

PARKWOOD PLACE I & II

in Legacy





Development Overview

- ❖ Site Area: 13.24 acres
- ❖ Building Area: 98,750 rentable square feet in each building
- ❖ Incremental Rentable Square Feet: 1,000 to 98,750
- ❖ Parking Ratio: 4 spaces per 1,000 rentable square feet
- ❖ Technologically advanced features
- ❖ Energy efficient design

Building Features

- ❖ Appealing architectural design including elegant stone and granite finishes
- ❖ Abundant landscaping
- ❖ Dual pane insulated glass on exterior windows
- ❖ Full-cover illumination of parking lots
- ❖ Building Configuration: 3-story, with central common area and two entry atriums
- ❖ Efficient floorplans that provide flexibility to both small and large tenants

Interior Features

- ❖ Bright, open office plans with 10' ceilings providing natural and ambient light
- ❖ Two-story entry atrium with granite flooring
- ❖ Interior office design and finish to suit
- ❖ Full-service common conference center
- ❖ Tenant shared breakroom
- ❖ Granite counters in restrooms and lobby
- ❖ Elegant stone lobby walls create a dramatic entry

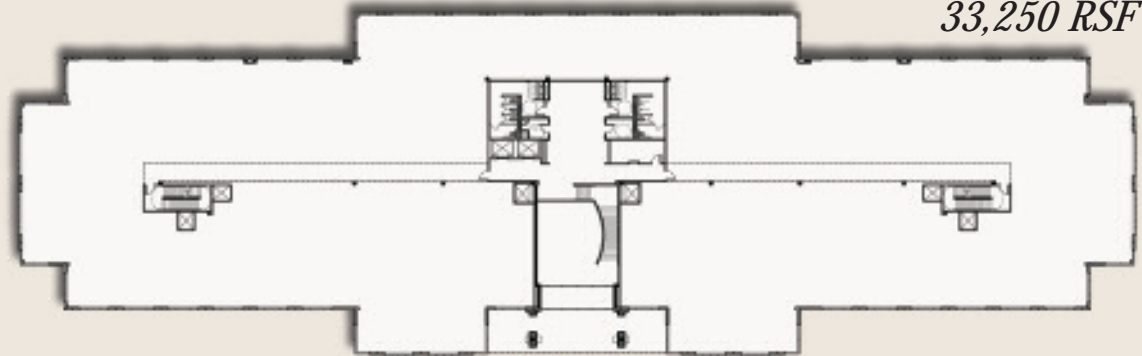
Technology Features

- ❖ Multiple fiber optics providers available to the building with redundant access
- ❖ Full service communication, data, and high-speed connectivity
- ❖ Card access and digital camera security system
- ❖ Two (2) Thyssen Krupp non-hydraulic high-speed electric elevators
- ❖ HVAC design includes multi-zone VVT control and digital energy management system

***Third Floor
34,266 RSF***



***Second Floor
33,250 RSF***



***First Floor
31,234 RSF***





Premier Location

- ❖ Located in the heart of Legacy Business Park in Plano, Texas
- ❖ Convenient to numerous retail centers, restaurants and hotels including Legacy Town Center
- ❖ Surrounded by prominent communities with excellent demographics
- ❖ Outstanding accessibility via Dallas North Tollway, SH 190, SH 121, Preston Road and Tennyson Pkwy.



For leasing information call:



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