

PLATINUM PARK


STREAM

PLATINUM PARK



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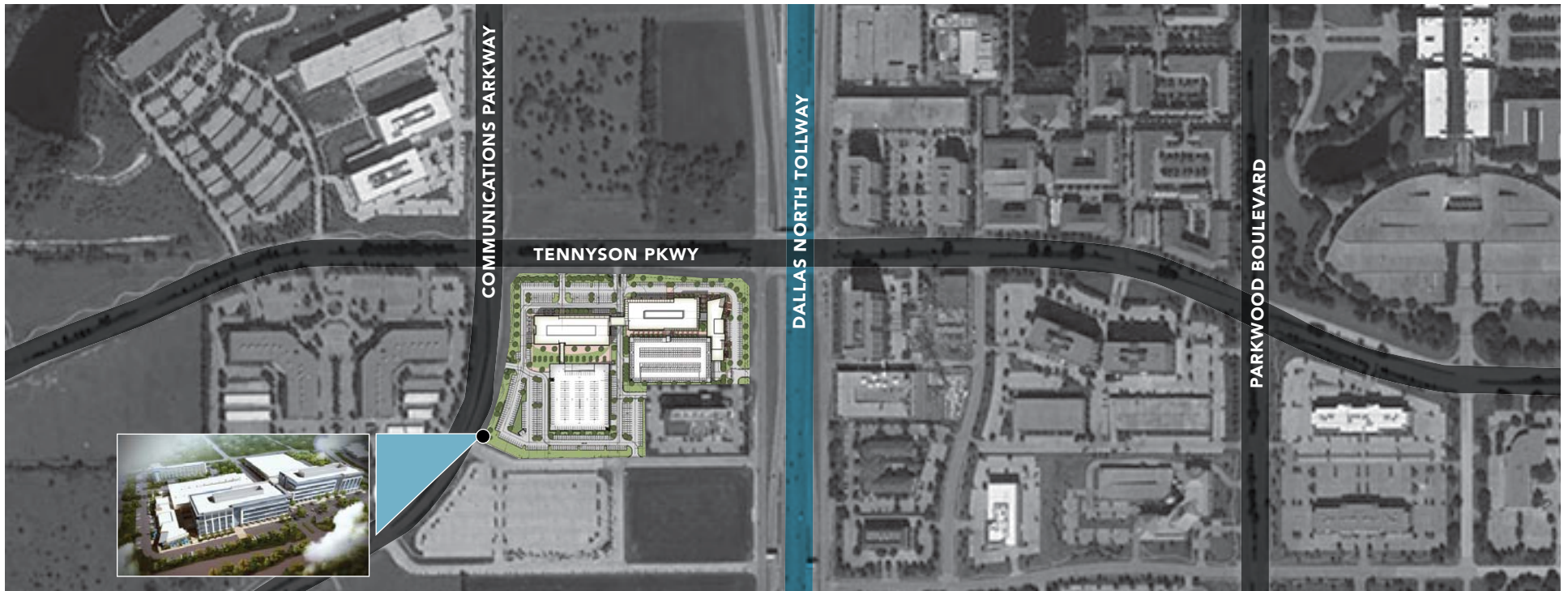
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PLATINUM PARK

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OVERVIEW

Platinum Park is a master-planned 14-acre development located on the southwest corner of Tennyson Parkway and the Tollway. The project consists of two, five-story buildings totaling 332,000 square feet and 12,000 square feet of restaurant retail. Proximal to the site is the 136-room Aloft Plano, offering guests a place to stay within walking distance. Strategically located within the Legacy submarket, Platinum Park delivers exceptional ingress/egress, premier signage opportunities and rich amenities. Coupled with a park-like setting, private courtyard and abundant parking, Platinum Park is the best Class A value in Far North Dallas.





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PLATINUM PARK - RETAIL AERIAL



PLATINUM PARK

PLATINUM PARK - GROUND LEVEL RETAIL



AMENITIES

ON-SITE AMENITIES

FITNESS CENTER

Platinum Park will feature a 2,200 square foot full service fitness center. The facility will be available 24/7 and offer state of the art fitness equipment and country club style men’s and women’s locker rooms.



SHUTTLE SERVICE

Platinum Park will offer its tenants exclusive shuttle service to the Shops at Legacy and soon-to-be-developed Legacy West. Currently, Landlord is working with EFROGS (Eco-Friendly Rides on Green Shuttles) to provide shuttle service from 10:00 am till 2:00 pm Monday through Friday.

WI-FI LOUNGE

Landlord will provide Wi-Fi access in the building’s lobby and amenities centers. Tenants will be able to access Wi-Fi from the Coffee Bar & Lounge, Grab & Go, Conference Center, Fitness Center and Building courtyard.



GRAB & GO

Platinum Park will provide a Grab & Go with fast, healthy menu options and 24/7/365 access. The Grab & Go will be operated by a third party operator with input from tenants. Potential operators include Company Kitchen or Avenue C.

ON-SITE AMENITIES



COFFEE BAR & LOUNGE AREA

Platinum Park will provide a Corporate Living Room consisting of approximately 700 square feet. The corporate living room will be outfitted with a kitchen/coffee bar and an open lounge area to encourage collaborative, informal meetings as well as provide tenants with a place to entertain guests or host company events.

CONFERENCE CENTER

Platinum Park will provide a Conference and Training Center consisting of approximately 700 square feet. The conference center will be outfitted with conference furniture configurable for both classroom style trainings or boardroom meetings. Additionally, A/V and telecommunication capabilities will be available for training or formal meetings or presentations.

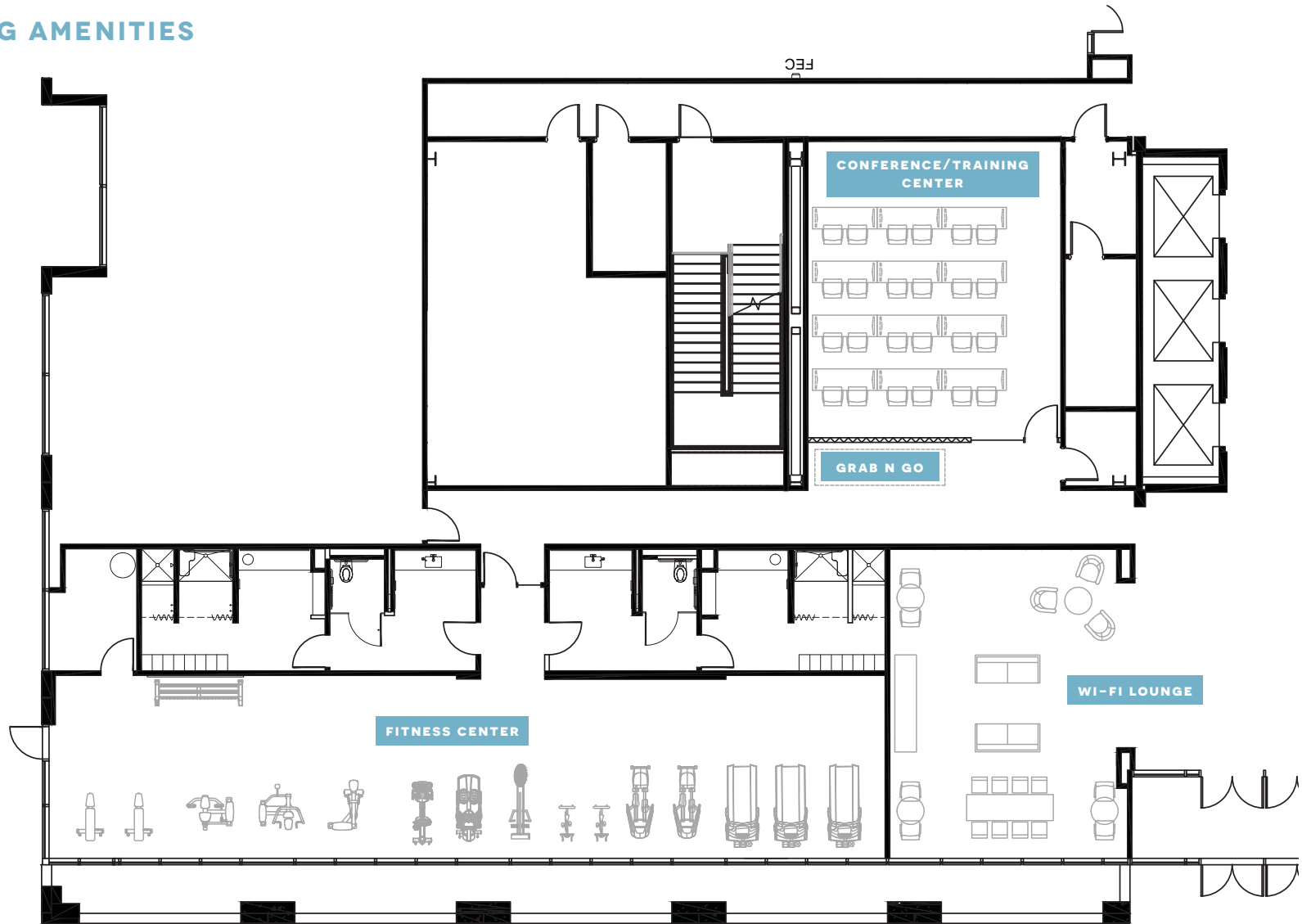


BUILDING COURTYARD

Platinum Park will provide a Building Courtyard consisting of approximately 25,000 square feet. The Building Courtyard will be fully landscaped to provide a peaceful, tranquil setting. In addition, the Courtyard will have seating areas and Wi-Fi access to allow for informal meetings and outdoor work space.

PLATINUM PARK

BUILDING AMENITIES



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AMENITIES

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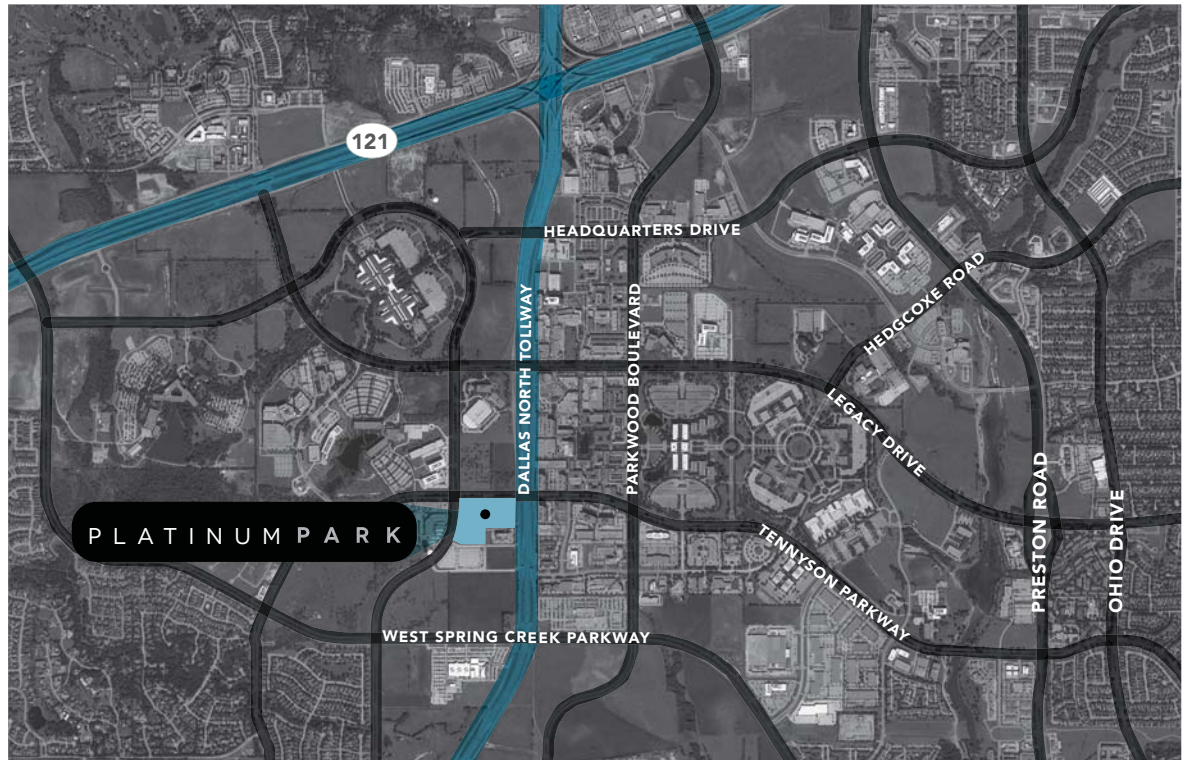
PLATINUM PROXIMITY

- >> **DFW AIRPORT** 21 Miles 23 Minutes
- >> **DALLAS CBD** 21 Miles 25 Minutes
- >> **LEGACY TOWN CENTER** 0.4 Miles 1 Minute
- >> **PARK CITIES** 17 Miles 22 Minutes

PLATINUM LOCATION

Exceptional ingress and egress to all major Texas thoroughfares including:

- >> Sam Rayburn Tollway (SRT) - State Highway 121
- >> President George Bush Turnpike (PGBT) - State Highway 161
- >> Dallas North Tollway



AMENITIES

PLATINUM PARK

PLATINUM AMENITIES



DINING

- | | | | |
|------------------------|-----------------------------|--------------------|---------------------|
| Samui Thai Cuisine | Mexican Sugar | Zoe's Kitchen | Jamba Juice |
| Benihana | Café Istanbul | Henry's Tavern | Cold Stone Creamery |
| NAAN Sushi | Salata | Sambuca 360 | Paciugo |
| RA Sushi | Red Mango Frozen Yogurt | Café Express | Starbucks |
| Mi Cocina | Schokolad Chocolate Factory | Jasper's | Dunkin' Donuts |
| Taco Diner | Potbelly Sandwich Works | Pepper Smash | Sugarbox Cupcakes |
| Cantina Laredo | East Hampton Sandwich Co. | Artin's Grill | |
| Chipotle Mexican Grill | Half Shells Seafood Grill | Main Street Bakery | |

HOTELS

- | | | | |
|---------------------|--------------------------|--------------------------------|-------------|
| Sheraton Stonebriar | Courtyard in Legacy Park | Marriott at Legacy Town Center | Aloft Plano |
|---------------------|--------------------------|--------------------------------|-------------|

BANKING

- | | | | |
|-----------------|--|---------------|----------------|
| Bank of America | Southwest Corporate Federal Credit Union | Guaranty Bank | Benchmark Bank |
|-----------------|--|---------------|----------------|

FITNESS

- | | | |
|----------------------|-------------------|------------------|
| North Plano CrossFit | Title Boxing Club | Champion Fitness |
|----------------------|-------------------|------------------|

CHILDCARE

- | | | |
|---------------------|--------------------------|------------------------------|
| Childcare at Legacy | The Children's Courtyard | TLC Child Development Center |
|---------------------|--------------------------|------------------------------|

LEGACY WEST

Soon to be developed \$2 billion mixed-use development with over 280,000 SF of retail within walking distance of Platinum Park.



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PLATINUM BUILDING

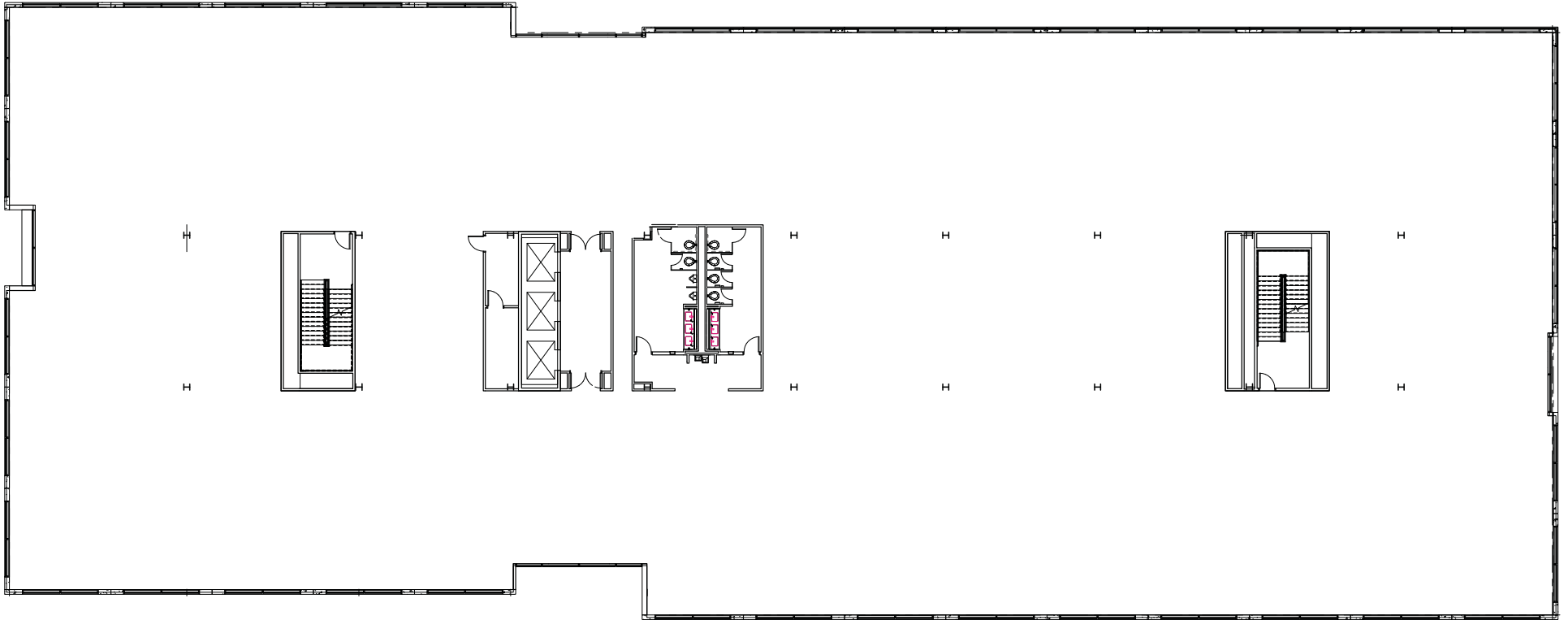
- >> I: 4.6:1000, including 2:1000 structured parking
- II: 4.0:1000, 100% structured parking
- >> Highly-efficient floorplates: 35,000 SF

- >> Dramatic, grand lobby
- >> Class A finishes throughout common areas



PLATINUM PARK

TYPICAL FLOOR PLATE 35,000 RSF



PLATINUM PREMISES CONDITION:

- >> Grid + Tile + Lights: Stocked on the floors
- >> Lighting Ratio: 1:140 per square foot
- >> Blinds: Installed and bagged
- >> Core/Shell Partitions: Taped and floated
- >> Fiber Access: Provided to the building telecommunication closet
- >> Column Efficiency: Platinum Park does not have any exterior columns, resulting in superior view corridors.
- >> Ten (10) foot ceilings



PLATINUM INFRASTRUCTURE:

- >> Structural Design Live Load: 80 pounds per square foot on upper floors.
- >> Exterior Glass Systems: Clear anodized aluminum with 1" insulated glass included
- >> HVAC: Shell Building HVAC system and operational to include:
 - RTU's to provide 1 ton of cooling per 350 square feet
 - Distribution ductwork installed to the VAV boxes, which are installed at a ratio of 1 : 2,000 square feet.
 - A DDC digital control energy management system is provided to control the common area air conditioning and is available for future extension to lease space.
- >> Electricity: Service to the building is a 4000-amp, 480-volt, three-phase system distributed to high and low voltage panels on each floor
- >> Fire Sprinkler: Piping to include main entrance, back flow preventer, alarm valve, main and branch piping to lease space, and upright sprinkler heads installed at 1:225 per square foot
- >> Multiple fiber providers including AT&T and Verizon


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PLATINUM PARK

PLATINUM TEAM

Stream Realty Partners, L.P., is a national real estate services, investment, and development company. Stream leases and manages over 100 million square-foot of office, industrial and retail properties throughout Texas, the Southeast and West Coast. Stream is one of the largest third-party leasing and management companies in Texas, completing over \$1 billion in real estate transactions annually.



MATTHEW WIESER | Managing Director

Matthew Wieser serves as Managing Director of Stream Realty Partners' Dallas office division where he is responsible for leading the strategic direction and operations of Dallas' Office Team. In this capacity, his responsibilities include the strategy and execution of office transactions including project leasing, tenant representation, real estate acquisitions, dispositions, and development.

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RYAN EVANICH | Vice President

Ryan Evanich joined Stream Realty Partners in 2008 and serves as Vice President. He is responsible for executing transactions on approximately 1.4 million square feet of office product, representing both institutional and private clients. In addition, Evanich identifies strategic opportunities for the office leasing division and its clients and is responsible for the training and development of Stream's junior transaction specialists. In his career, Evanich has executed over 250 real estate transactions including landlord and tenant representation, investment sales and development. He has been recognized as a Dallas Business Journal "Heavy Hitter" and was a recipient of the prestigious Dallas Business Journal "Rookie of the Year" award in 2009.

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PLATINUM PARK

WHY PLATINUM PARK?

The only corporate office opportunity in Legacy offering tenants the Platinum package: abundant parking, rich amenities, premier signage and the best Class A value in Far North Dallas.



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