



5600 ————— HEADQUARTERS

THE WORKPLACE —REDESIGNED



**TRANSFORMATION
DELIVERED**



A MODERN AND DYNAMIC WORK ENVIRONMENT

5600 Headquarters is a signature address, reimagined to take businesses to the next level. With over 253,468 sqft of office space, the project was designed for customizable spaces and room for growth based on tenant needs.

The campus-like location includes indoor and outdoor spaces that re-establish productivity and wellness in the workplace.



**253,468 SQFT
CLASS A
OFFICE SPACE
LOCATED ON A
27 ACRE SITE**



THE SPECS

Building Size:
253,468 RSF

Amenities:
Cafe; Tenant lounge;
Fitness Center;
Conference Rooms
and Training Facility

Greenspace:
Outdoor space,
including outdoor
seating area,
pickleball courts, etc.

Parking:
1,247 Parking Spots
/ 48 underground
park spaces



TENANT SPACE WITH HIGH END FINISHES AND ABOVE MARKET CEILING HEIGHTS

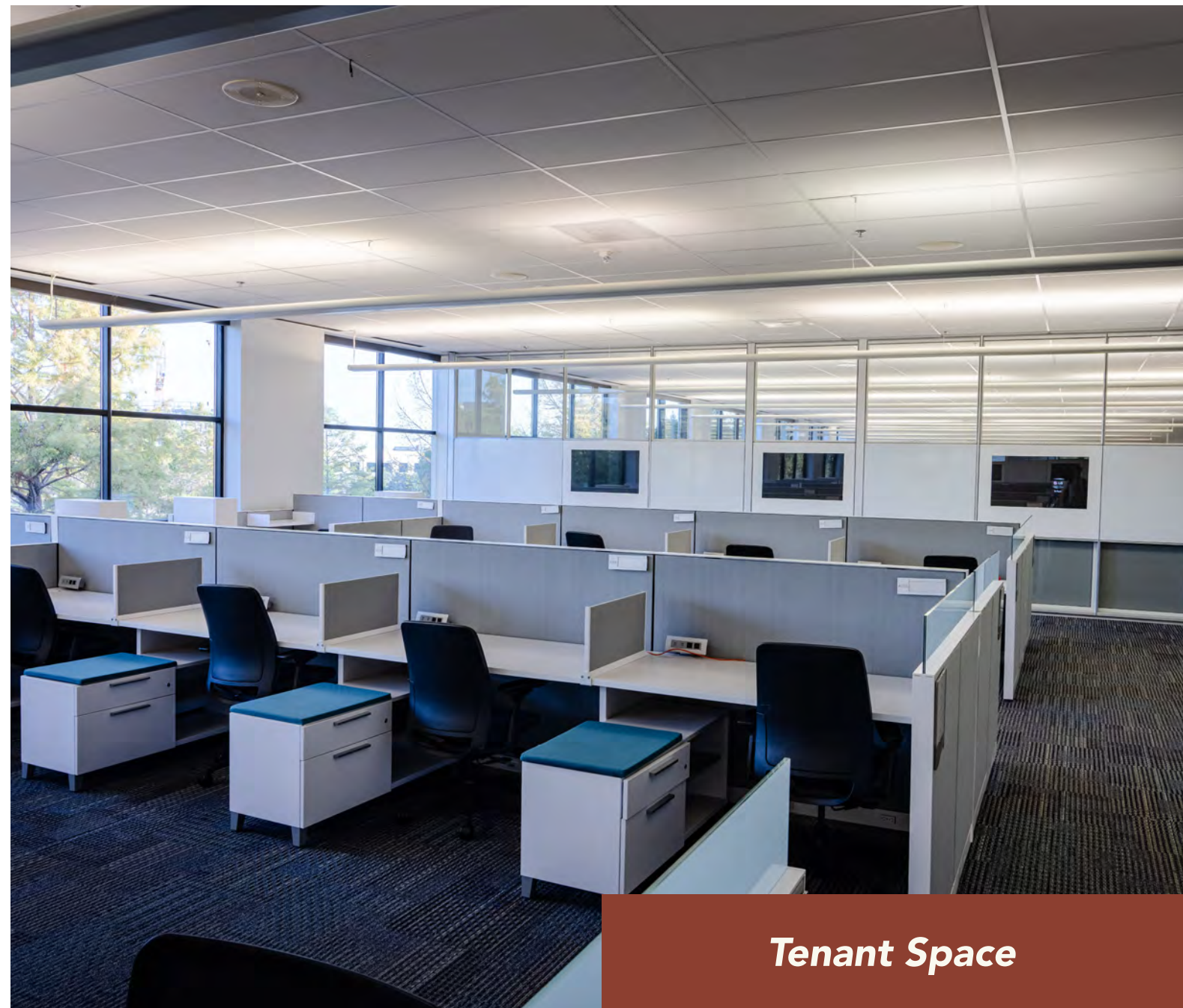
The building's layout provides an exceptional plug-and-play opportunity for future tenants, providing significant cost savings on tenant build-outs.



Exterior



Interior



Tenant Space



Tenant Space



Tenant Space



FLOORPLANS

FULLY CUSTOMIZABLE SPACES WITH EXTREMELY EFFICIENT LAYOUTS

Due to the locations of the building elevators, tenant spaces can be space planned with maximum efficiency. Above market ceiling heights and large windows provide plenty of natural light, creating an excellent environment for work productivity. Each floor can be taken as is or can be converted based on tenant needs.

FLOOR ONE

Typical Floorplate – Hybrid Space Plan

One Wing Pod:

~77,000 RSF

One Floor of

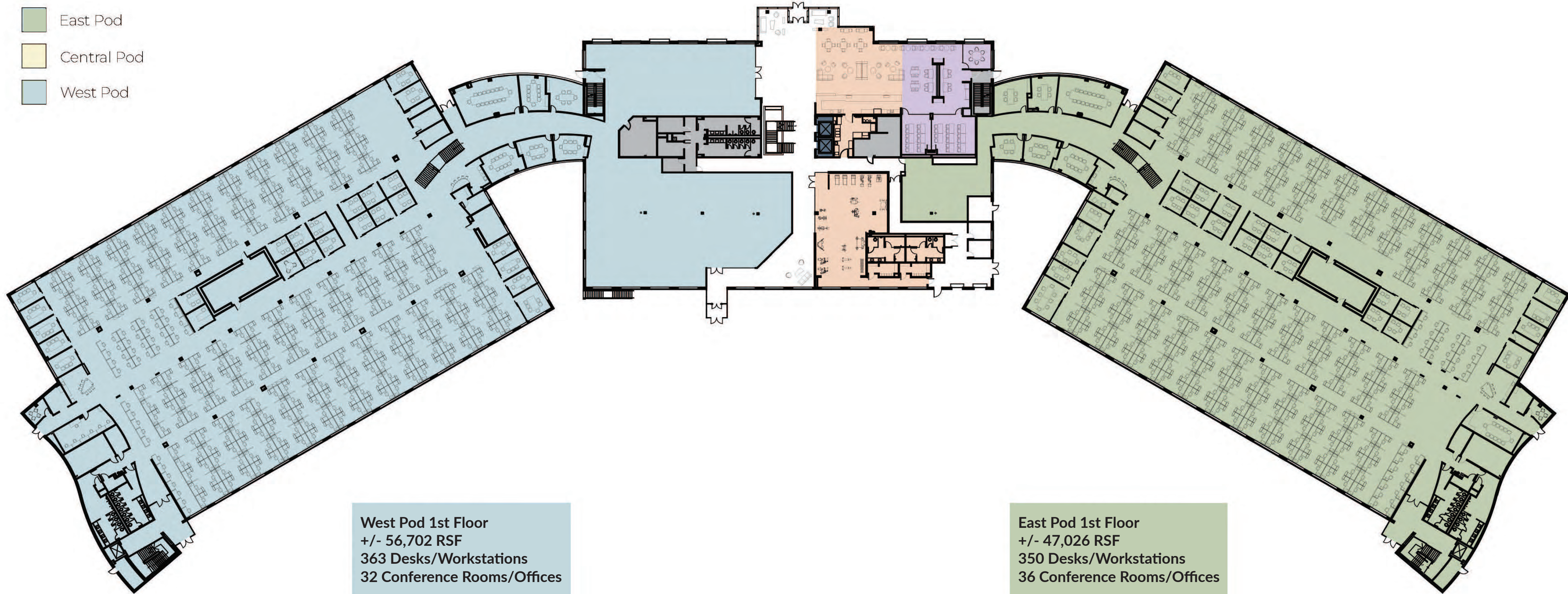
One Wing Pod:

~38,000 RSF

Available SQFT

~15,000 RSF to
253,000 RSF

- Elevators / Main Atrium
- Building Core
- Amenity Areas
- Conference
- East Pod
- Central Pod
- West Pod



West Pod 1st Floor
 +/- 56,702 RSF
 363 Desks/Workstations
 32 Conference Rooms/Offices

West Pod 1st + 2nd Floor
Total:
 +/- 103,322 RSF
 725 Desks/Workstations
 61 Conference Rooms/Offices

East Pod 1st Floor
 +/- 47,026 RSF
 350 Desks/Workstations
 36 Conference Rooms/Offices

East Pod 1st + 2nd Floor
Total:
 +/- 93,424 RSF
 800 Desks/Workstations
 74 Conference Rooms/Offices

FLOOR TWO

Typical Floorplate – Hybrid Space Plan

One Wing Pod:

~77,000 RSF

One Floor of

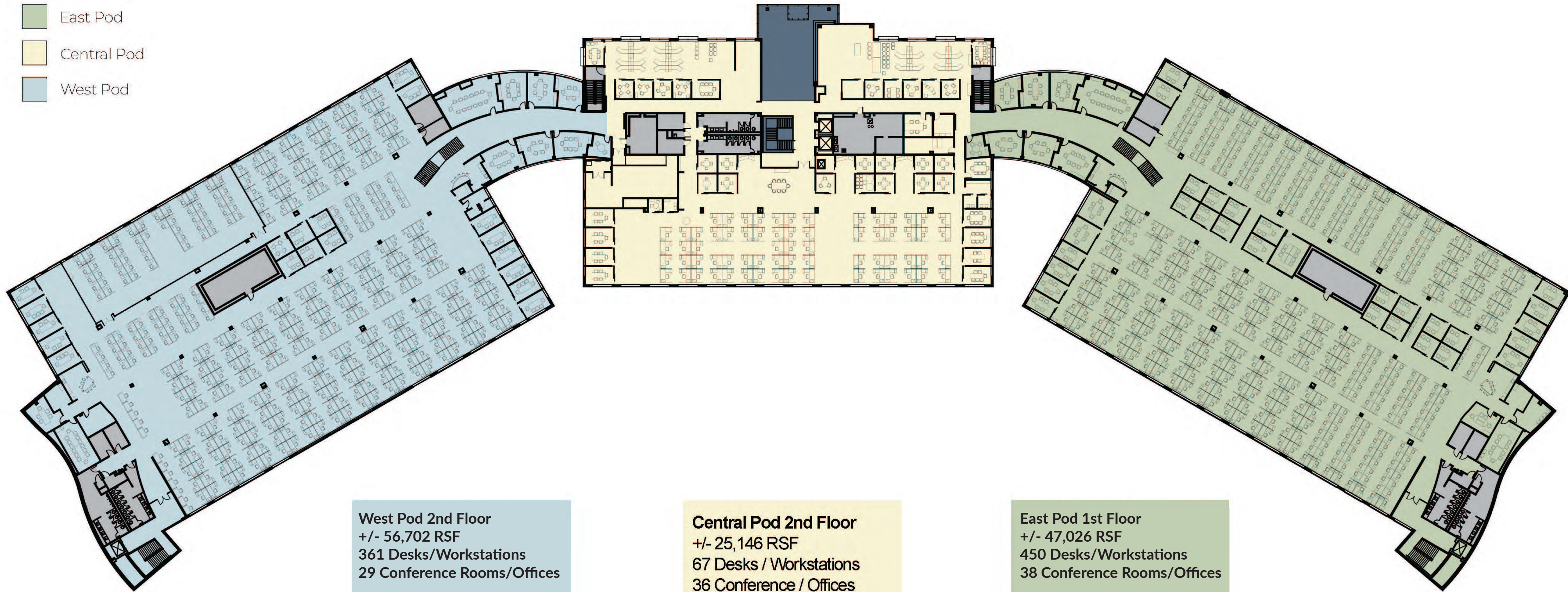
One Wing Pod:

~38,000 RSF

Available SQFT

~15,000 RSF to
253,000 RSF

-  Elevators/ Main Atrium
-  Building Core
-  Amenity Areas
-  Conference
-  East Pod
-  Central Pod
-  West Pod



West Pod 2nd Floor
+/- 56,702 RSF
361 Desks/Workstations
29 Conference Rooms/Offices

West Pod 1st + 2nd Floor
Total:
+/- 103,322 RSF
725 Desks/Workstations
61 Conference Rooms/Offices

Central Pod 2nd Floor
+/- 25,146 RSF
67 Desks / Workstations
36 Conference / Offices

Central Pod 1st + 2nd Floor
Total:
+/- 55,310 RSF
212 Desks / Workstations
54 Conference / Offices

East Pod 1st Floor
+/- 47,026 RSF
450 Desks/Workstations
38 Conference Rooms/Offices

East Pod 1st + 2nd Floor
Total:
+/- 93,424 RSF
800 Desks/Workstations
74 Conference Rooms/Offices

FLOOR THREE

Typical Floorplate –
Hybrid Space Plan

One Wing Pod:

~77,000 RSF

One Floor of

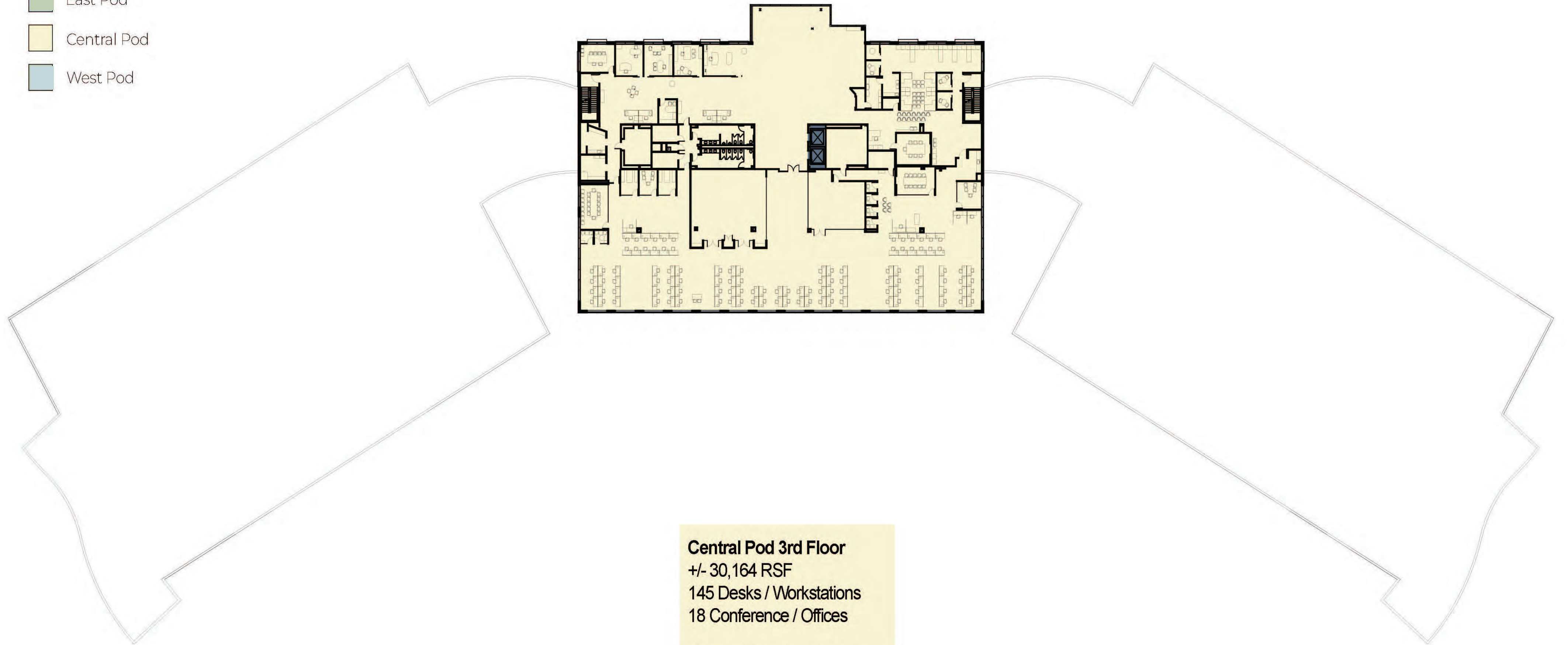
One Wing Pod:

~38,000 RSF

Available SQFT

~15,000 RSF to
253,000 RSF

-  Elevators / Main Atrium
-  Building Core
-  Amenity Areas
-  Conference
-  East Pod
-  Central Pod
-  West Pod



Central Pod 3rd Floor

+/- 30,164 RSF

145 Desks / Workstations

18 Conference / Offices

Central Pod 1st + 2nd Floor

Total:

+/- 55,310 RSF

212 Desks / Workstations

54 Conference / Offices

TEST FIT

OPTION #1

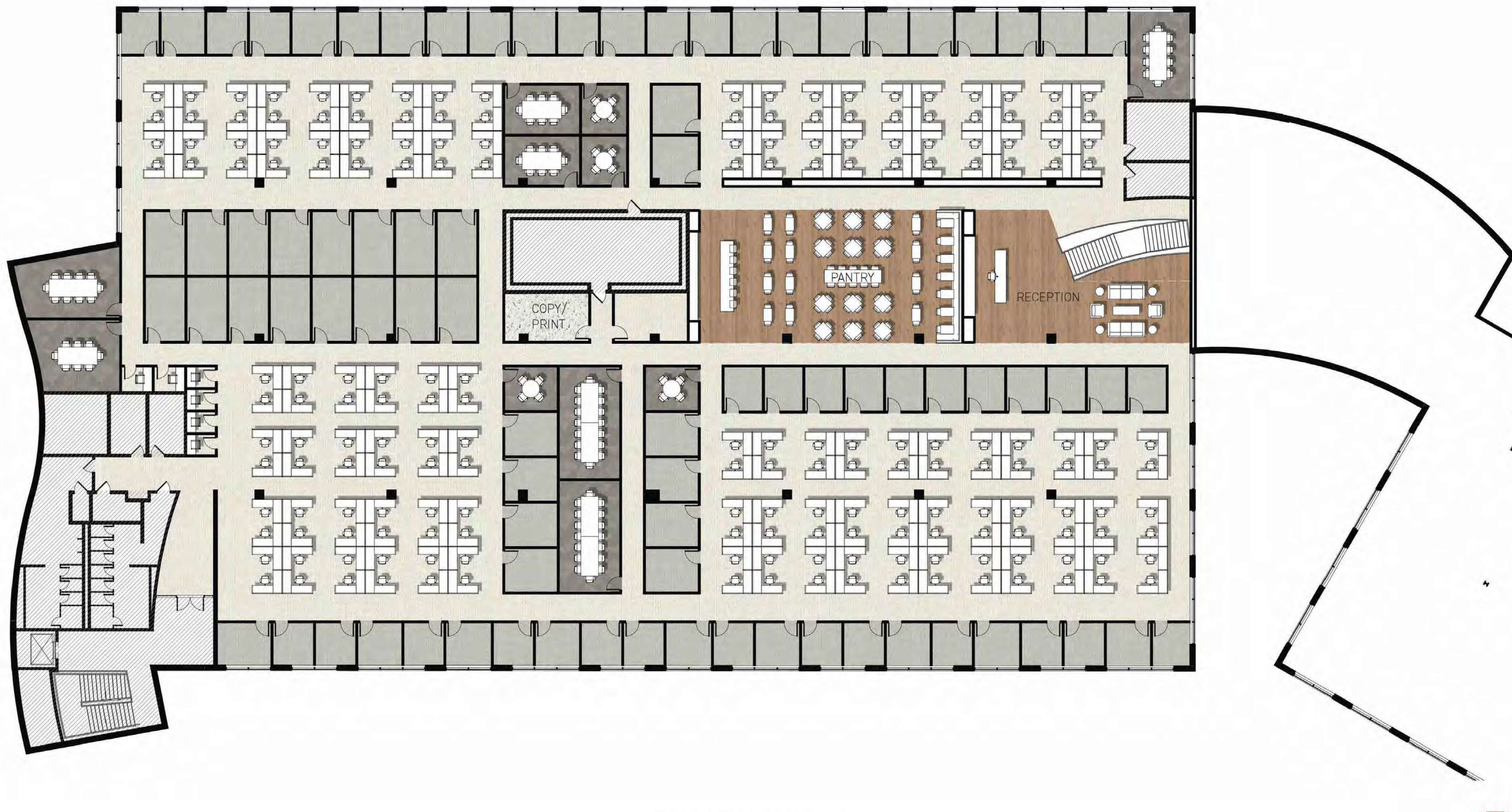
Single Tenant –
Side Pod, Open
Floorplan

SUITE 2A
40,306 RSF
47 OFFICES
216 WORK STATIONS



TEST FIT
OPTION #2
Single Tenant –
Side Pod, Traditional

SUITE 2A
40,306 RSF
82 OFFICES
190 WORK STATIONS



TEST FIT
OPTION #3
Single Tenant –
Center Pod





New Work Areas

More than
a modern
workspace.



New Cafe Space



New Lobby

Amenities

5600 Headquarters provides an expansive sense of space, from parking spots to work spaces to outdoor lunch spots.

- 1,247 Parking Spots / 48 underground park spaces
- 4-car charging stations at front of building
- Fitness Center
- Tenant Cafe
- Tenant Lounge
- Outdoor Lounge
- Pickleball Court



Men's Locker Entry



Fitness Interior



Fitness Exterior

GOING OUTSIDE OF THE OFFICE

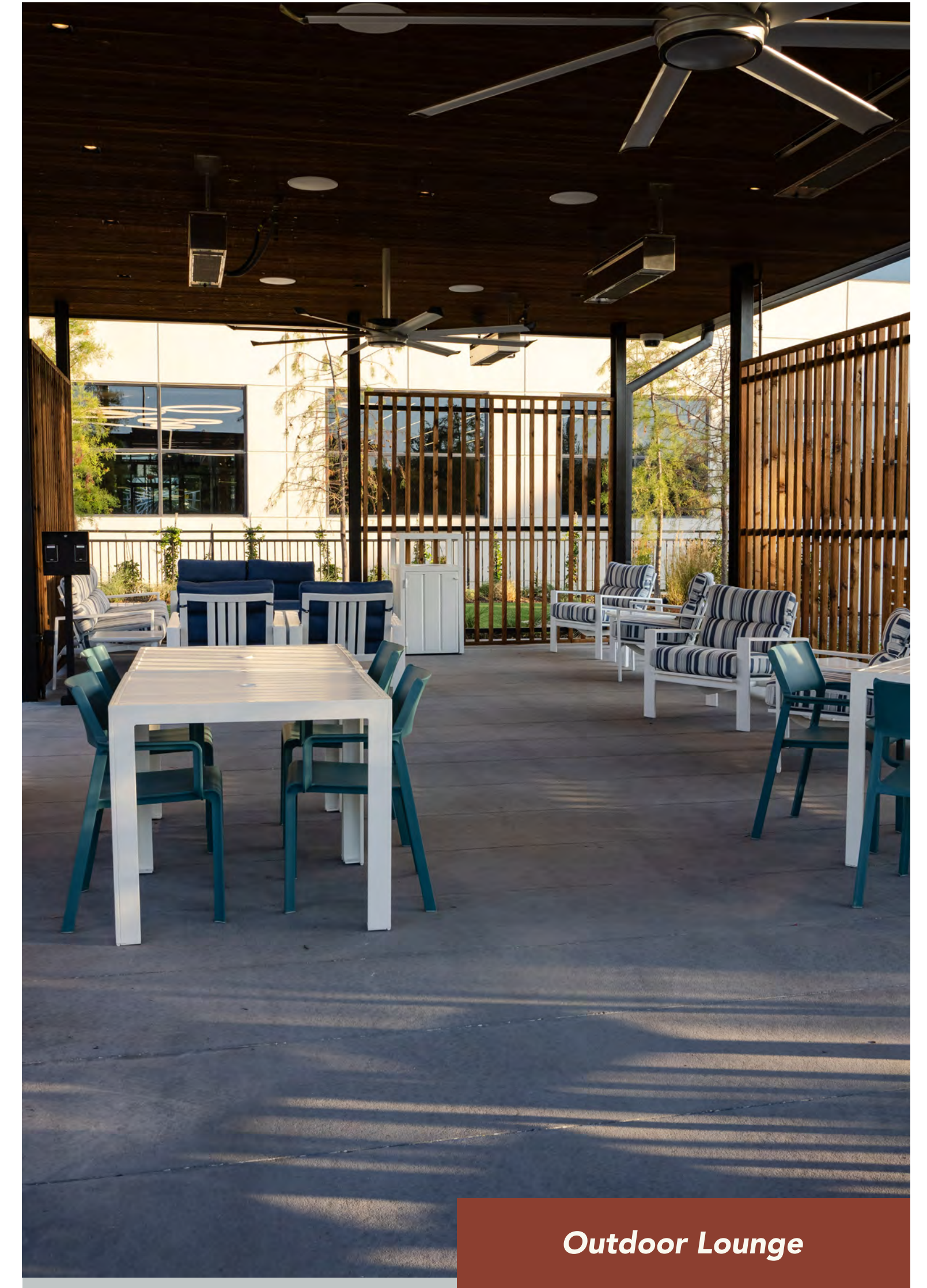




Pickleball Court



Outdoor Eating Areas



Outdoor Lounge



Centered in the best neighborhood with convenience at every step.

5600 Headquarters is a part of one of North Dallas' most favored neighborhoods. Its unequaled location provides quick access to major roadways and is minutes away from dining and retail at the Shops at Legacy, Boardwalk at Granite Park, and Legacy West, which includes the incredibly popular Legacy Food Hall.



Stonebriar Center

The Star, Home of the Dallas Cowboys

The Boardwalk
~8min. walk

Legacy West
~10min. walk

56 | HQ
00 | DR.

CapitalOne

Toyota

NTT Data

J.P. Morgan

Liberty Mutual

The Shops at Legacy
~8min. walk

FedEx

NThrive



USAA

Pizza Hut

Ericsson

Bank of America

Hewlett-Packard

AutoDesk



IN THE NEIGHBORHOOD

DINING

- | | |
|---|---|
| 1. Dunkin Donuts | 14. Seasons 52 |
| 2. Potbelly | 15. The Capital Grille |
| 3. Chipotle Mexican Grill | 16. Toasted Coffee + Kitchen |
| 4. Brasão Brazilian Steakhouse | 17. Farm+Feed |
| 5. The Yellow Chilli | 18. Mexican Sugar |
| 6. Bobs Steak & Chop House | 19. Benihana |
| 7. Starbucks | 20. Fogo de Chão Brazilian Steakhouse |
| 8. Mi Cocina | 21. Legacy Hall |
| 9. Peppersmash Cocktail Kitchen | 22. Haywire |
| 10. Main Street Bistro & Bakery | 23. Amorino |
| 11. Half Shells Oyster Bar & Grill | 24. North Italia |
| 12. Bottle Rockets Bar | 25. Mesero |
| 13. Flemmings Prime Steakhouse & Wine Bar | 26. Taverna |
| | 27. Earls Kitchen + Bar |
| | 28. Del Friscos Double Eagle Steakhouse |

SHOPPING

- | | |
|--------------------------|---------------------------|
| 1. Mini Market | 8. Dallas Running Comapny |
| 2. Ella Bleu Boutique | 9. Louis Vitton |
| 3. Legacy Books | 10. Peter Millar |
| 4. y&i Clothing Boutique | 11. Levi's Store |
| 5. The Impeccable Pig | 12. Lululemon |
| 6. Kendra Scott | 13. West Elm |
| 7. TravisMathew | 14. Nike |

LEGACY WEST
10 MIN WALK

SHOPS AT LEGACY
8 MIN WALK

DFW AIRPORT
20 MIN DRIVE

RIDERS FIELD
5 MIN DRIVE

BOARDWALK AT GRANITE PARK
8 MIN WALK

DOWNTOWN DALLAS
30 MIN DRIVE



Leasing Information

Jake Young

T.214.740.3436 | C.214.500.5689 | F.214.740.3313

jyoung@lpc.com

Worthey Wiles

Cell: 214.282-6827

wwiles@lpc.com

Christian Munoz

C 214.952.0551 | O 214.740.3557

cmunoz@lpc.com

Lincoln

Lincoln Property Company | www.lpc.com

8111 Douglas Ave | Suite 600 | Dallas, TX 75225

5600
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