



Legacy Central Business Park

6817 – 6913 K Avenue, Plano, TX 75074

BROKER CONTACTS

Tabitha Layne

SVP, Director of Brokerage Services

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Kellie Krautter

Senior Associate

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Leasing Brochure



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PROPERTY FEATURES

 **2001**
Year Built

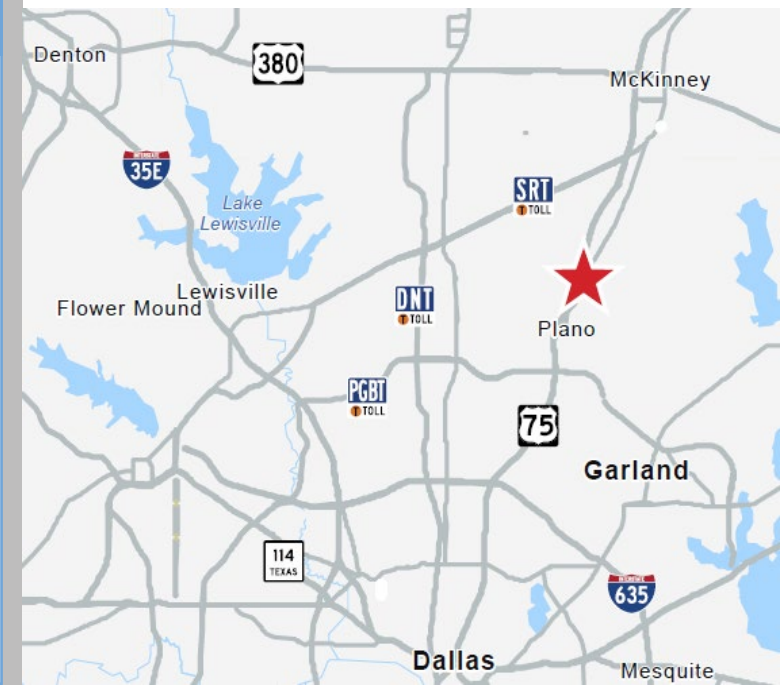
 **Sprinkler**
Fire Protection

 **200 Amp**
Power (est.)

 **2.0/1,000 SF**
Parking Ratio

 **±103,000**
Square Feet

- ±103,000 SF Total Building Area
- ±9.99 Acres
- 18' Clearance Height
- 10'x12' Grade Level Loading
- Built in 2001
- 31 Suites, Diversified Tenant Base
- 1,750 - 12,000 SF Unit Size Range
- 2.0/1,000 Parking Ratio
- Ingress/Egress K Avenue



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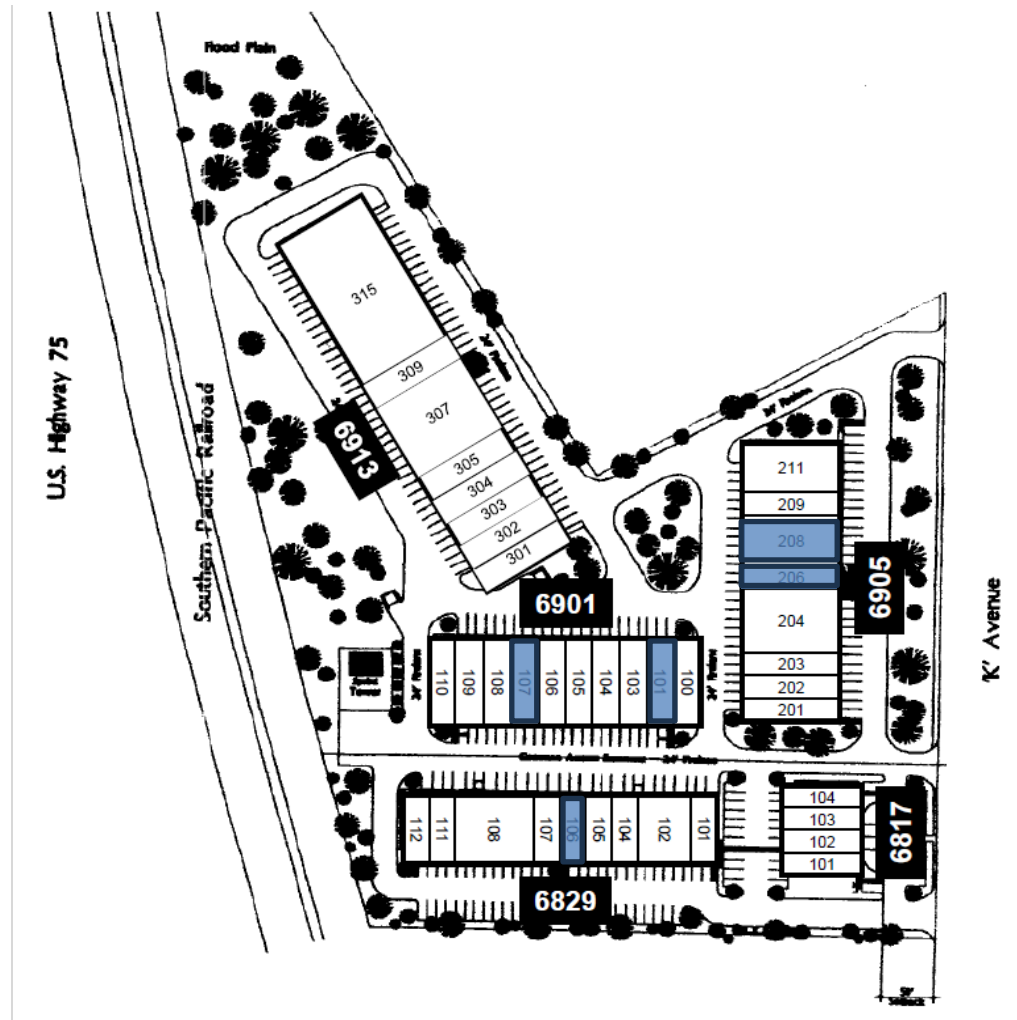
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AVAILABLE UNITS

Building	STE	SF	Office SF
6829	106	1,738	1,048
6901	101	1,996	1,275
6901	107	2,025	832
6905	206	2,050	1,392
6905	208	5,972	1,830



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NEARBY AMENITIES



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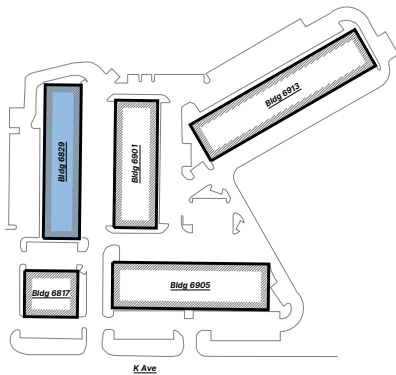
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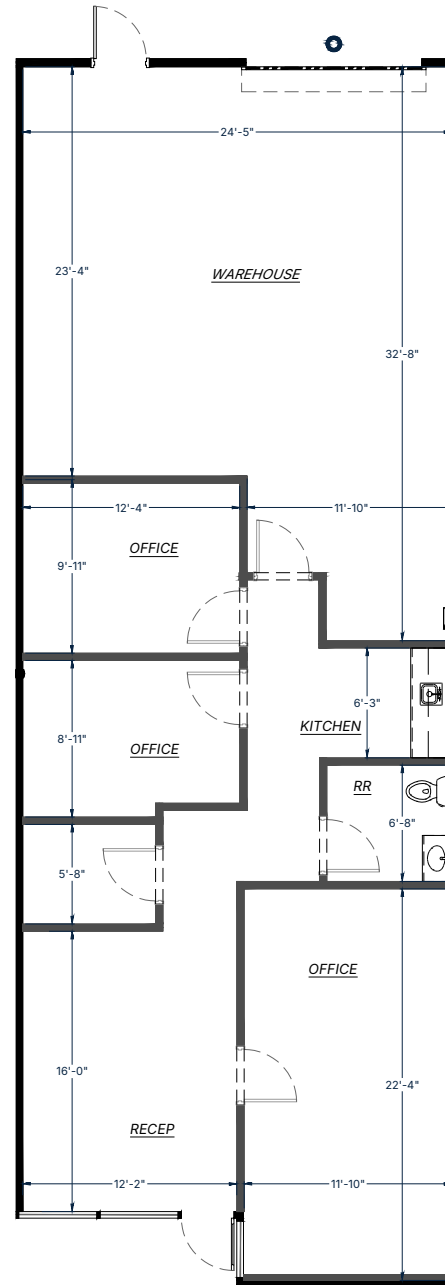
Legacy Central Business Park

\$16.50 NNN Asking Rate

Site Plan Key



Building Plan Key



6829 K Avenue | Suite 106

Size 1,738 SF

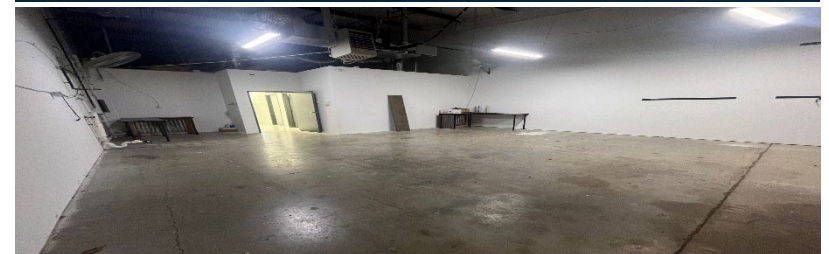
Office SF 1,048 SF

Clear Height 17'-6"

HVAC One 3-ton unit

Power Single phase

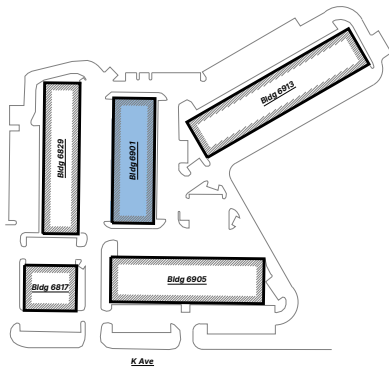
GL / DL 1 grade level door



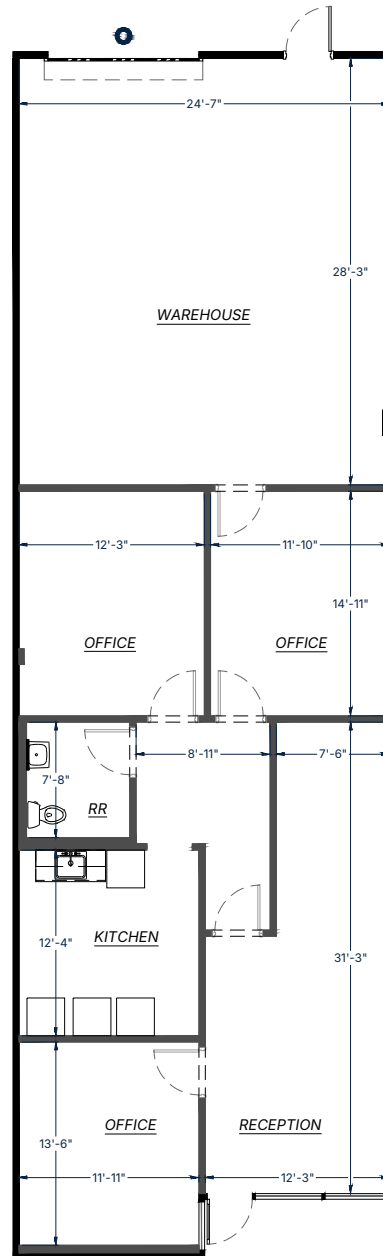
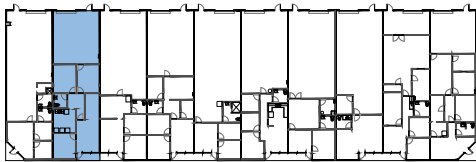
Legacy Central Business Park

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Site Plan Key



Building Plan Key



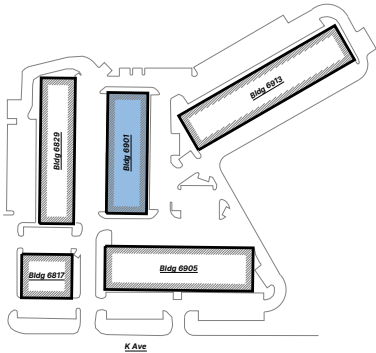
6901 K Avenue | Suite 101

Size	1,996 SF
Office SF	1,275 SF
Clear Height	17'-6"
HVAC	One 3-ton unit
Power	Single phase
GL / DL	1 grade level door

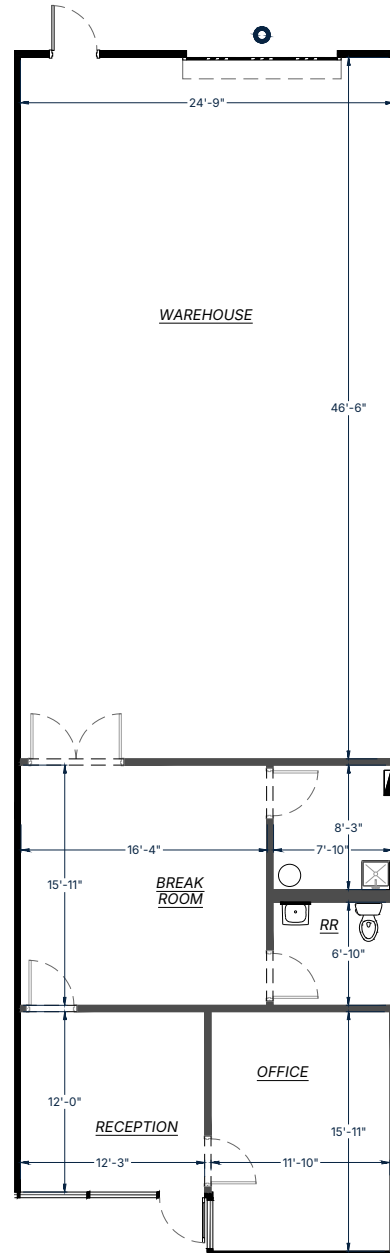
Legacy Central Business Park

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Site Plan Key

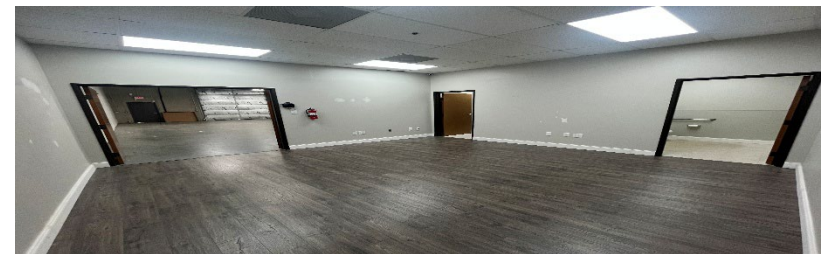
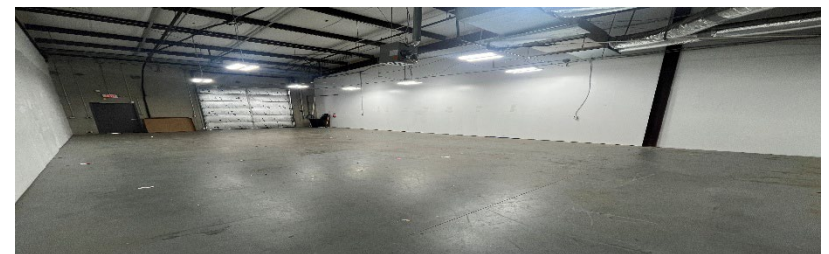


Building Plan Key



6901 K Avenue | Suite 107

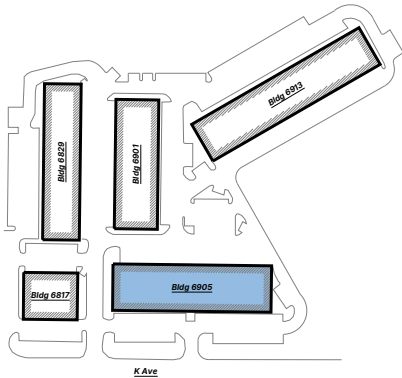
Size	2,025 SF
Office SF	832 SF
Clear Height	17'-6"
HVAC	One 3-ton unit
Power	Single phase
GL / DL	1 grade level door



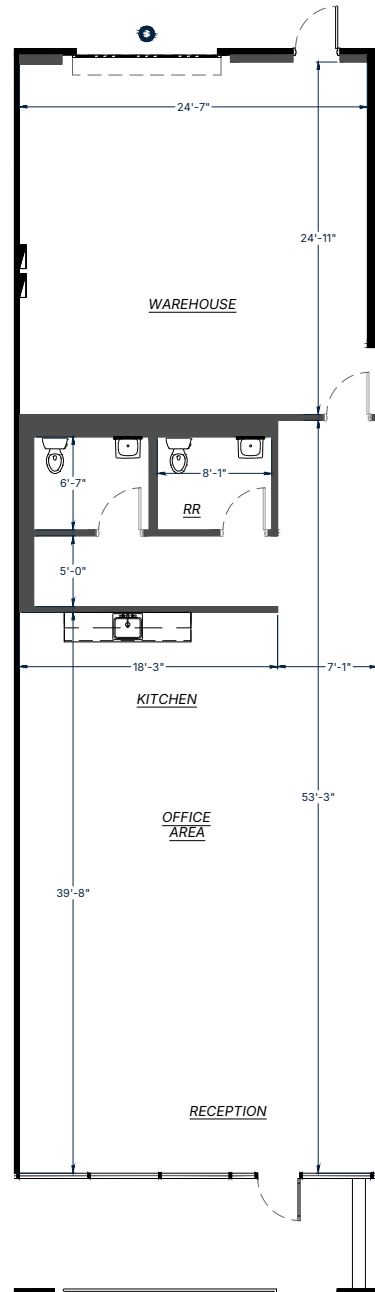
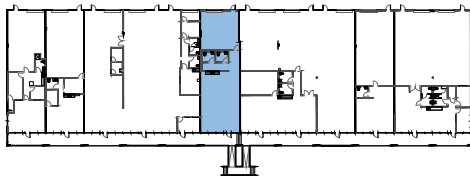
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Site Plan Key

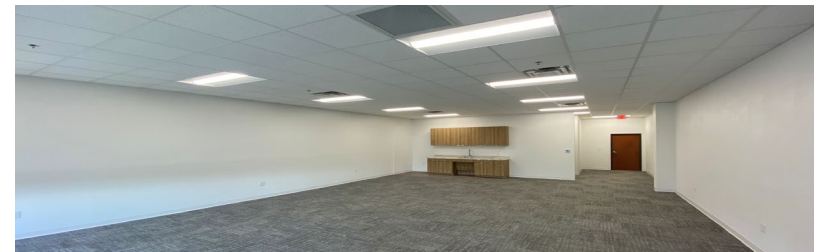


Building Plan Key



6905 K Avenue | Suite 206

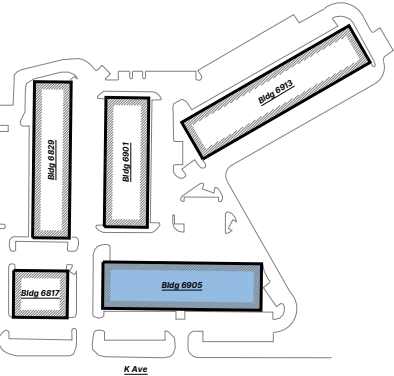
Size	2,050 SF
Office SF	1,392 SF
Clear Height	15'-3"
HVAC	One 5-ton unit
Power	Single phase
GL / DL	1 grade level door



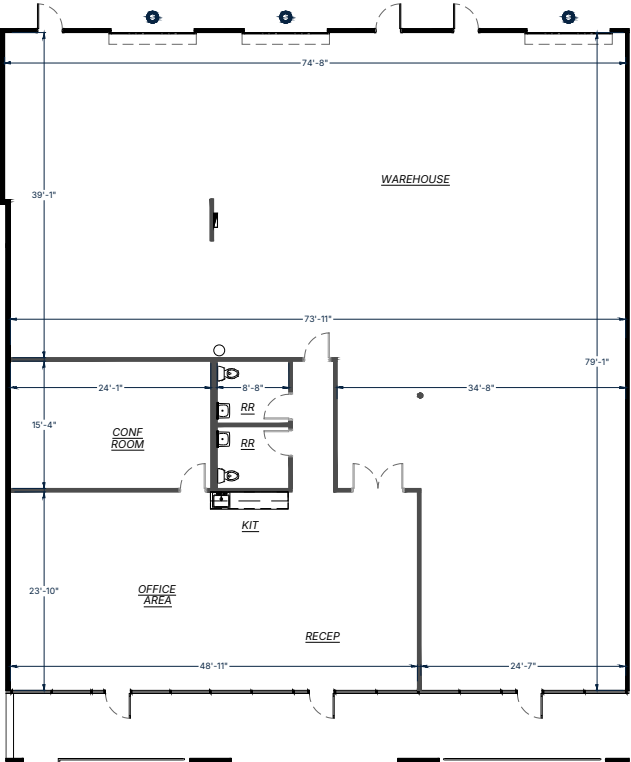
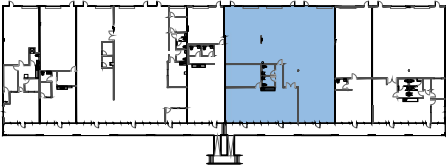
Legacy Central Business Park

\$17.00 NNN Asking Rate

Site Plan Key



Building Plan Key



6905 K Avenue | Suite 208

Size 5,972 SF

Office SF 1,830 SF

Clear Height 15'-3"

HVAC One 5-ton unit

Power Single phase

GL / DL 3 grade level doors

