

6301
HEADQUARTERS

***6301 HEADQUARTERS** offers a state-of-the-art designed, 300,000 SF Office development located in the epicenter of Legacy Business Park in Plano, Texas.*



OVERVIEW

Address	6301 Headquarters Plano, Texas
Submarket	Legacy Business Park
Location	Sam Rayburn Tollway/SH 121
Building	8-Story, 300,000 SF Building
Floor Size	38,000 SF
Parking	4 spaces per 1,000 SF
Amenities	23,000 SF of Indoor & Outdoor Amenities
Design	Wellness & Sustainable LEED Gold Design
Architect	HKS
Owner	PRP



MAIN & MAIN LOCATION



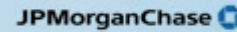
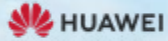
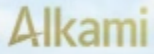
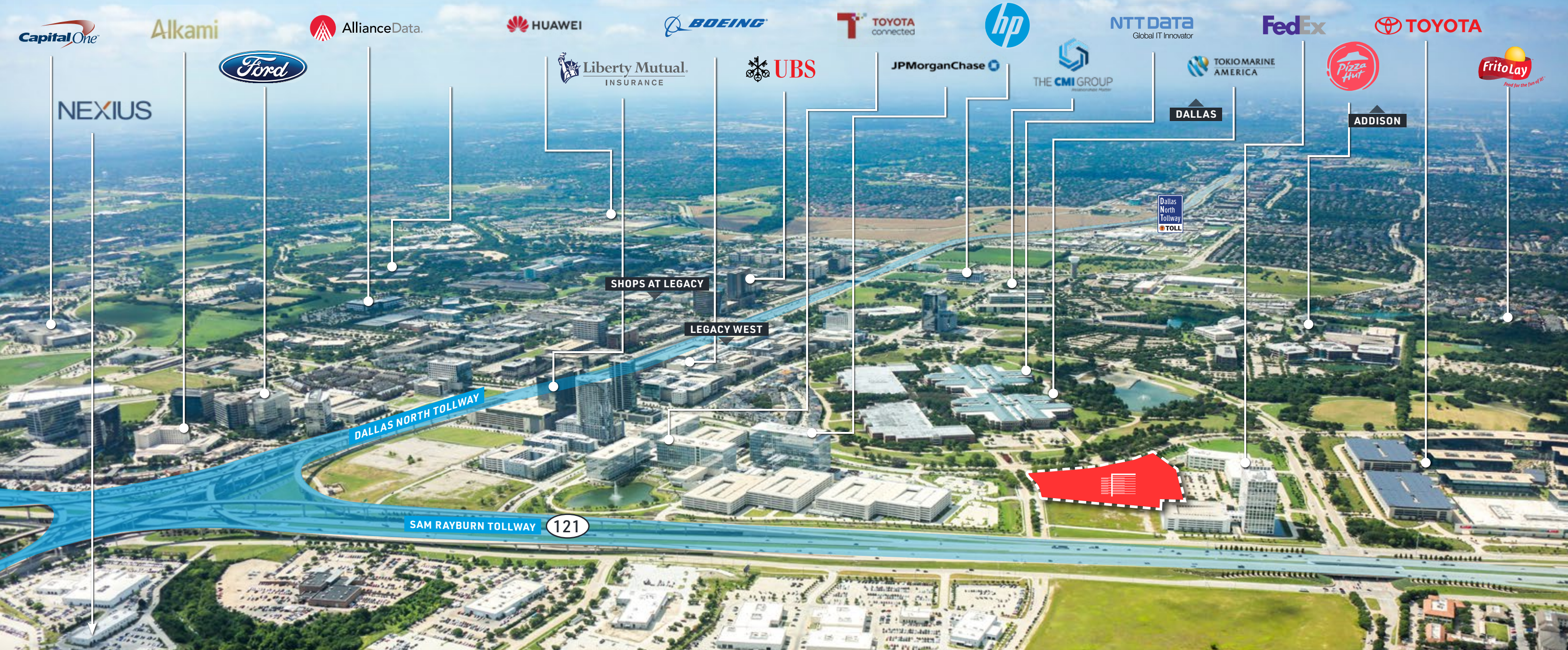
NEXUS OF SAM RAYBURN TOLLWAY/SH 121 (E/W) AND DALLAS NORTH TOLLWAY (N/S)



>80K EMPLOYEES IN THE LEGACY BUSINESS PARK



HOME TO 24 FORTUNE 500 COMPANIES



NEXIUS

SHOPS AT LEGACY

LEGACY WEST

DALLAS NORTH TOLLWAY

SAM RAYBURN TOLLWAY 121

Dallas North Tollway TOLL

DALLAS

ADDISON



UNMATCHED CONVENIENCE AND ACCESSIBILITY TO DFW'S LARGEST POPULATION CONCENTRATION

The well-connected position of 6301 Headquarters is easily accessible from the north, south, east and west, and is mere moments from social, dining and retail spaces, as well as key destinations including the Dallas-Fort Worth International Airport and Dallas' Central Business District.

10 MILE DEMOGRAPHICS

1,101,446	86%	\$124,199	\$377,584
2020 TOTAL POPULATION	POPULATION INCREASE	AVG. HOUSEHOLD INCOME	AVG. HOME VALUE

PLANO BY THE NUMBERS



5TH BEST PERFORMING CITY BY THE MILKEN INSTITUTE



4TH FOURTH BEST CITY TO RAISE A FAMILY BY WALLETHUB



3RD SAFEST CITY IN AMERICA



9TH LARGEST CITY IN TEXAS WITH 700,000+ POTENTIAL EMPLOYEES



**THE EPICENTER
OF CHOICE
DINING, RETAIL
AND LIFESTYLE
AMENITIES**



LEGACY WEST IS DFW'S PREMIER OUTDOOR MIXED-USE DEVELOPMENT AND FEATURES LEGACY HALL, A CHEF-DRIVEN ECLECTIC FOOD HALL AND OUTDOOR MUSIC VENUE BOX GARDEN



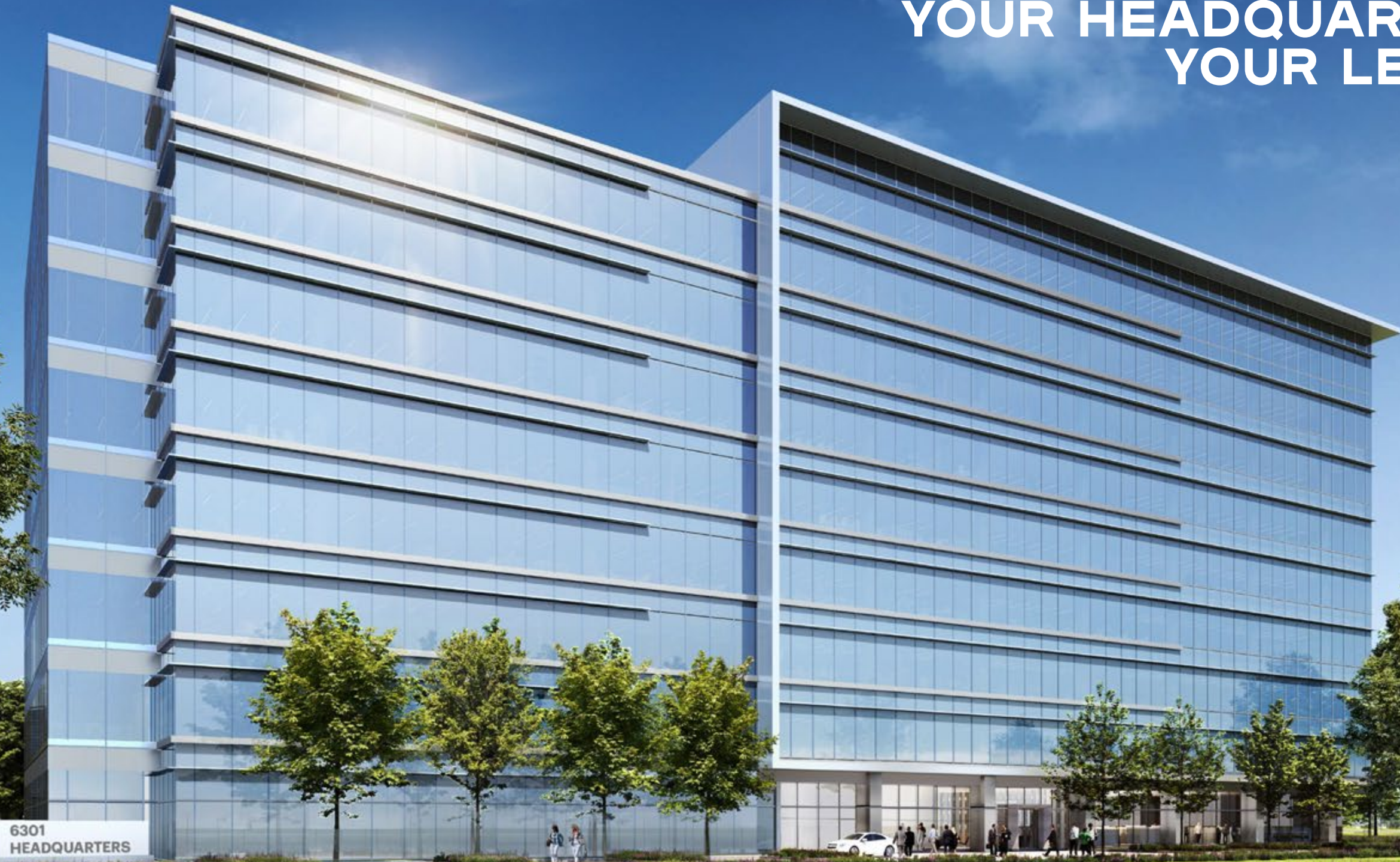
THE SHOPS AT LEGACY IS A NORTH TEXAS DESTINATION. THE MIXED-USE DEVELOPMENT INCLUDES DELICIOUS RESTAURANTS, LIVELY BARS AND ENTERTAINMENT VENUES, PLUS HIP INDIE FILM HOUSE THE ANGELIKA



4,000 ACRES+ OF OPEN SPACES WITH 167 MILES OF BIKE TRAILS & 94 MILES OF WALKING TRAILS



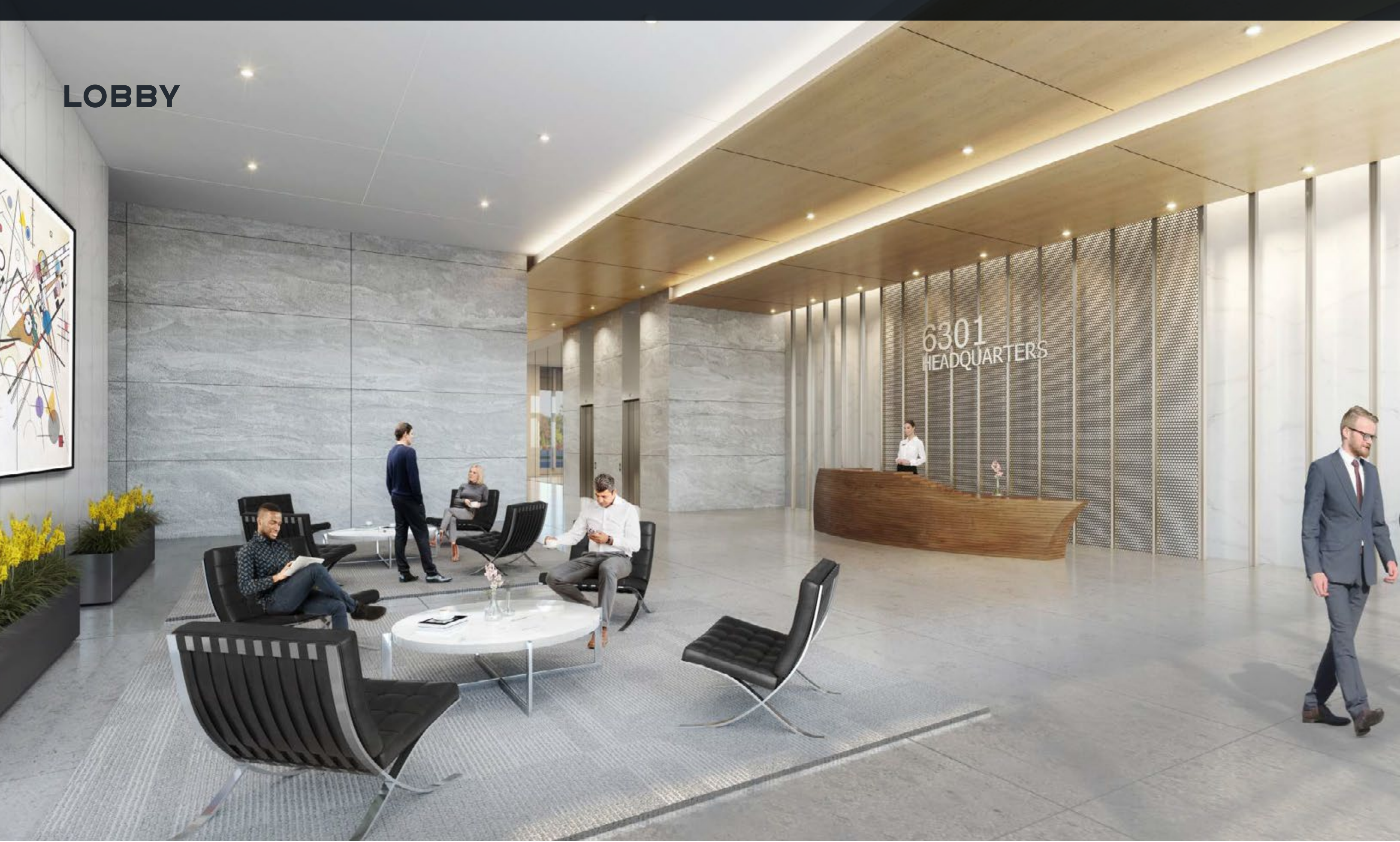
**YOUR HEADQUARTERS,
YOUR LEGACY**



**6301
HEADQUARTERS**



LOBBY





A PEOPLE-FOCUSED WORK ENVIRONMENT DESIGNED TO FOSTER COLLABORATION, CREATIVITY AND CAMARADERIE

Address	6301 Headquarters Drive Plano, Texas 75024
Submarket	Legacy
Floors	8 stories
Building Area	300,000 RSF
Typical Floor Plate	38,000 SF average floor plates
Parking	4/1000 RSF Ratio 5-Level Garage: 1,100 Cars Surface Parking: 100 Cars
Sustainability	LEED Gold, WELL Technology Design Features Energy-efficient low E glass
Elevators	Six high speed passenger elevators
Column Spacing	Virtually column-free design optimizes space planning flexibility and efficiency
Restrooms	Touchless restroom finishes
Slab to Slab Heights	14'6"
Glass Heights	10' Floor to Ceiling

- Amenities**
- Prime visibility and access from Sam Rayburn Tollway/SH 121
 - 23,000 SF indoor/outdoor amenity space
 - Ground Floor Hospitality-inspired amenity space
 - Fitness center with locker room and showers
 - Full Service Cafe
 - Conference Center
 - Informal Lounge and Meeting Areas
 - Bike Storage



GROUND FLOOR AMENITY PLAN

23,000 SF OF INDOOR/OUTDOOR AMENITY SPACE
SERVE AS THE CENTRAL ARTERY OF THE BUILDING



A Fitness Center



B Cafe



C Lounge



D Training and Conference Center





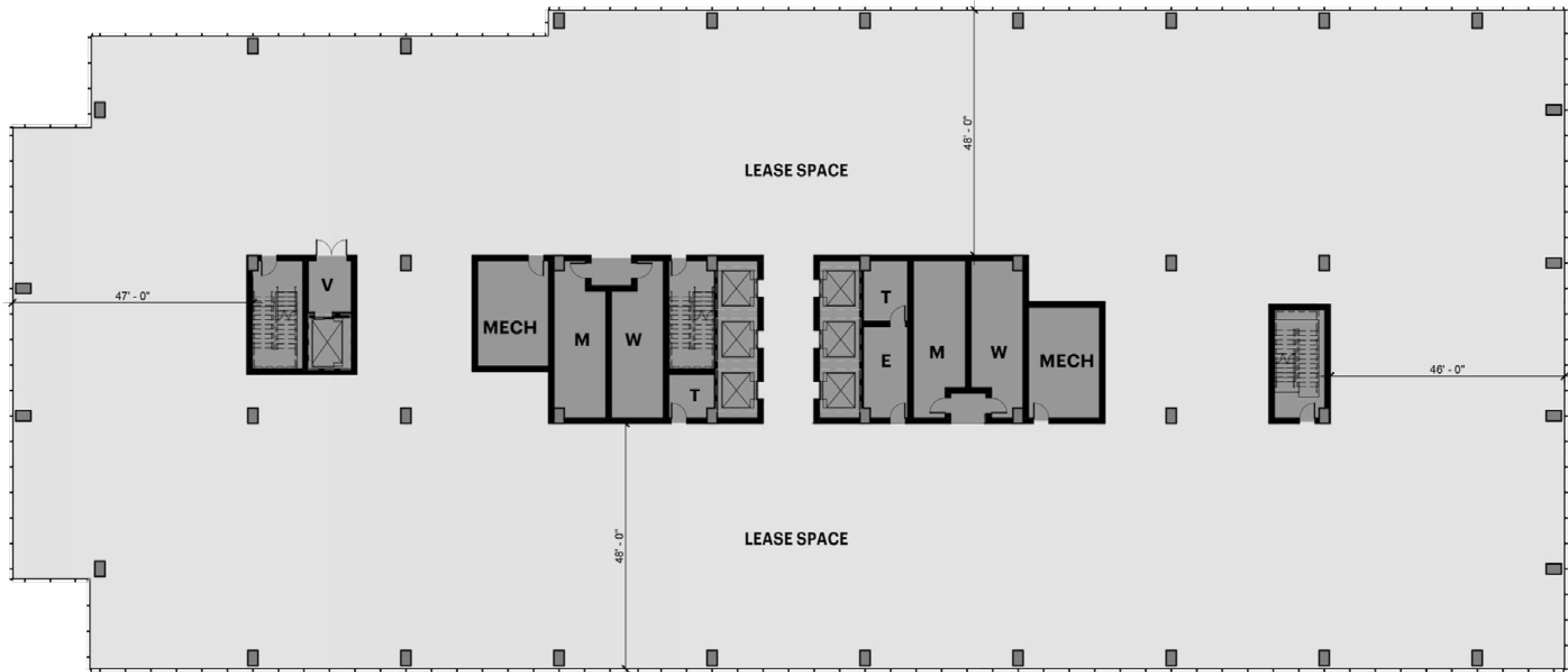
**WHERE WORK AND
LIVING CONVERGE**



NORTH FACADE



VIRTUALLY COLUMN-FREE DESIGN OPTIMIZES SPACE PLANNING FLEXIBILITY AND EFFICIENCY



CONCEPTUAL DESIGN

- 38,000 SF
- FLOOR TO CEILING LOW-E GLASS
- 14'6" SLAB-TO-SLAB
- 10'+ FINISHED CEILING HEIGHTS
- 2 DEDICATED, HIGH EFFICIENCY AIR HANDLERS
- HIGH EFFICIENCY DOAS AIR CIRCULATION SYSTEM



OPEN OFFICE CONCEPTUAL PLAN



OFFICE INTENSIVE CONCEPTUAL PLAN



WELLNESS + SUSTAINABILITY



TOUCHLESS TECHNOLOGY IN RESTROOMS, SECURITY
ACCESS, GARAGE AND FITNESS CENTER

ELECTRIC VEHICLE CHARGING STATIONS

BIKE STORAGE + FITNESS CENTER

STATE OF THE ART, HIGH EFFICIENCY DOAS
SYSTEM TO CIRCULATE FRESH AIR TO INTERIOR
SPACES THROUGHOUT THE DAY

USE OF MERV 13 FILTERS (CAPABLE OF CAPTURING
PARTICLES 1 MICROMETER IN SIZE, INCLUDING VIRUSES)

13,000 SF OF WIFI ENABLED OUTDOOR
WORK AND MEETING SPACE



PROJECT TEAM

PRIP

PRP is a real estate investment management company with a focus on mission-critical corporate headquarters and logistics facilities leased to investment-grade companies on a long-term basis. Additionally the firm executes a variety of Opportunistic and Value-Add investment strategies involving Office, Data Centers and Multi-family apartments. Founded in 2005, PRP executes these strategies and asset manages a national portfolio of assets on behalf of its institutional investors, family offices and financial institutions. PRP has proven expertise in selecting and managing attractive risk adjusted real estate investments located in major markets throughout the United States. Since its formation, the company has acquired, developed or invested in 46 assets with a value in excess of \$5 Billion in all property sectors. PRP is privately held and is headquartered in Washington, DC. PRP is a creative buyer and seller of real estate and considers a variety of equity and debt investment structures.

For more information on PRP, please visit www.prpri.com.

HKS

HKS is a team of more than 1,300 architects, interior designers, urban designers, scientists, artists, anthropologists and other professionals working together across industries and across the globe to create places that delight, heal and stimulate peak performance. The firm has nurtured a culture of extraordinary people with curious and creative minds who are passionate about delivering elegant solutions. HKS has a dedicated research team that digs deep to discover processes and ideas that improve outcomes for everyone. In everything HKS does, it is mindful of the fragility of all life and of the planet.

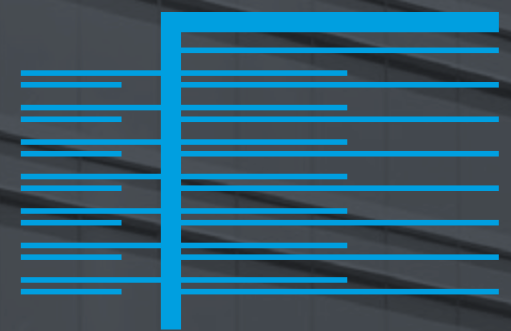
For more information on HKS, please visit www.hksinc.com.

CBRE

CBRE Group, Inc. (NYSE:CBRE), a Fortune 500 and S&P 500 company headquartered in Dallas, is the world's largest commercial real estate services and investment firm (based on 2020 revenue). The company has more than 100,000 employees serving clients in more than 100 countries. CBRE serves a diverse range of clients with an integrated suite of services, including facilities, transaction and project management; property management; investment management; appraisal and valuation; property leasing; strategic consulting; property sales; mortgage services and development services.

For more information on CBRE, please visit www.cbre.us.





6301 HEADQUARTERS

6301HEADQUARTERS.COM

FOR LEASING INFORMATION

A DEVELOPMENT OF

PIRIP

CBRE

Dennis Barnes

214-979-6308

dennis.barnes@cbre.com

Lauren Napper

214-979-5652

lauren.napper@cbre.com

© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE.