

# GATEWAY AT LEGACY

6860 Dallas Parkway  
Plano, TX 75024

## Office For Lease



Leasing Information:  
214.740.3300

**Chris Axley**     **Mark Dickenson**  
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# Lincoln

8111 Douglas Avenue  
Suite 600  
Dallas, TX 75225

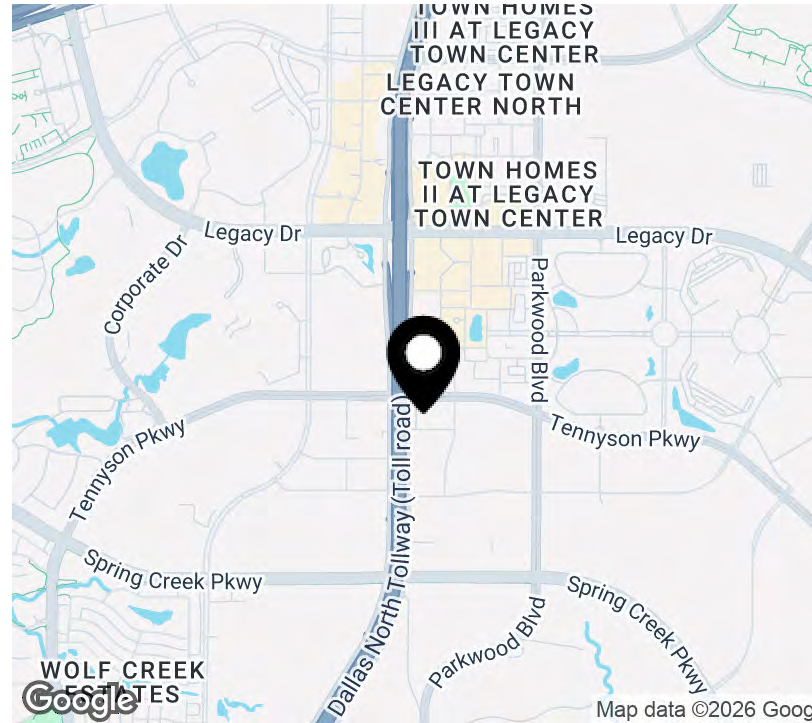
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Office For Lease

2,112 - 2,655 SF



## Property Highlights

- Availability 2,112 - 27,002 RSF
- Lease Term 5 – 10 years
- Rental Rate \$34.00 NNN
- 2026 Estimated Opex \$14.91 / SF
- 2026 Estimated Electricity \$1.63 / SF
- Common Area Factor 14.8%
- Tenant Finish Negotiable
- Building Hours Mon-Fri 7:00am – 7:00pm; Sat 7:00am – 1:00pm
- Parking 4:1,000 ratio; Reserved Spaces \$100.00/mo; Unreserved Spaces \$0.00
- Fiberoptic Providers Charter Communications; FPL Fibernet/Crown Castle; Level 3 Communications; Logix Communications; Zayo

## Property Overview

8-Story Class AA Office Tower  
207,834 RSF Total  
26,988 RSF Typical Floorplate  
Built in 2006; Renovated in 2020

Availabilities	SF	Lease Rate	Date Available
Suite 120	2,655 SF	\$34.00 NNN	Now
Suite 122	2,112 SF	\$34.00 NNN	Now
Suite 425	2,603 SF	\$34.00 NNN	Now

## Amenities

- New fitness center with showers and locker rooms
- New conference room
- Large tenant lounge with grab-n-go and Starbucks Coffee
- Shaded outdoor collaboration area
- Daily lunch deliveries by Foodsby & Fooda
- Complimentary shuttle cart rides to the Shops at Legacy
- On-site management with access card system for after hours building access

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Property Photos

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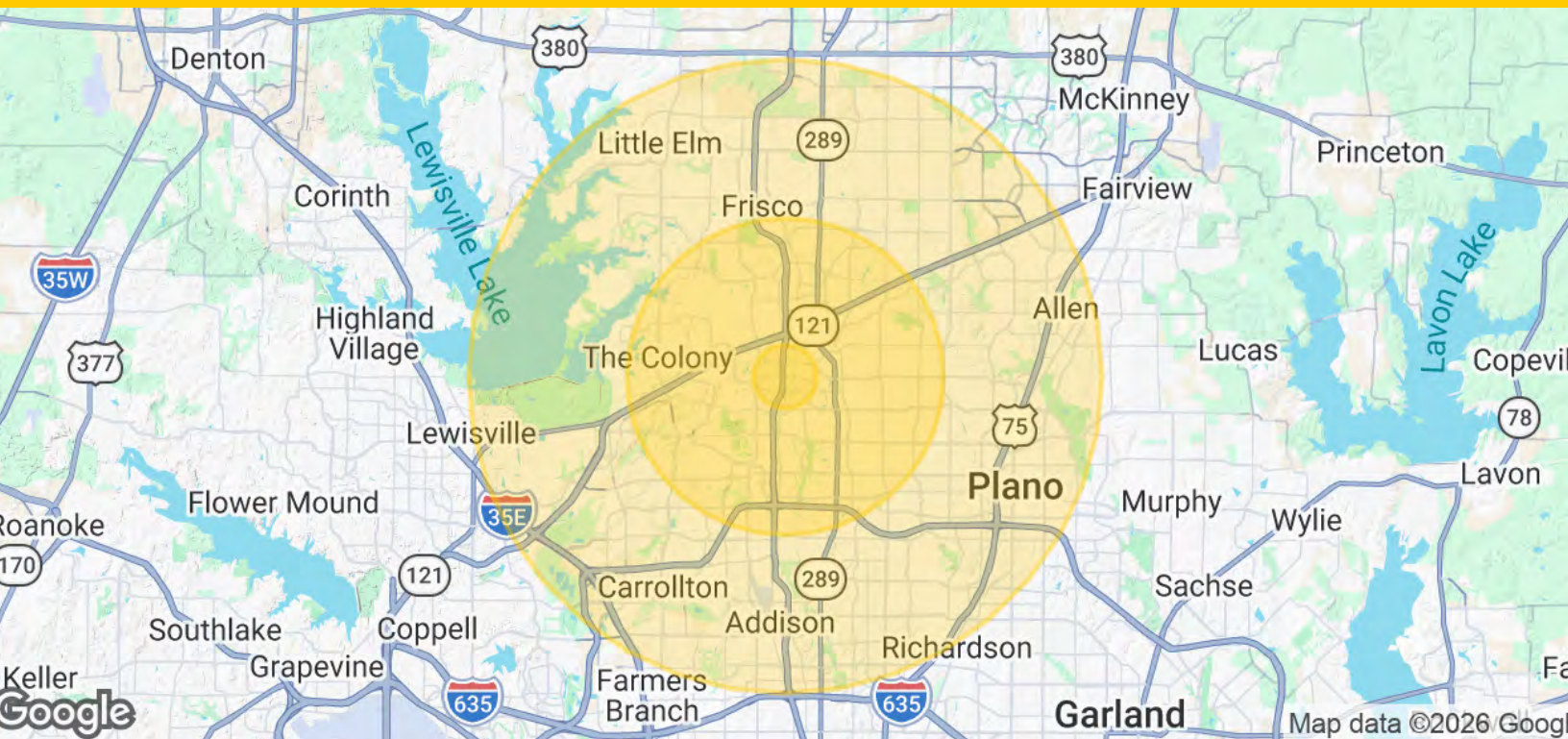
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## Demographics Map & Report

2,112 - 2,655 SF



<b>Population</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Population	7,347	306,398	1,098,024
Average Age	36.2	39.8	38.0
Average Age (Male)	34.8	39.0	36.8
Average Age (Female)	34.5	40.1	38.8
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Households	4,499	134,044	446,530
# of Persons per HH	1.6	2.3	2.5
Average HH Income	\$97,837	\$122,568	\$112,494
Average House Value	\$419,145	\$346,880	\$299,827

2020 American Community Survey (ACS)

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