



# RYAN TOWER

LEGACY WEST

8101 Windrose Avenue • Plano, TX 75204



# Building Highlights

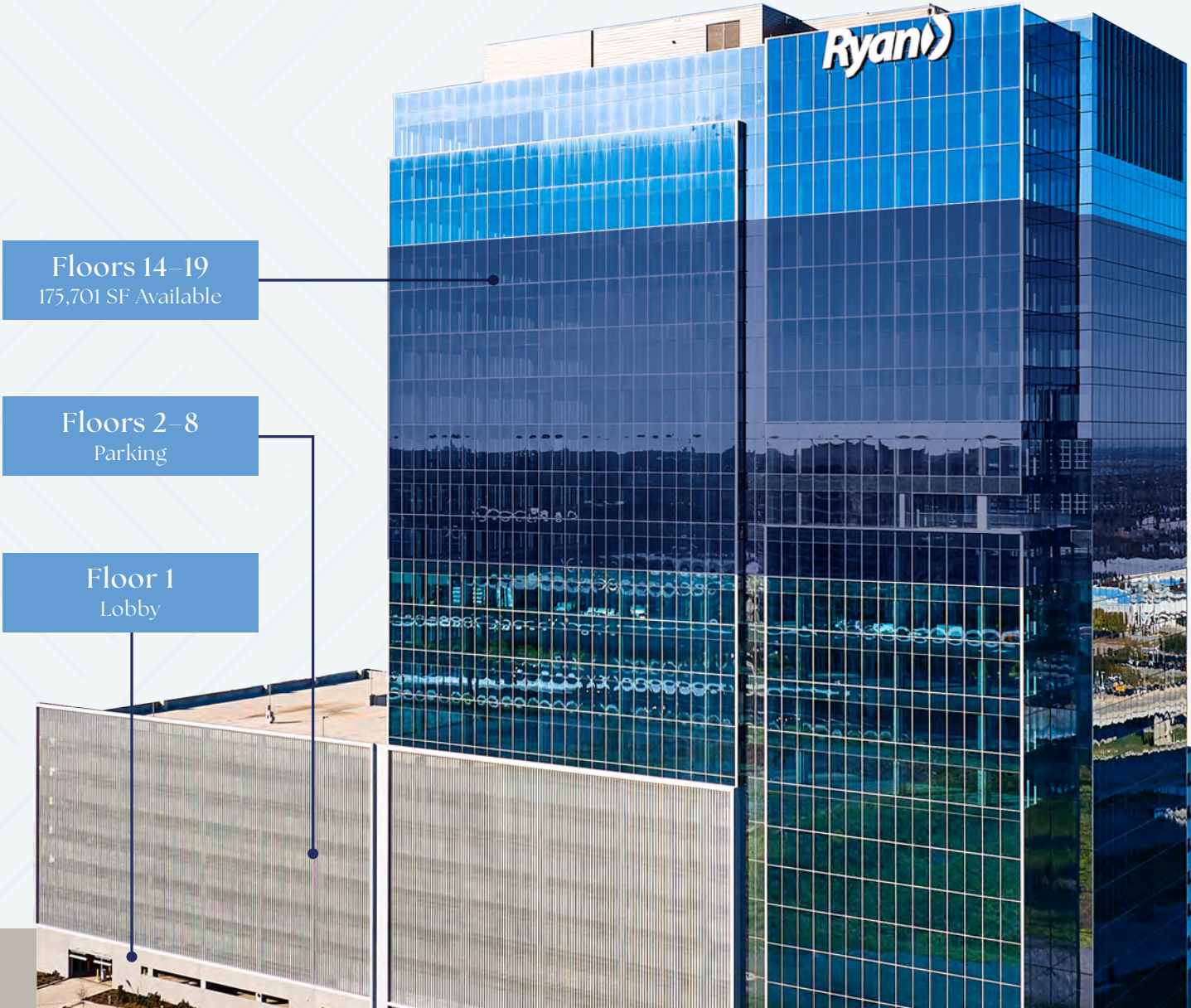
**409,182 SF**  
BUILDING SIZE

**29,303 SF**  
TYPICAL FLOORPLATE

**4/1,000**  
PARKING RATIO

**175,701 SF**  
AVAILABLE

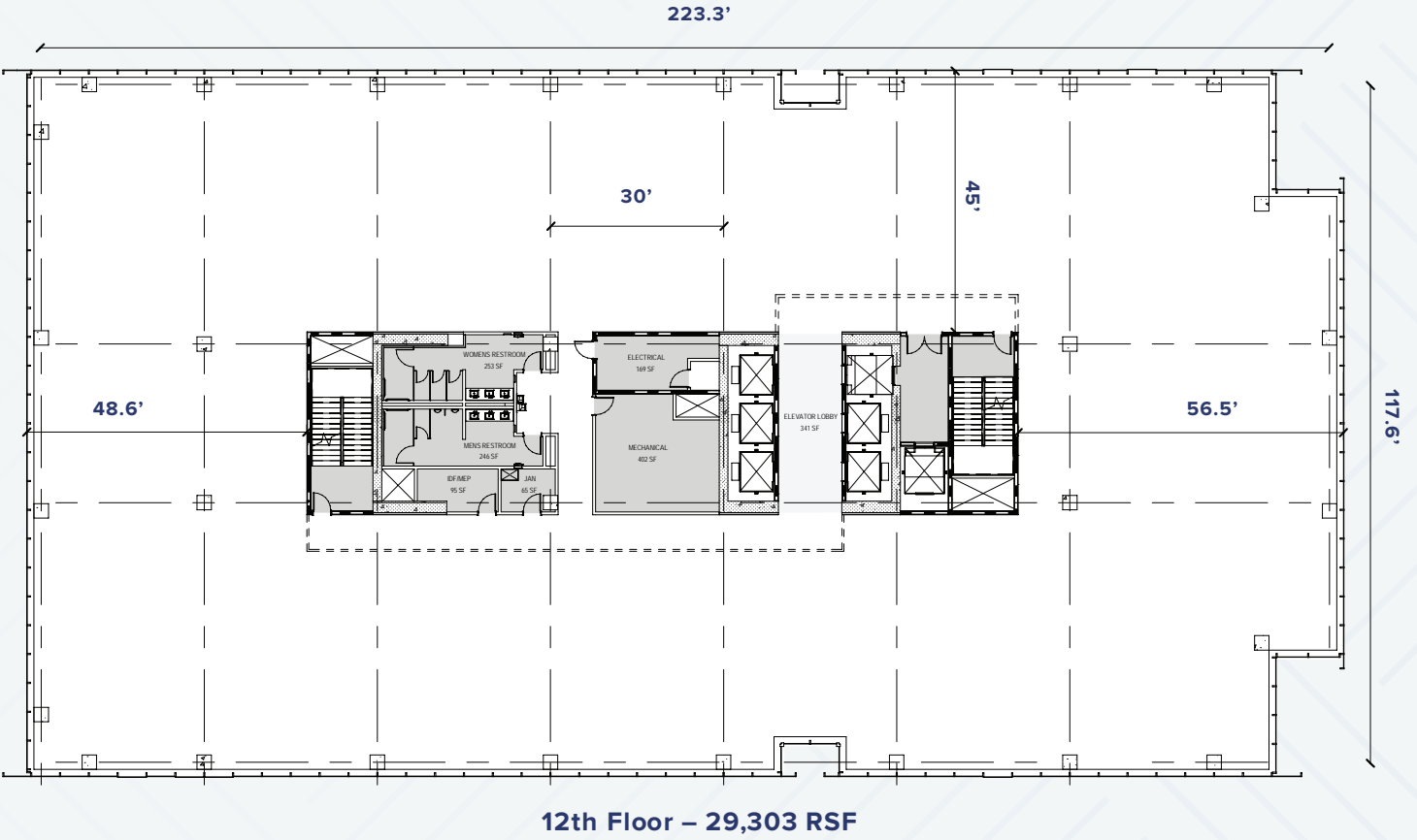
**23 Stories**  
8 PARKING, 14 OFFICE



# Amenities

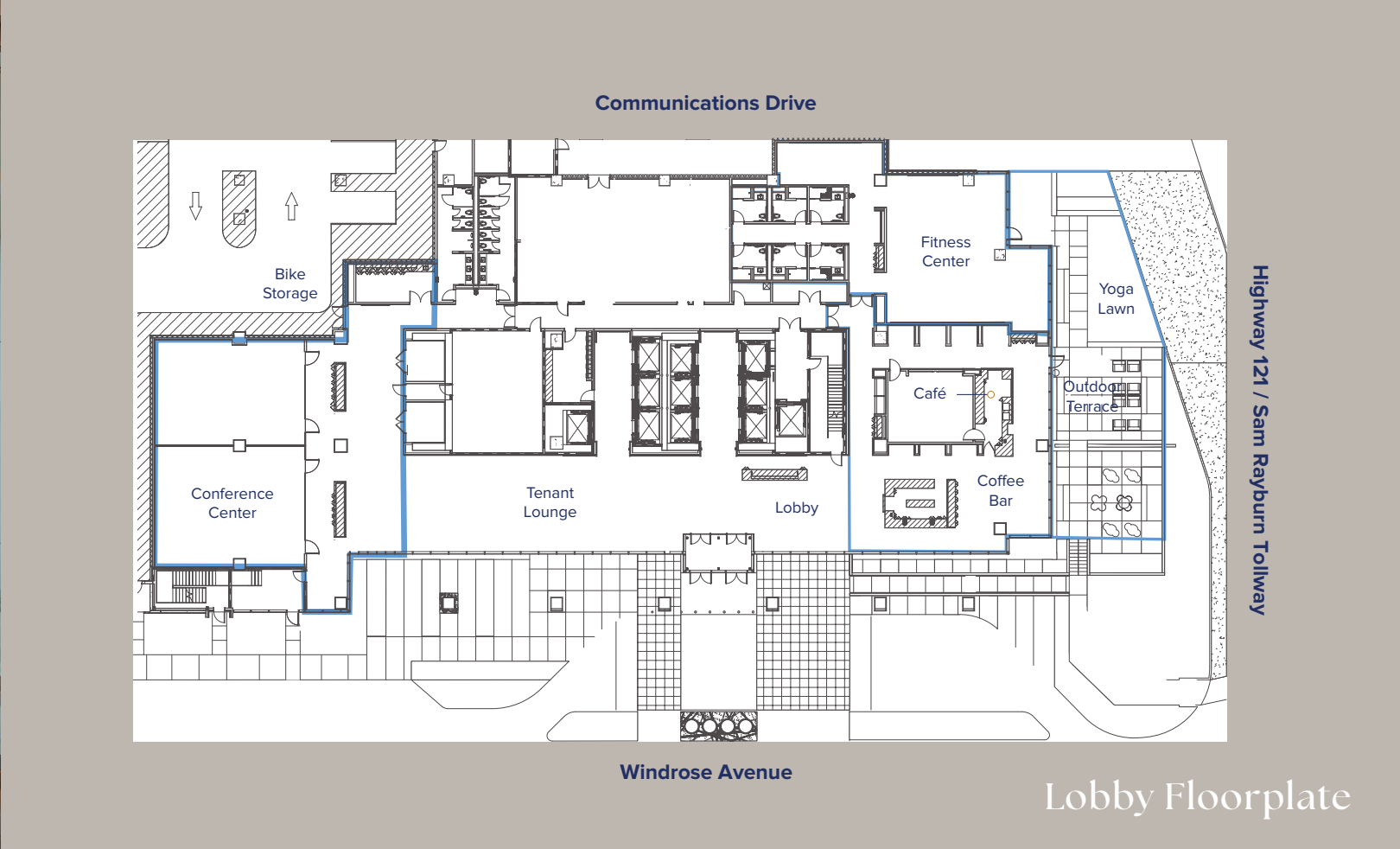
-  CONFERENCE CENTER
-  OUTDOOR SPACE SEATING & WI-FI
-  TENANT LOUNGE
-  YOGA LAWN
-  FITNESS CENTER
-  GRAB & GO MARKET
-  BIKE STORAGE
-  CAFÉ & COFFEE BAR
-  GEM SHUTTLE

# Typical Floorplate





Lobby

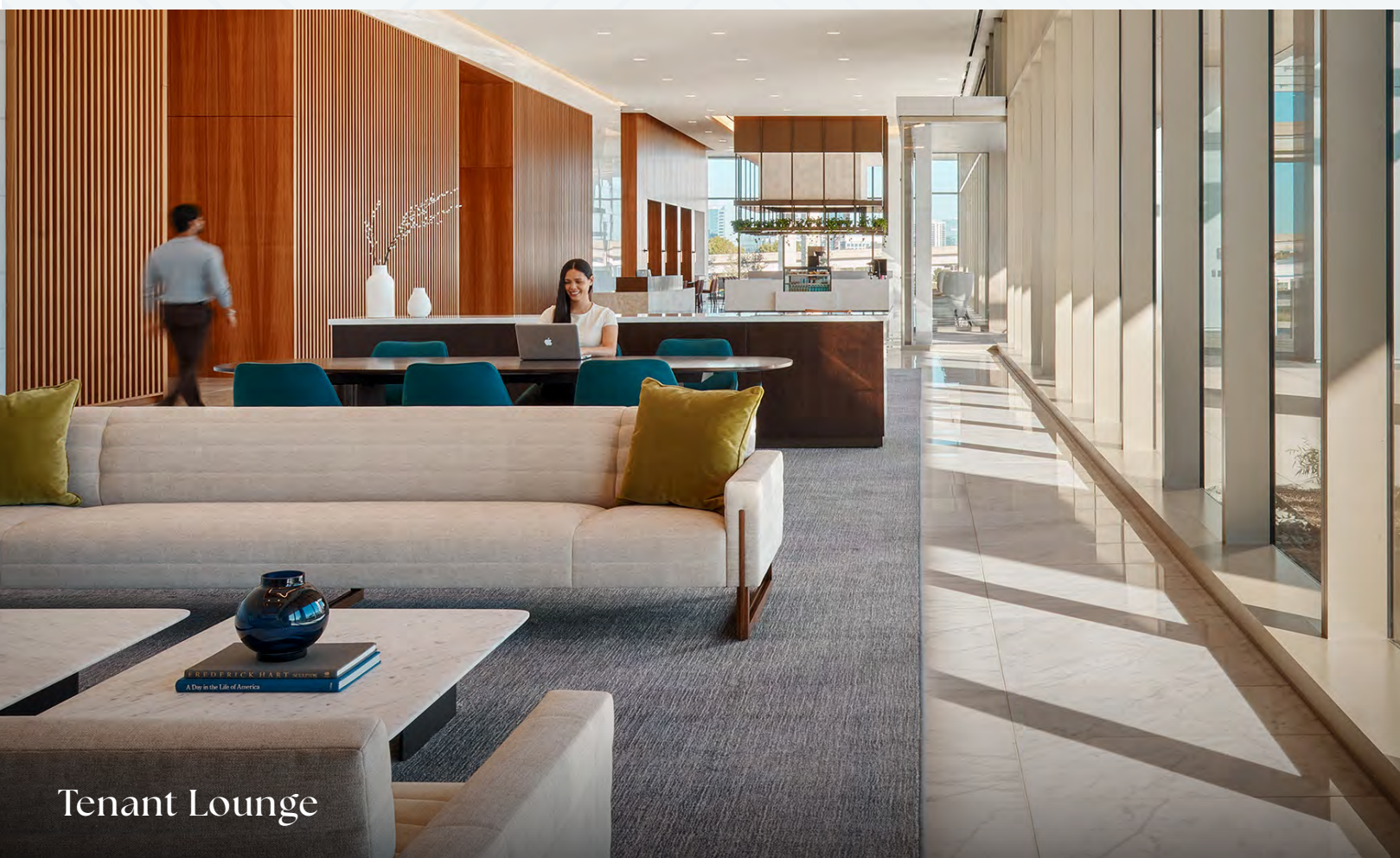


Communications Drive

Highway 121 / Sam Rayburn Tollway

Windrose Avenue

Lobby Floorplate



Tenant Lounge



Café



Conference Center



Fitness Center



Ascension Coffee Bar



Terrace Exclusive for 15<sup>th</sup> Floor

20 min  
TO DALLAS LOVE FIELD

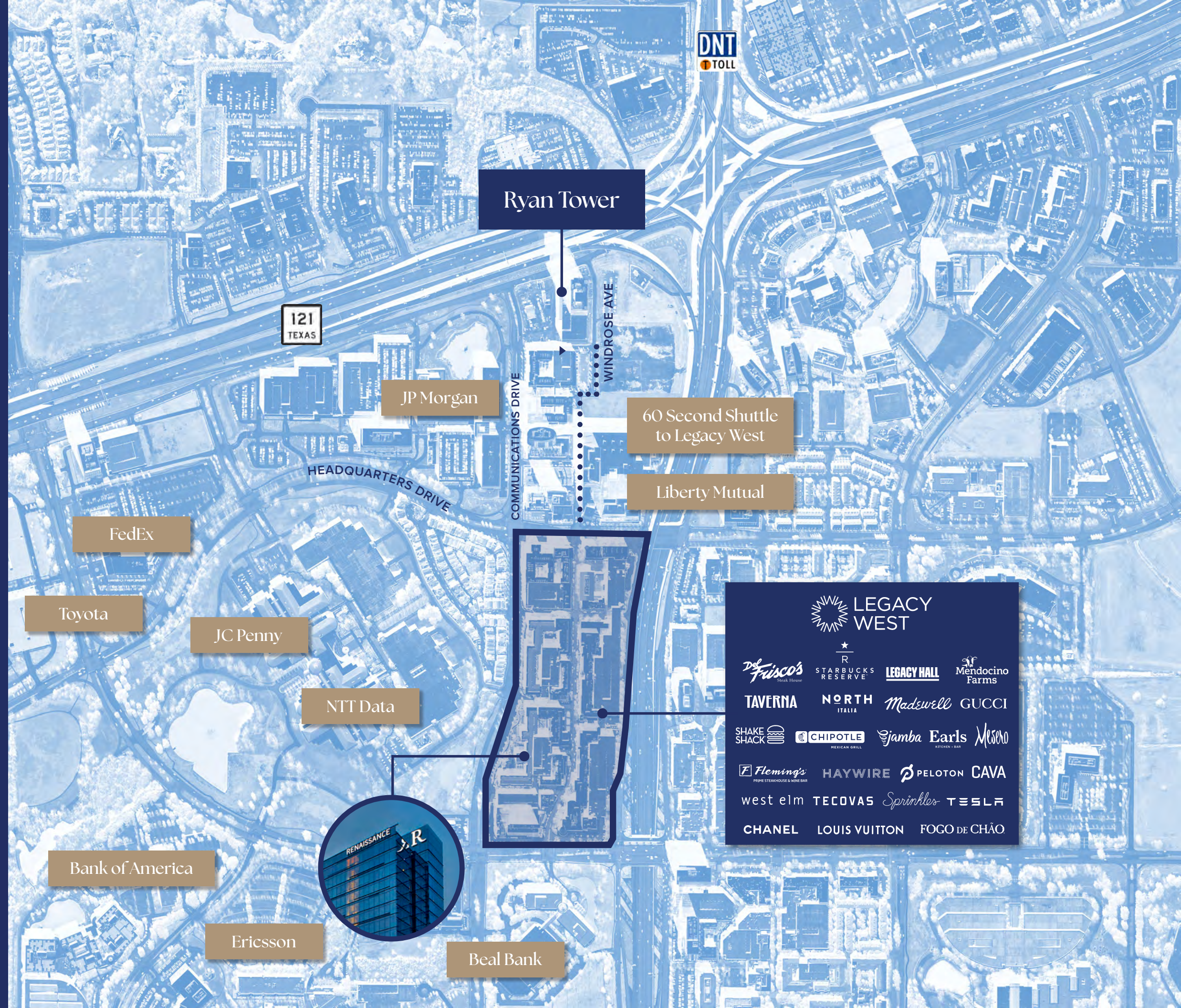
25 min  
TO DFW INTL AIRPORT

50+  
RESTAURANTS

23  
HOTELS

10+  
SHOPPING CENTERS

7  
DAYCARES



Ryan Tower

121  
TEXAS

JP Morgan

60 Second Shuttle  
to Legacy West

Liberty Mutual

HEADQUARTERS DRIVE

COMMUNICATIONS DRIVE

WINDROSE AVE

FedEx

Toyota

JC Penny

NTT Data

Bank of America

Ericsson

Beal Bank

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**Jake Young**

[jyoung@lpc.com](mailto:jyoung@lpc.com)

214.500.5689

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**Chrisitan Munoz**

[cmunoz@lpc.com](mailto:cmunoz@lpc.com)

214.952.0551