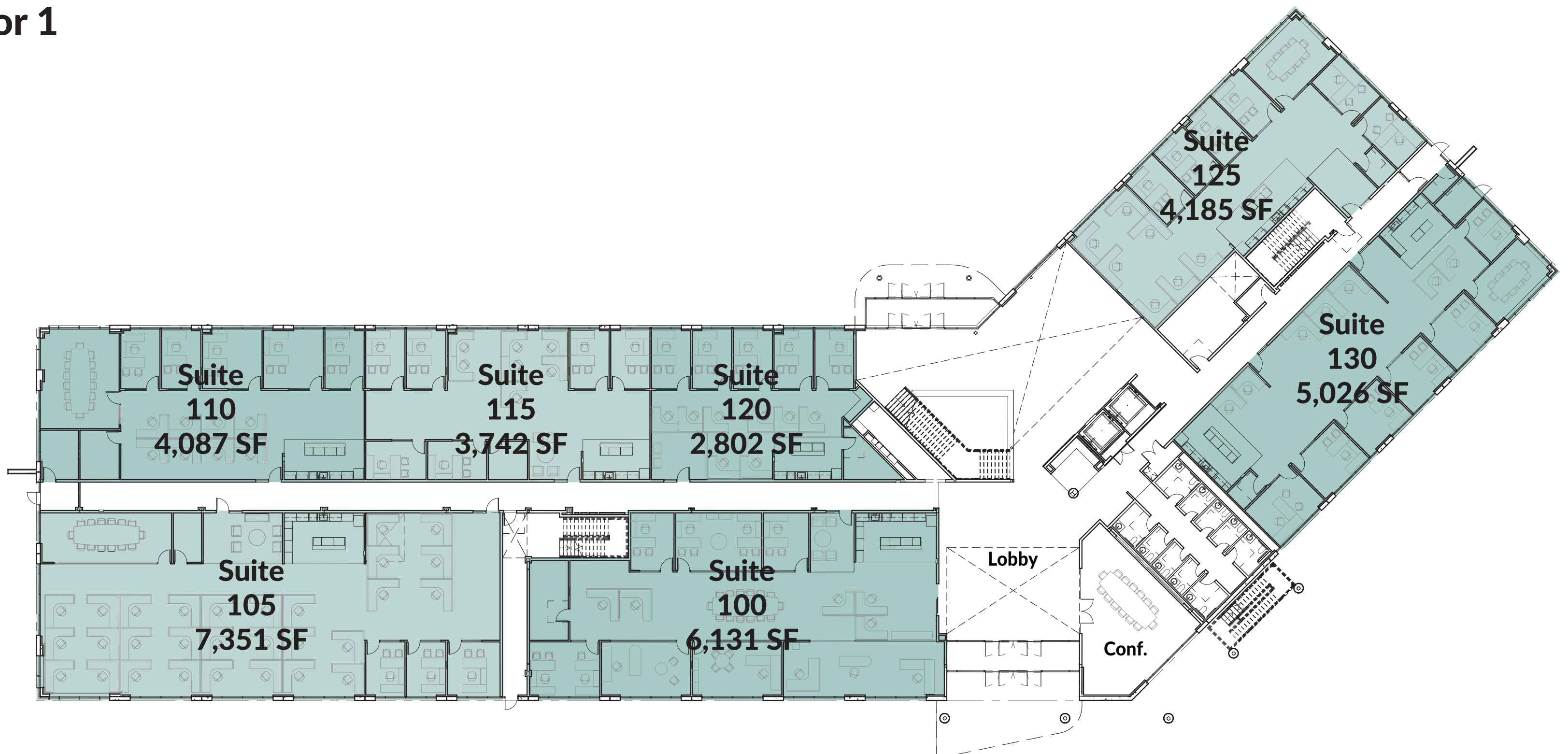
Floor 3 121 Commerce Center TERRA



Floor 2



Floor 1



121 Commerce Center TERRA (fall/winter 2023)

21 new pre-finished offices from 3,000 SF to 7,000 SF
Plano, Texas
primeracompanies.com



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

121 Commerce Center **TERRA** (fall/winter 2023)
SH 121/Bellevue Drive
Plano, Texas 75024
Class A Office Space
Three-story 100,000 SF Building
21 New Pre-Finished Suites
3,000 SF to 7,000 (3,000 SF to 7,000 SF available)

Building Features and Amenities

- REME-HALO® air purification kills up to 99% of bacteria, mold and viruses
- Touchless elevator and entry doors, among other safe-building features
- 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
- Catering kitchen
- 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@am.jll.com
214 438 1580

Caroline Leary, agent
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Gini Rounsaville, agent
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214 438 3954

Trevor Franke, agent
trevor.franke@am.jll.com
214 438 6174

Nibble & Sip

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

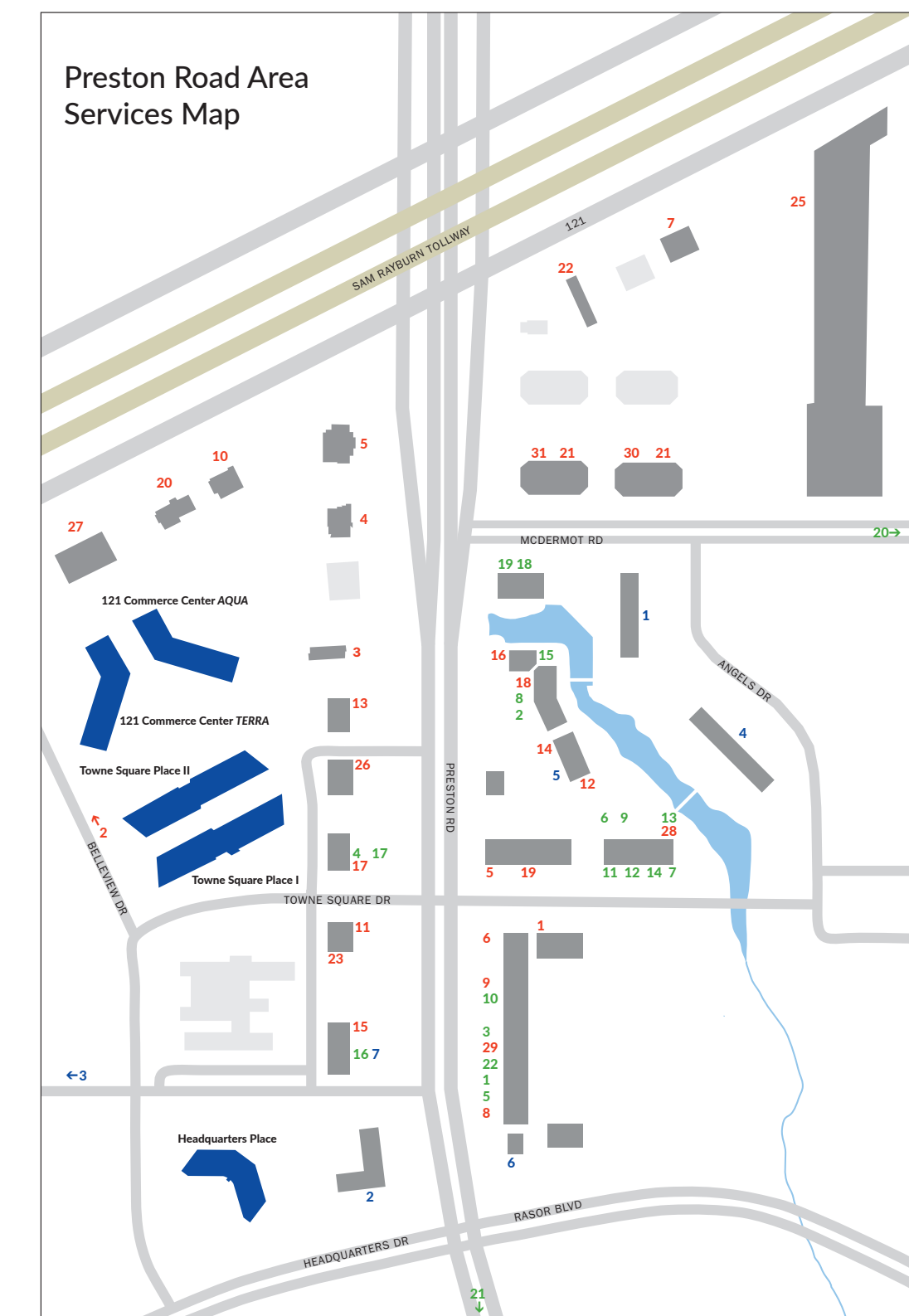
Other Services

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



Wellness & Beauty

BEAUTY SALONS

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

HAIR CARE

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

GYMS

15. Harter Strength & Conditioning
16. Orangetheory Fitness
17. Pure Barre

SPAS

18. Aqua Nail
19. Become Yourself
20. Relax Myora Spa Lounge
21. Texas Laser Clinic

WELLNESS

22. The JOINT Chiropractic



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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
Andrew Scudder	646607	andrew.scudder@jll.com	214-438-1580
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Caroline Leary	700931	caroline.leary@jll.com	214-438-3953
Sales Agent/Associate's Name	License No.	Email	Phone

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Date



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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Frank Taylor	428645	frank.taylor@jll.com	817-334-8118
Sales Agent/Associate's Name	License No.	Email	Phone

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11-2-2015



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Gini Rounsaville	619260	gini.rounsaville@jll.com	214-438-3954
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