



10440 N. Central Expressway, Suite 1150
Dallas, Texas 75231

bradford.com

FACT SHEET

Democracy Place

5300 Democracy Drive
Plano, Texas 75024

ADDRESS: 5300 Democracy Drive
Plano, Texas 75024

TOTAL BUILDING SQUARE FEET: Approximately 37,408 (RSF)

AVAILABLE SUITES:

SUITE	RENTABLE SF	(DIVISIBLE TO 7,134 RSF)
SUITE 120	24,156 RSF	
SUITE 130	1,973 RSF	

FLOORS: Two (2) Stories

CAF: 75%

RENTAL RATES: \$17.00 NNN
NNN (\$11.50) + E (\$2.00).

TELECOMMUNICATION PROVIDERS: AT&T, Verizon and Time Warner Fiber by AT&T and Time Warner

PARKING: 171 total parking spaces (4/1000) Covered parking spaces available

SECURITY: 6:45 a.m. - 6:00 p.m., Monday - Friday
Card access

HOURS OF HVAC OPERATION: 6 00 a.m. - 7:00 p.m., Weekdays
7 00 a.m. - 12:00 p.m., Saturdays

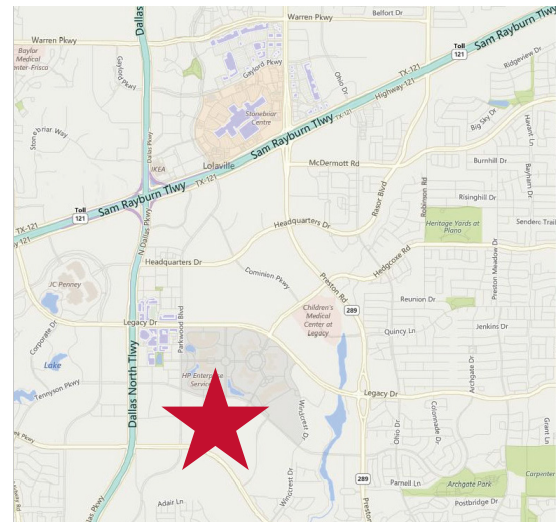
Democracy Place is located in Plano, Texas on Democracy Drive, with quick access to the North Dallas Tollway, George Bush Freeway and Sam Rayburn Highway. Democracy Place is minutes from many retailers, restaurants and hotels, along with many corporate headquarter locations. Below is a partial list of these amenities:

CORPORATE HEADQUARTERS: Toyota, Liberty Mutual, FedEx, Cinemark Theatres, Pizza Hut.

SHOPS AT LEGACY RESTAURANTS AND RETAILERS: Starbucks, Jamba Juice, Chipotle, Fireside Pies, Cru Wine Bar, Bob's Steak and Chop House, Mi Cocina, The Capital Grille, The Standard Pour, Kendra Scott, Urban Outfitters, Francesca's Collections, Angelika Theatre.

LEGACY WEST RESTAURANTS AND RETAILERS: Starbucks Reserve, True Food, Shake Shack, Sprinkles, Del Frisco's, Dean & DeLuca, Fogo de Chao, Mesero, North Italia, Frontgate, Barnes & Noble, Pockets Menswear, Tumi, Bonobos, Sephora, Tommy Bahama.

HOTELS: Renaissance Legacy, Omni Frisco Hotel, Marriott at Legacy Town Center, Aloft, Courtyard in Legacy Park. NYLO Plano at Legacy



Owned by:



INTERCITY INVESTMENTS, INC.

For Leasing Information

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