



## PARKWOOD PLACE I

Parkwood Place I is located less than 1.5 miles from Legacy West and The Shops at Legacy and just one block east of the Dallas North Tollway, with immediate access to SH 121 two miles north. The property offers unmatched connectivity and walkable access to over 125 shops and restaurants, 13+ hotels, and more than 7,700 residential units built or underway nearby. Positioned in the heart of one of the Metroplex's most sought-after submarkets, Parkwood Place I delivers the amenity base and accessibility today's workforce demands.

  
**STREAM**

[www.streamrealty.com](http://www.streamrealty.com)

# PARKWOOD PLACE

5601 Democracy Drive, Plano, Texas 75024

- 98,750 Square Feet of Class A Office Space
- 4.1:1,000 Parking Ratio
- Pre-Finished Spec Suites Available Immediately
- Excellent Access to Dallas North Tollway
- Strong Ownership in Vero Capital
- Conveniently located near numerous amenities, such as Legacy Town Center, The Shops at Legacy, Stonebriar Centre, and The Star.



## **BUILDING**

Parkwood Place  
5601 Democracy Drive, Plano, TX 75024

## **OWNER/ LANDLORD**

Vero Capital

## **LEASING COMPANY**

Stream Realty Partners  
Matt Wieser  
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## **MANAGEMENT COMPANY**

Stream Realty Partners  
Sydney Otundo  
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## **BUILDING AREA**

98,750 RSF

## **YEAR BUILT**

2005

## **FLOOR SIZES**

33,000 RSF  
10' finished ceiling heights on all three floors

## **SECURITY**

The Property has a card-key access system with Von Duprin doors, six cameras and DVR.

## **ELECTRICAL**

3,000 amp, 480-volt, three phase main electrical service

## **HVAC**

The office building has 21 Lennox self-contained gas-fired heat/electric cooling units. The 21 rooftop units (RTUs) provide a total of 452 tons of heating/cooling capacity.

## **EMERGENCY POWER**

The Property has a Carrier emergency management system with digital, user-friendly thermostats.

## **ELEVATORS**

The building has two Thyssenkrupp ISIS electric passenger elevators (no machine room).

## **PARKING**

4.10 per 1000

## **ELECTRICITY ESTIMATES**

\$1.19/RSF

## **OPERATING EXPENSE ESTIMATES**

\$11.70/RSF

## **LEED/ENERGY STAR/ GREEN INITIATIVES**

Energy Star Rated

## **TELECOM**

Four telephone conduits provide dual access to the public street for fiber and copper.



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FOR MORE INFORMATION CONTACT

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