

GATEWAY AT LEGACY

6860 Dallas Parkway
Plano, TX 75024

Office For Lease



Leasing Information:
214.740.3300

Chris Axley
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Mark Dickenson
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Lincoln

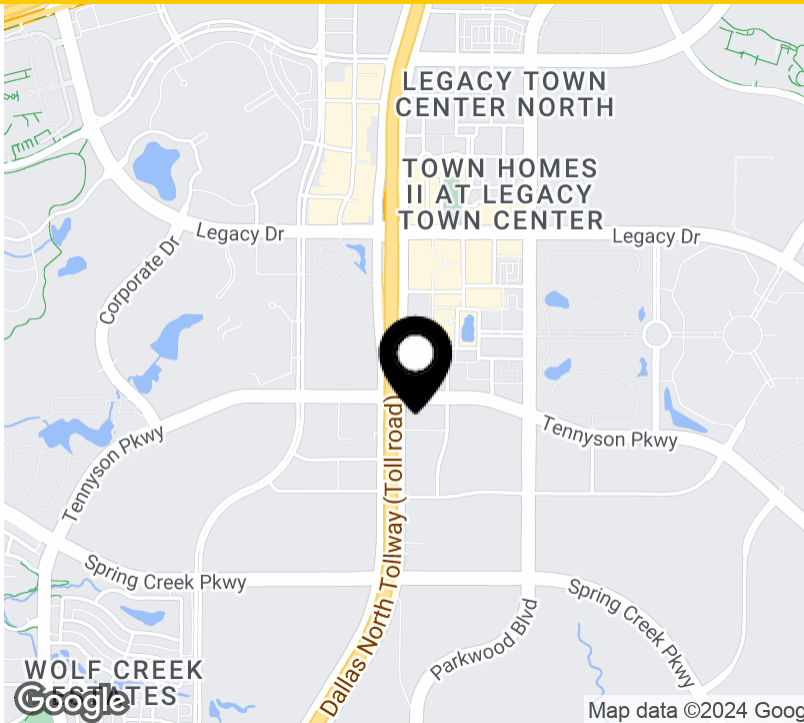
Lincoln Property Company
8111 Douglas Avenue
Dallas, TX 75225

www.lpc.com

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Property Highlights

- Availability 2,716 - 22,548 RSF
- Lease Term 5 – 10 years
- Rental Rate \$32.00 NNN
- 2024 Estimated Opex \$15.83 / SF
- 2024 Estimated Electricity \$1.65 / SF
- Common Area Factor 14.8%
- Tenant Finish Negotiable
- Building Hours Mon-Fri 7:00am – 7:00pm; Sat 7:00am – 1:00pm
- Parking 4:1,000 ratio; Reserved Spaces \$100.00/mo; Unreserved Spaces \$0.00
- Fiberoptic Providers Charter Communications; FPL Fibernet/Crown Castle; Level 3 Communications; Logix Communications; Zayo

Property Overview

8-Story Class AA Office Tower
207,834 RSF Total
26,988 RSF Typical Floorplate
Built in 2006; Renovated in 2020

Availabilities	SF	Lease Rate	Date Available
Suite 125	4,261 SF	\$32.00 NNN	Now
Suite 400	17,165 SF	\$31.00 NNN	November 2024
Suite 450	5,383 SF	\$32.00 NNN	Now
Suite 570	2,716 SF	\$32.00 NNN	Now

Amenities

- New fitness center with showers and locker rooms
- New conference room
- Large tenant lounge with grab-n-go and Starbucks Coffee
- Shaded outdoor collaboration area
- Daily lunch deliveries by Foodsby & Fooda
- Complimentary shuttle cart rides to the Shops at Legacy
- On-site management with access card system for after hours building access

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Additional Photos



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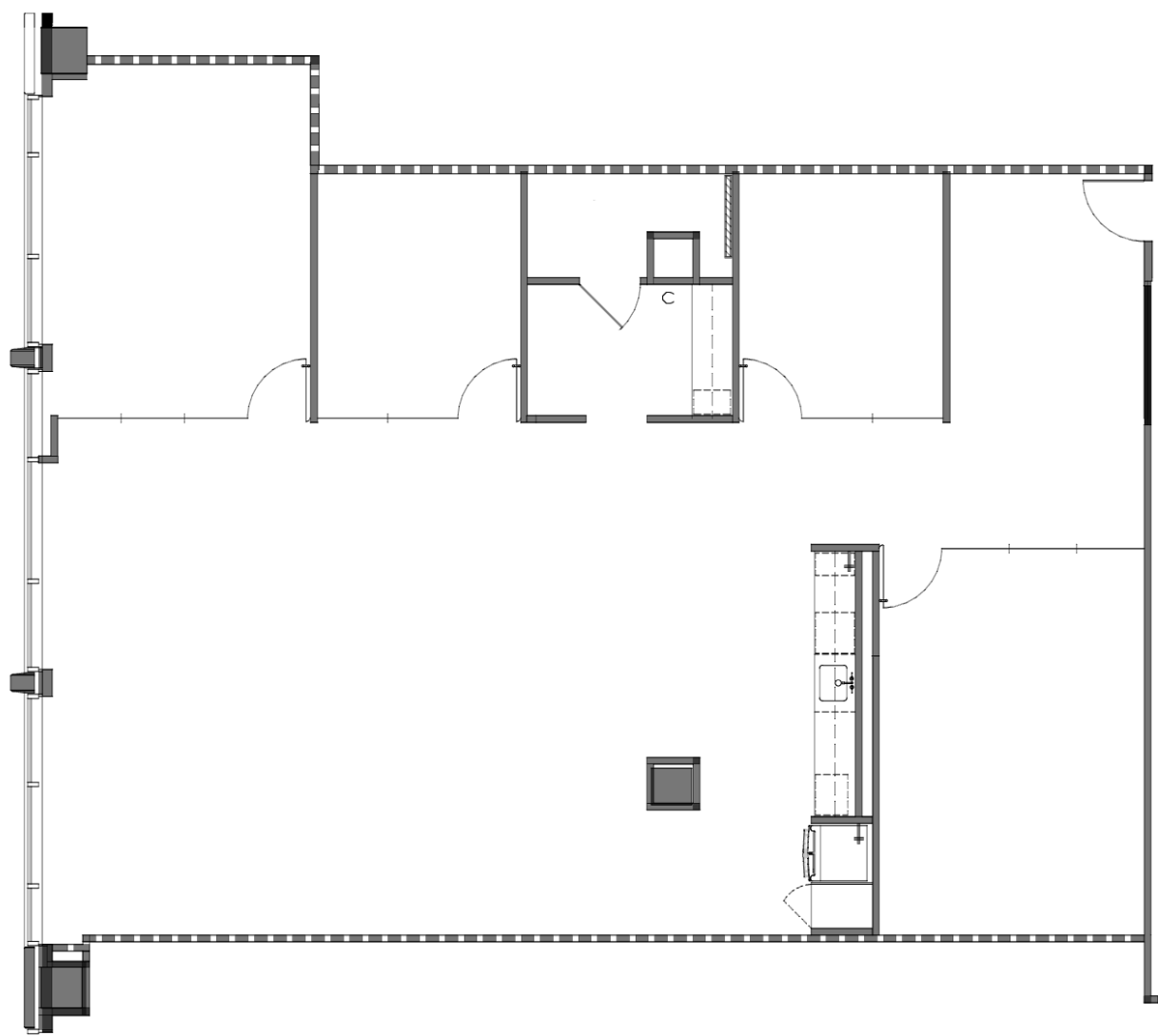
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Suite 570

6860 Dallas Parkway | Plano, TX 75024



Suite	Size	Lease Rate
Suite 570	2,716 SF	\$32.00 NNN

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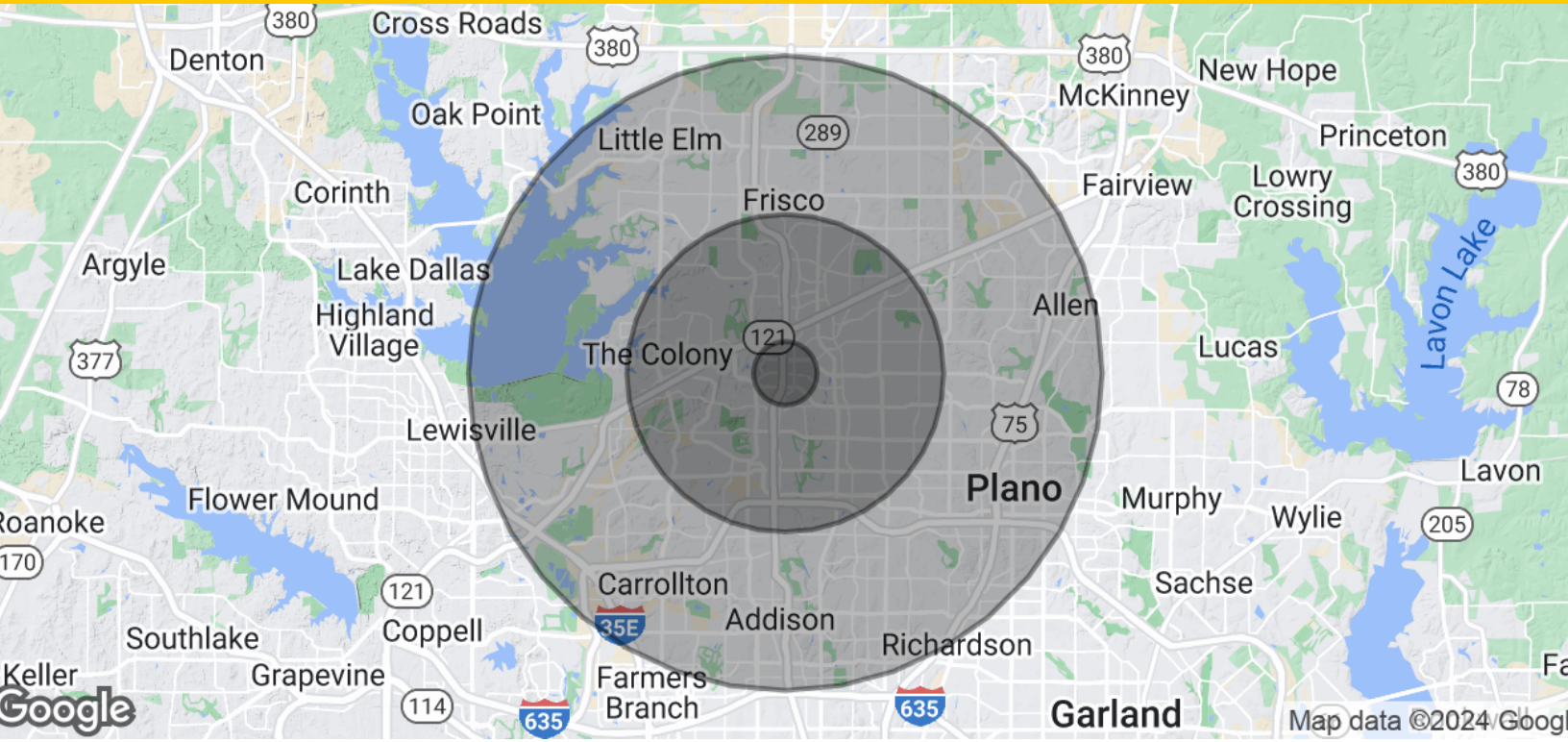
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Demographics Map & Report



Population	1 Mile	5 Miles	10 Miles
Total Population	7,347	306,398	1,098,024
Average Age	36.2	39.8	38.0
Average Age (Male)	34.8	39.0	36.8
Average Age (Female)	34.5	40.1	38.8
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	4,499	134,044	446,530
# of Persons per HH	1.6	2.3	2.5
Average HH Income	\$97,837	\$122,568	\$112,494
Average House Value	\$419,145	\$346,880	\$299,827

2020 American Community Survey (ACS)

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