

LEGACY CENTRAL BUSINESS PARK

103,000 RSF OFFICE BUILDING | 6817 - 6913 AVENUE K, PLANO, TEXAS 75074

Quoted Rental Rate: \$14.00 - 16.00 + NNN (\$5.78/RSF)

FLOORS 1

PARKING 2:1,000 RSF

BUILDING AREA 103,000 RSF

BUILDING HOURS Regulated by tenant

ELECTRICAL Single phase - 200 amp

2024 ESTIMATED EXPENSES Operating Expenses: \$3.27 / RSF
Property Taxes: \$2.51 / RSF

CEILING HEIGHT 9'5" to drop grid

CLEAR HEIGHT 17' - 19'

LIFE / FIRE SAFETY Monitored fire control system with overhead fire sprinkler system for fire suppression

DATA PROVIDER Frontier Communications

LANDLORD Legacy Plano Master, LLC, an affiliate of Sunwest Real Estate Group and Libitzky Property Companies

BUILDING AMENITIES Glass door storefronts
Grade level roll up doors - 10' W x 12' H
Visibility from major thoroughfare - Easy access to Hwy-75
Monument signage opportunities available
Rear-loading access to all suites
Well-maintained exterior

