

# VILLAGE 121

8261 Belleview Drive  
Plano, Texas

126,448 SF Available

**Office  
Space  
For Lease**



## PROJECT FEATURES INCLUDE:

- Divisible to 15,000 Square Feet
- Delivers 1st quarter 2020
- Design Build Office Layouts
- Easy access to SH 121 and Dallas North Tollway
- 5.88/1000 parking ratio
- Building Signage Available
- Walkable Quality Restaurants Nearby including Lazy Dog, Boomer Jack's Grill (pending pad sale), Lucille's BarBQue (pending lease), Lupe's Tortilla (pending lease), Firebirds (pending lease) and Eddie V's (pending lease).

*For More Information, Contact:*

**LINCOLN  
PROPERTY  
COMPANY**

Michael Peinado  
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214-740-3356

Tom Kuhlmann  
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## BUILDING AREA

1ST FLOOR GROSS AREA	64,311 SF
2ND FLOOR GROSS AREA	62,137 SF
TOTAL FLOOR GROSS AREA	126,448 SF

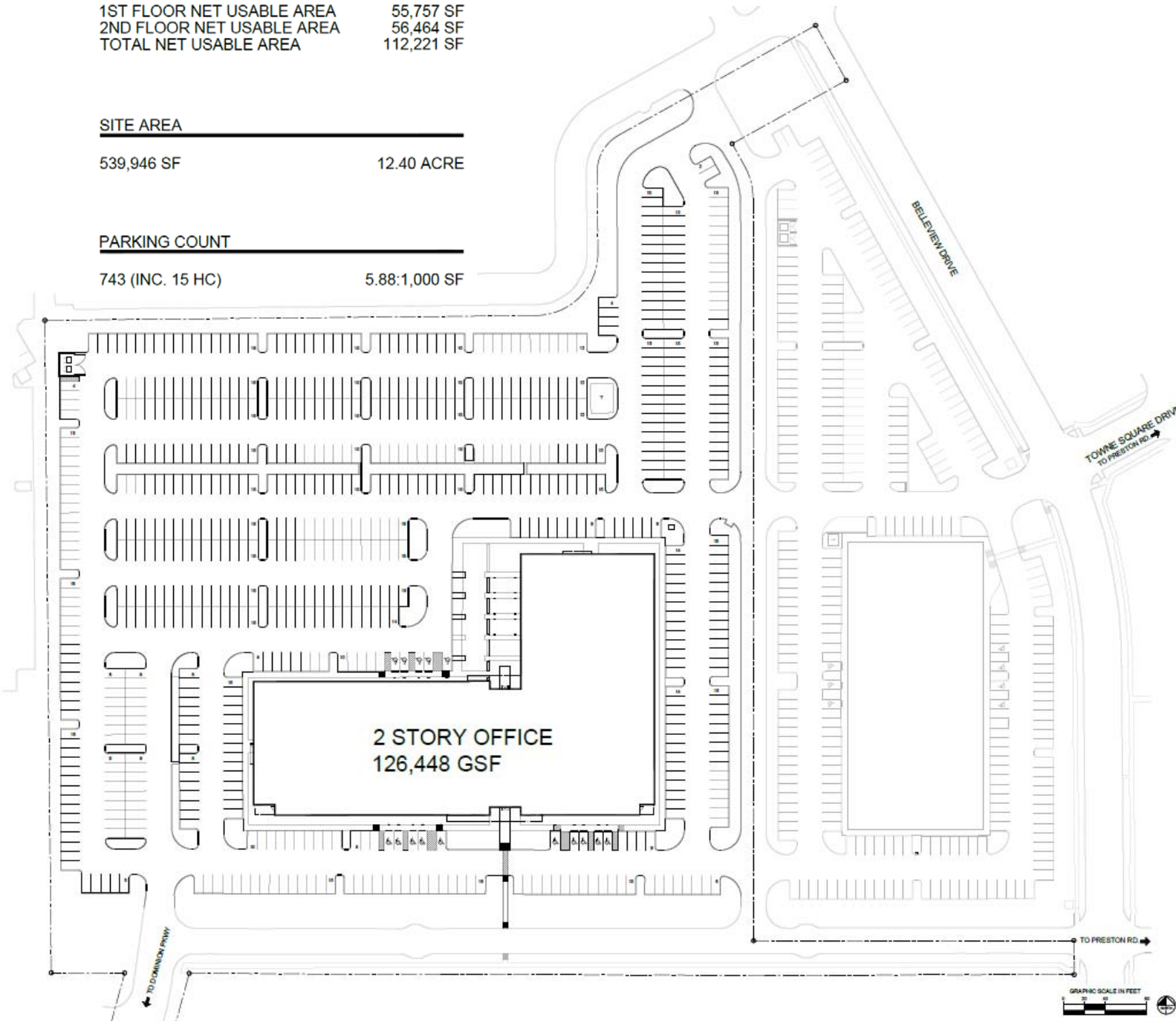
1ST FLOOR NET USABLE AREA	55,757 SF
2ND FLOOR NET USABLE AREA	56,464 SF
TOTAL NET USABLE AREA	112,221 SF

## SITE AREA

539,946 SF	12.40 ACRE
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## PARKING COUNT

743 (INC. 15 HC)	5.88:1,000 SF
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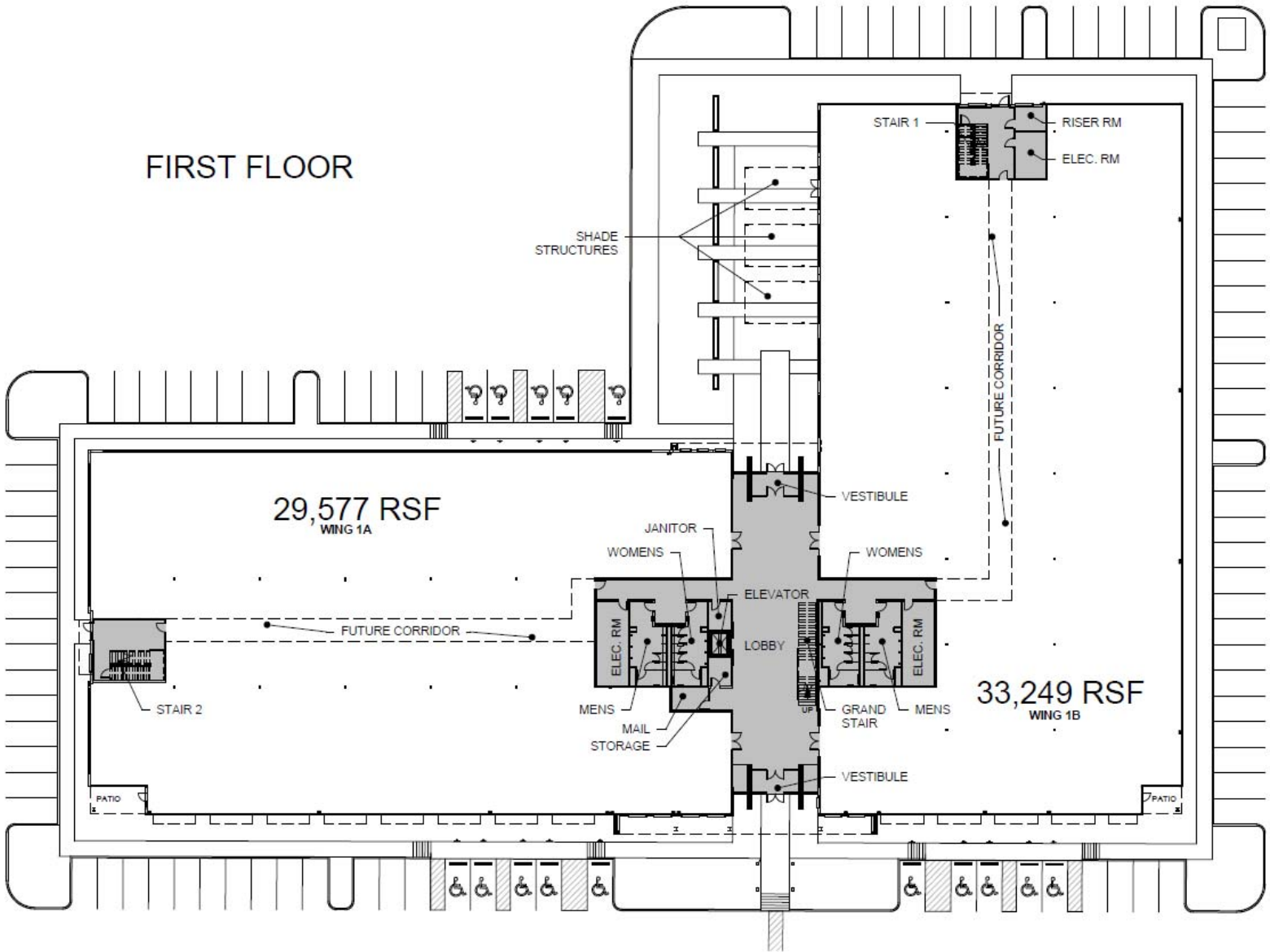
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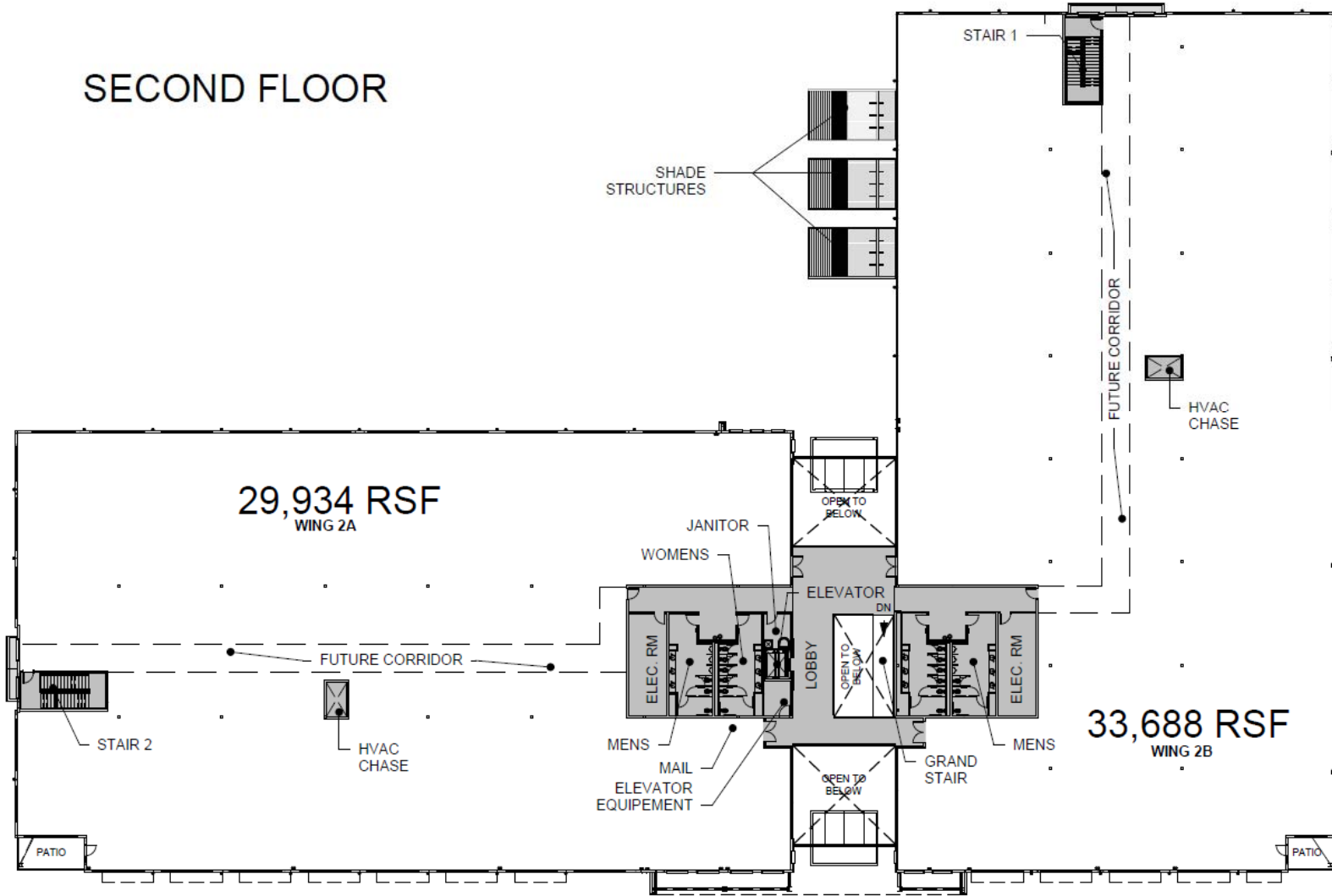
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## SECOND FLOOR



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## BUILDING FEATURES

<b>Ceiling Height</b>	10' ceiling, 15' floor to floor height
<b>Structural Liveload 2nd Floor</b>	70 lbs/SF exterior and 100 lbs/SF interior
<b>Exterior Glass System</b>	Clear, anodized aluminum with 1" insulated glass
<b>Fiber Optics</b>	Fiber optics available—provider to be determined
<b>Fire Protection</b>	Piping to include main entrance, back flow preventer, alarm valve, main and branch piping to lease space and upright sprinkler heads installed to code
<b>Electrical</b>	Service to building is 4000 amp, 480 volt, three phase system distributed to high and low voltage panels on each floor
<b>HVAC</b>	The Building HVAC system will use packaged rooftop air-conditioning units loaded with high-efficiency features including variable speed technology, 100% outside air economizer, and fully modulating building pressure monitoring and control. Cooling capacities total 330 Tons (Up to 11.5 btuh/sf Tenant interior heat gain ). Air distribution will be provided to the Building tenant areas via medium pressure primary duct system. All single-duct and fan-powered VAV terminal units with integral heating will be custom designed and installed as part of tenant finish-out. The system will be controlled via an integrated energy management system.
<b>Multi-Tenant Factor</b>	Approximately 12-13%

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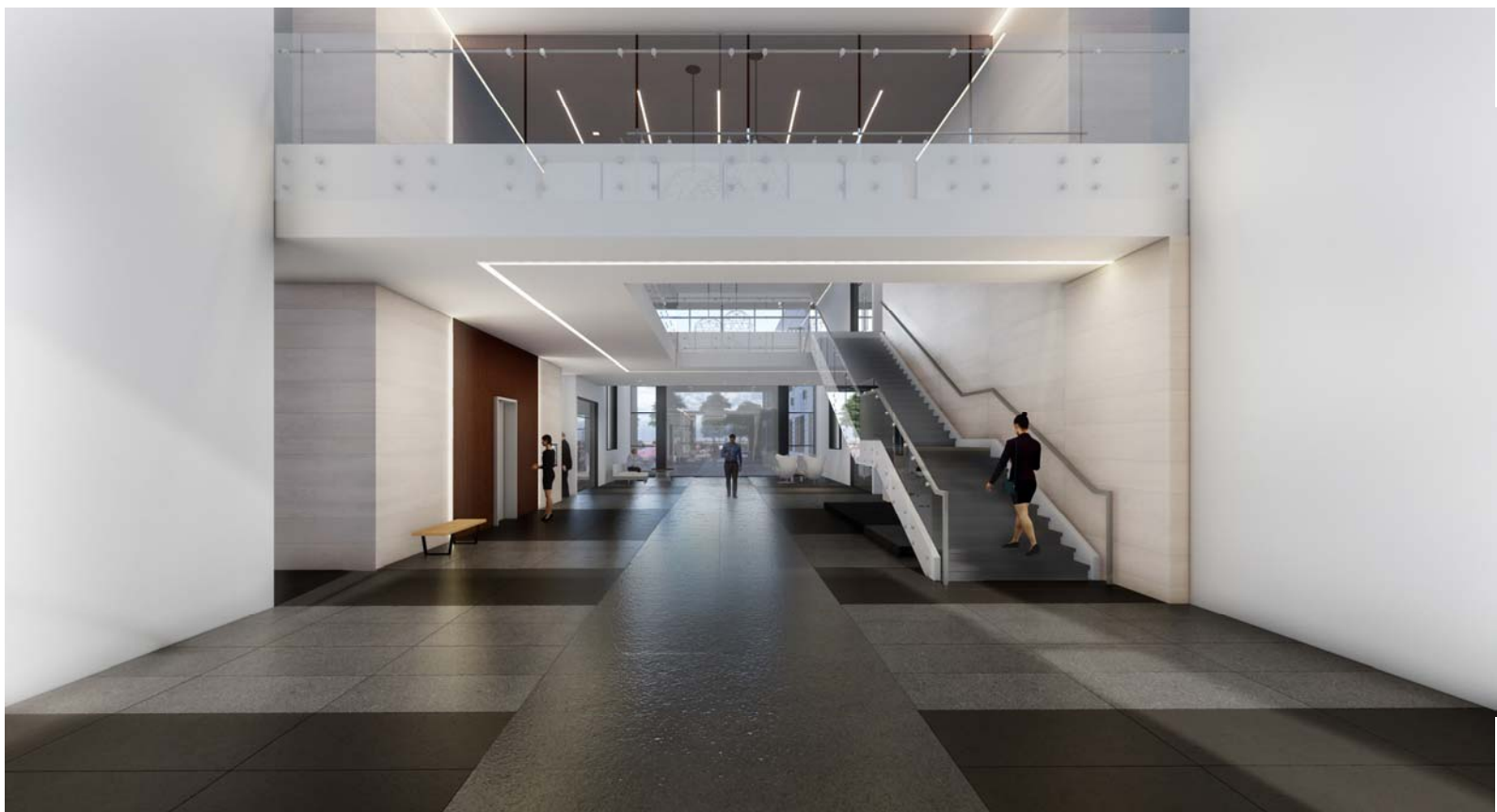
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Lobby Rendering



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