

R&D ——— AT LEGACY

Where Function Meets Convenience.



CHASE LOPEZ | 214.267.0465 | clopez@streamrealty.com
JAMES MANTZURANIS | 214.267.0494 | jmantzuranis@streamrealty.com
SAM BASS | 214.210.1328 | sam.bass@streamrealty.com

OWNED BY:

DRA
ADVISORS

LEASED BY:

STREAM

7

Buildings

374,275 SF

Complex Size

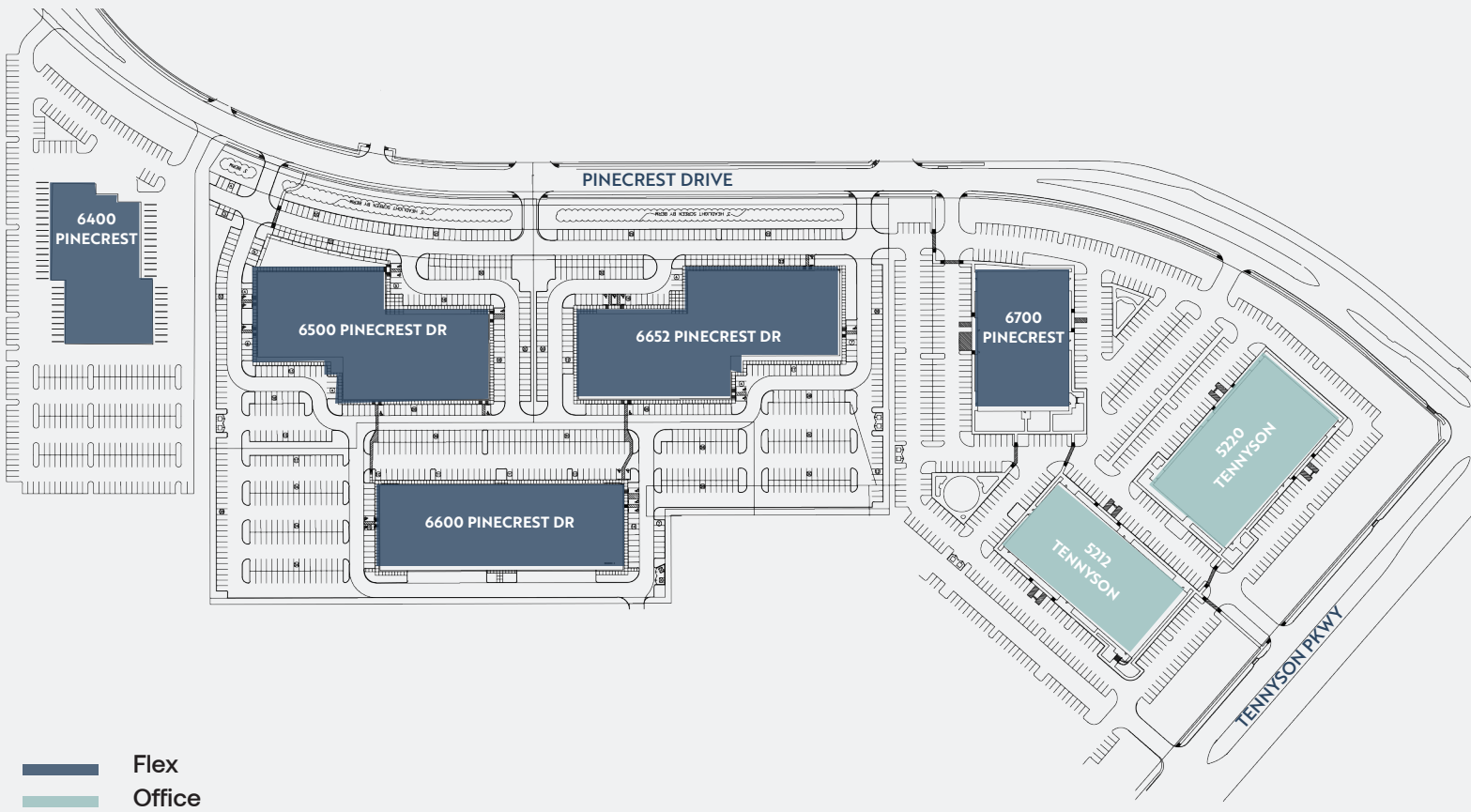
Grade Level

Loading

2,990 - 34,828

Available SF Range

SITE PLAN



BUILDING PHOTOS



PROPERTY HIGHLIGHTS

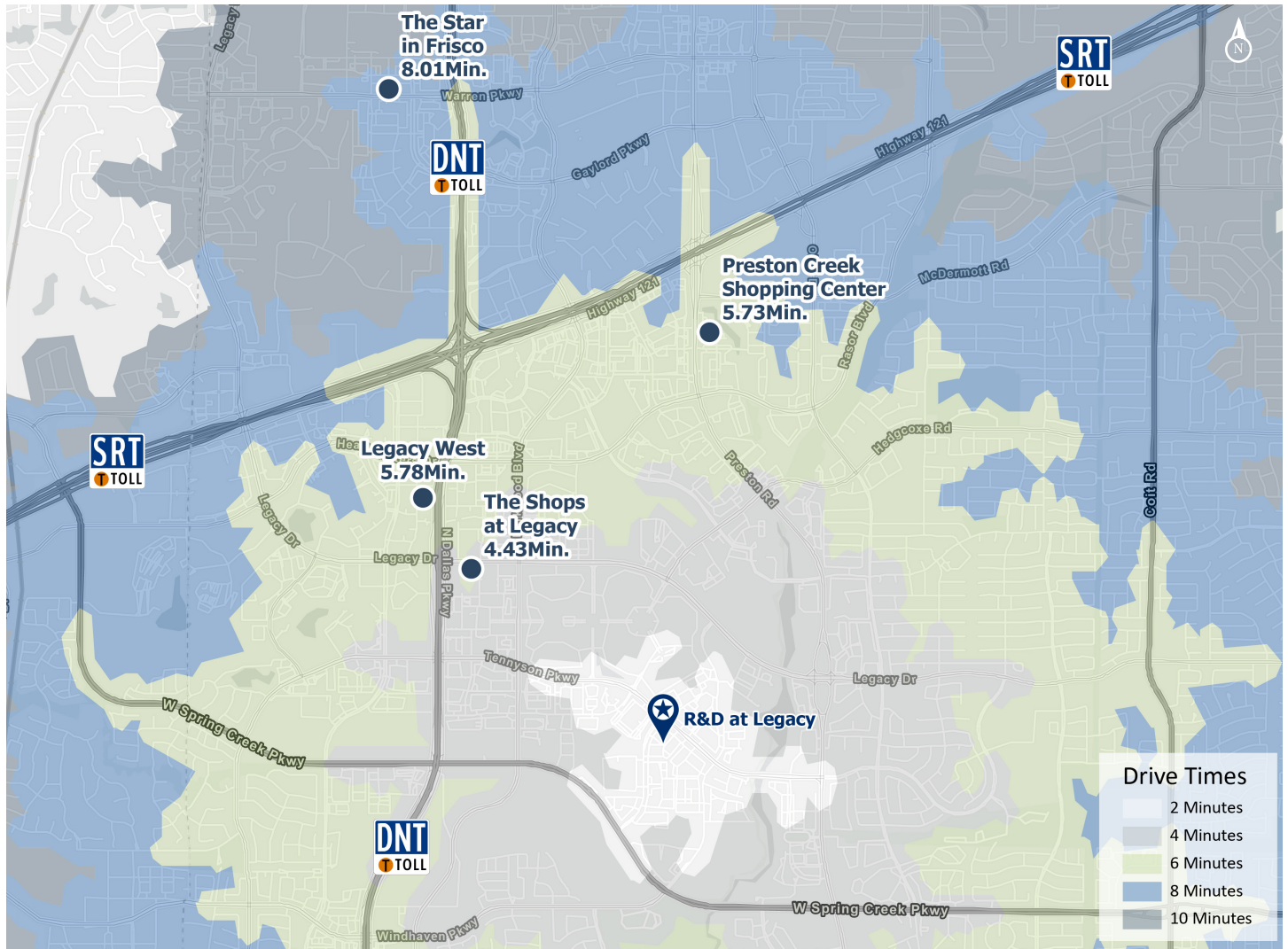
Office Specifications

BUILDINGS	7 Buildings Phase III: 5212 Tennyson Pky, 5220 Tennyson Pky, 6700 Pinecrest Dr Phase IV: 6500 Pinecrest Dr, 6652 Pinecrest Dr, 6600 Pinecrest Dr Phase V: 6400 Pinecrest Dr
OWNER/LANDLORD	G&I X LEGACY R&D PORTFOLIO, L.P. DRA Advisors
LEASING COMPANY & CONTACTS	Stream Realty Partners Chase Lopez 214.267.0465 clopez@streamrealty.com James Mantzuranis 214.267.0494 jmantzuranis@streamrealty.com Sam Bass 214.210.1328 sam.bass@streamrealty.com
MANAGEMENT COMPANY & CONTACTS	Accesso Partners Gina Valencia 214.604.6003 gvalencia@accessoservices.com
BUILDING AREA	374,275 SF
YEAR BUILT	Phase III & IV: 2006-2008 Phase V: 2012
ELECTRICAL	Separately metered by suite, Tenant responsible for securing contract with electric provider.
HVAC	Each premises has dedicated RTUs. Tenant responsible for monthly/quarterly/annual maintenance & repairs.
EMERGENCY POWER	6700 Pinecrest has a 70KW Generac backup generator servicing Suite 200.
PARKING	6.0 per 1,000 SF surface parking.
OPERATING EXPENSE ESTIMATES	Phase III: \$6.84/RSF, OPEX: \$2.90 Taxes: \$3.45, Ins: \$0.49 Phase IV: \$6.11/RSF, OPEX: \$2.13, Taxes: \$3.49, Ins: \$0.49 Phase V: \$6.12/RSF, OPEX: \$2.03, Taxes: \$3.60, Ins: \$0.49
TELECOM/FIBER	Verizon, AT&T, Spectrum

Industrial Specifications

CLEAR HEIGHT	15'9"
LOADING	Grade Level Loading
SPRINKLERED	ESFR
POWER SPECS	3-Phase Power, Amperage and Voltage varies by suite
HVAC	100% HVAC

LOCAL AMENITIES



HUNDREDS OF DINING DESTINATIONS AND SHOPPING EXPERIENCES WITHIN A 10-MINUTE COMMUTE

The Star (Frisco)



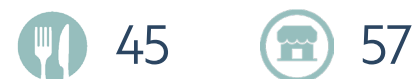
Legacy West




Preston Creek & Preston Village Shopping Center



Shops at Legacy



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