

ONE

LEGACY CIRCLE

7500 DALLAS PARKWAY • PLANO, TEXAS 75024



CLASS A OFFICE FOR LEASE
214,110 TOTAL SF

FOR LEASE • 214,110 TOTAL SF PROPERTY OVERVIEW



Property Description

- New Conference Center, Executive Board Room and Tenant Lounge
- 214,110 Total SF; 8 Floors
- Efficient 28,000 SF Typical Floorplate
- 10' Ceiling Height
- 4 Story Garage Parking
- 4:1,000 RSF Parking Ratio
- Energy Star Rated (Top 10%)
- Full-height Glass
- Column Free Leasing Depths of 45'

Building Services

- Meal Delivery Provided by Foodsby
- On-site Security Personnel
- On-site proactive and local Management & Engineering provided by Gildenson Real Estate
- 24/7 Card Key Access
- Car Wash Services
- Guest WiFi in the Lobby



Location

- Unrivaled signage potential along DNT & SH-121
- Excellent access to dining and shopping options; 76 walk score
- Located in the heart of Legacy for high visibility
- Easy Access to Dallas North Tollway, SH-121 and SH-190
- 20 Minutes to DFW Airport
- 30 Minutes to Dallas Love Field and Dallas CBD



FOR LEASE • 214,110 TOTAL SF AMENITIES OVERVIEW



LEGACY HALL

LEGACY WEST

THE SHOPS AT LEGACY



LEGACY DRIVE

DALLAS NORTH TOLLWAY

Restaurants

- Prim and Proper
- Toulouse Café and Bar
- Earls Kitchen + Bar
- Taverna
- North Italia
- CAVA
- Mexican Sugar
- Paciugo
- RA Sushi
- The Keeper
- Benihana
- Café Istanbul
- Del Frisco's Grille
- East Hampton Sandwich Co
- Coal Vines
- Blue Martini Lounge
- Seasons 52
- The Capital Grille
- Henry's Tavern
- Fireside Pies
- Snap Kitchen
- Chipotle
- Zoës Kitchen

- Potbelly Sandwich Shop
- Salata
- Café Intermezzo
- Dunkin Donuts
- True Food Kitchen
- Amorino Gelato
- Haywire
- Fogo de Chao
- Fleming's Prime Steakhouse & Wine Bar
- Mi Cocina
- Original Chop Shop
- Bob's Steak & Chop House
- Half Shells
- CRU Food & Wine Bar
- Whisky Moon
- Bulla Gastrobar

Hotels

- Cambria Hotel
- Marriott at Legacy Town Center
- Renaissance at Legacy West
- Hilton at Granite Park
- NYLO

- Staybridge Suites
- Home2 Suites by Hilton
- Aloft
- Springhill Suites
- Courtyard by Marriott
- Hotel Indigo
- Dury Inn & Suites
- Hilton Garden Inn
- Hyatt House
- Sheraton Stonebriar
- Westin Stonebriar
- Embassy Suites by Hilton
- Candlewood Suites
- La Quinta
- Towneplace Suites

Entertainment/ Retailers

- The Shops at Legacy
- Legacy West Urban Village
- Legacy Hall
- The Entertainment District at The Star

- Shops at Granite Park
- Legacy Town Center
- Stonebriar Mall
- Dr. Pepper Ballpark & Arena
- Angelika Film Center
- Nebraska Furniture Mart
- IKEA

Fitness

- Life Time Fitness
- Orange Theory
- City Surf
- The Yoga Factory
- LA Fitness
- 24 Hour Fitness
- NexGen Fitness

FOR LEASE • 214,110 TOTAL SF
PROPERTY PHOTOS



Coveted
Plano Location



Walking Distance
From Dining &
Shopping



On-site Security



Car Wash Services



Meal Delivery
by Foodsy



Tenant Conference
Center, Lounge and
Board Room



FOR LEASE • 214,110 TOTAL SF PROPERTY PHOTOS





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For Leasing Information



Jared Laake
972.776.7045
jlaake@bradford.com

PROPERTY WEBSITE



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Bradford Realty Services of Dallas, Inc	#399375	info@bradford.com	9727767000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date