# TENNYSON OFFICE CENTER I & II

6100 & 6200 Tennyson Parkway, Plano, Texas

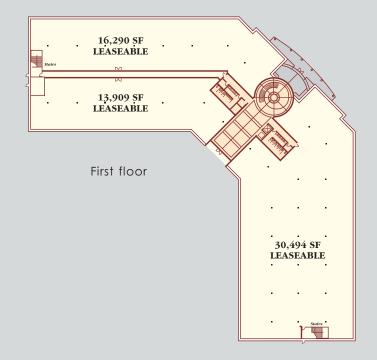


MYERS & CROW COMPANY, LTD.

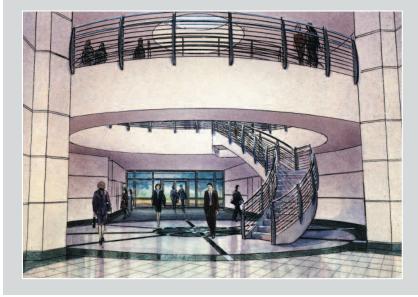
#### Development overview

- 🔳 Site Area: 17.5 acres
- Building Area: Two 123,000 square foot buildings
- Incrementable Rentable Square Feet: 30,000 to 246,000
- Parking Ratio: 5.5 spaces per 1,000 useable square feet
- Building Configuration: 2-story, with central atrium and common area functionally dividing each building into four open-bay "pods"









### Interior features

- 15' floor to deck structure
- Bright, open office plans with 10' ceilings providing natural and ambient light
- Two-story entry atrium with granite flooring
- Card access security system
- 120' bays with 100 lb/sq ft. live structural loading design
- Interior office design and finish to suit
- Technologically advanced features



## **Building features**

- Customized power capacity with separate meters for each tenant – allows for maximum efficiency and flexible work shifts
- Appealing architectural design
- Abundant landscaping
- Dual pane Insulated glass on exterior windows
- Full-cover illumination of parking lots
- Exterior signage available
- Energy efficient design

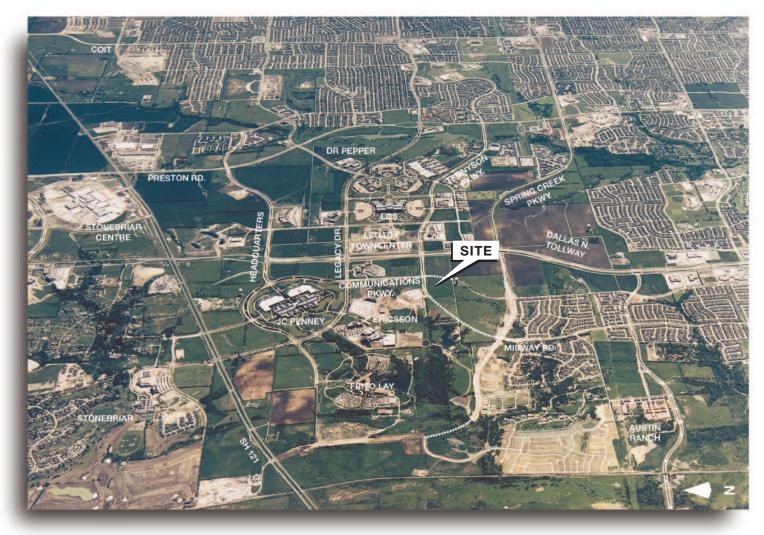
#### Electrical/communication features

- Multiple fiber optics providers available to the buildings with redundant access
- 24-hour, 7-day independent HVAC system for each tenant
- HVAC design includes multi-zone VVT control and digital energy management system
- Pad area and conduits for back-up generator provided
- Dual source electric service

## Premier location

- Strategic location in the Dallas Metroplex
- Outstanding accessibility via Dallas North Tollway, SH 190 and SH 121
- Convenient to D/FW International Airport
- Near retail, restaurants, and hotels
- DART public transportation
- Located adjacent to Legacy masterplanned development





FOR INFORMATION CALL: MYERS & CROW COMPANY, LTD. (214) 520-7800 www.myerscrow.com