

6501

LEGACY DRIVE

FLOORS 2 & 3

±35,000 SF - 150,000 SF

AVAILABLE IMMEDIATELY

FOR MORE INFORMATION, PLEASE CONTACT:

cresa ::::

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AUSTIN STUDEBAKER
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OFFICE SUBLEASE AVAILABLE IMMEDIATELY

6501 LEGACY DRIVE, PLANO, TX 75024



±150,000 SF SUBLEASE ON TWO FLOORS

SPACE IS DIVISIBLE TO ±35,000 SF, PLEASE INQUIRE

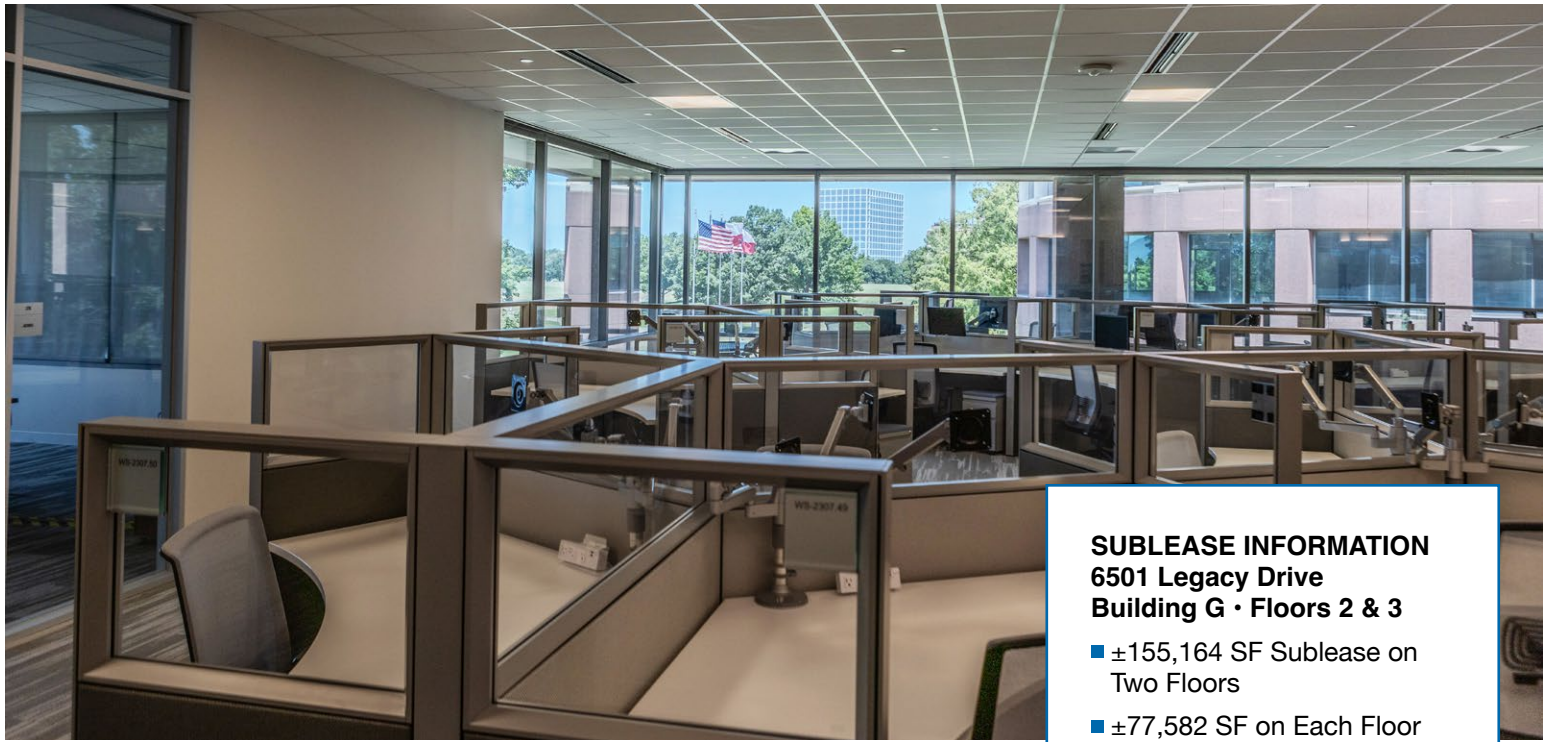
STUNNING PARK SETTING

EXCEPTIONAL FURNISHINGS

**SURROUNDED BY ONSITE
AND WALKABLE AMENITIES**

BEAUTIFULLY DESIGNED

ONE OF A KIND OFFERING



SUBLEASE INFORMATION
6501 Legacy Drive
Building G • Floors 2 & 3

- ±155,164 SF Sublease on Two Floors
- ±77,582 SF on Each Floor
- Space is Divisible Starting at ±35,000 SF
- Available Immediately
- Flexible Lease Term: Through 3/31/2030
- Rate: Please Inquire
- Plug and Play
- Furniture Available
- Personal Storage Lockers
- Parking Ratio: 4 / 1,000
- Numerous Conference Rooms
- Privacy Rooms
- Wellness Rooms
- Multiple Break Rooms
- Open Gathering Spaces

OFFERED EXCLUSIVELY BY CRESA
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BUILDING INFORMATION

- Class A with ±1,829,794 SF
- Three Floors
- Remodeled: 2023
- Garage Parking
- On-Site Management
- On-Site Security
- On-Site Childcare
- On-Site Dining and Private Dining
- On-Site Fitness Center with Golf Simulator and Game Room
- Pickleball Courts
- Central Rotunda
- Outdoor Courtyard
- Coffee Bar / Market On-Site
- Conference Facilities
- Tenant Lounge
- Walkable to Retail, Dining and Hospitality, at Legacy West
- Bike Share Program - Coming Soon

AREA AMENITIES

- 25+ Walkable Restaurants
- 60+ Restaurants (within a 5-minute radius)
- 20 Minutes to DFW Airport
- 25 Minutes to Dallas Love Field Airport

[▶ Click to Property Video](#)

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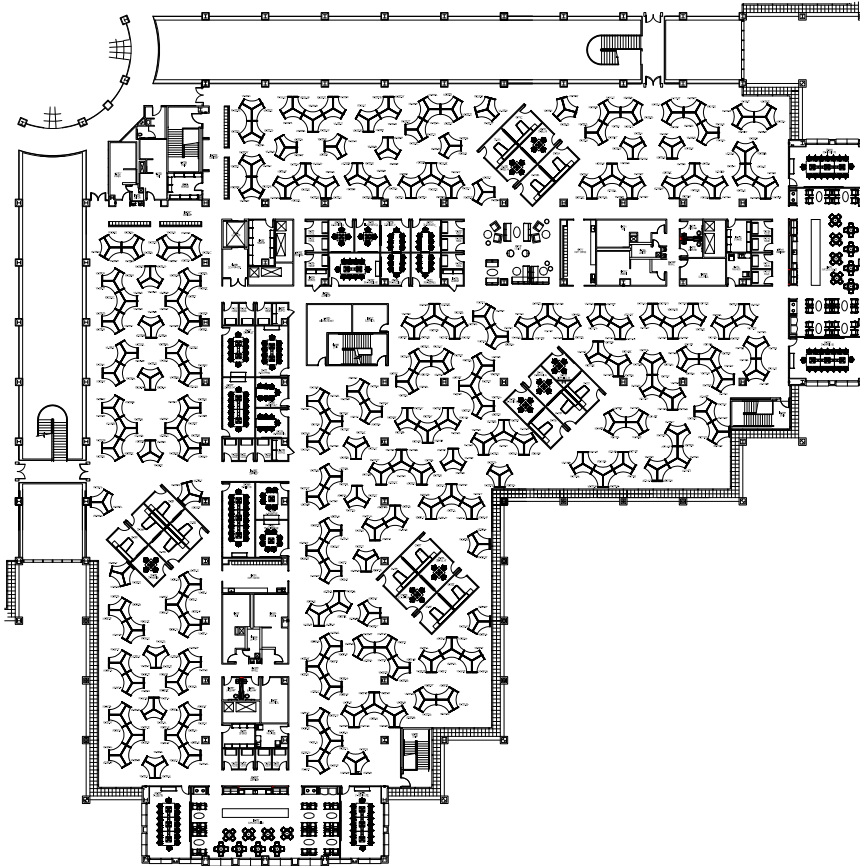
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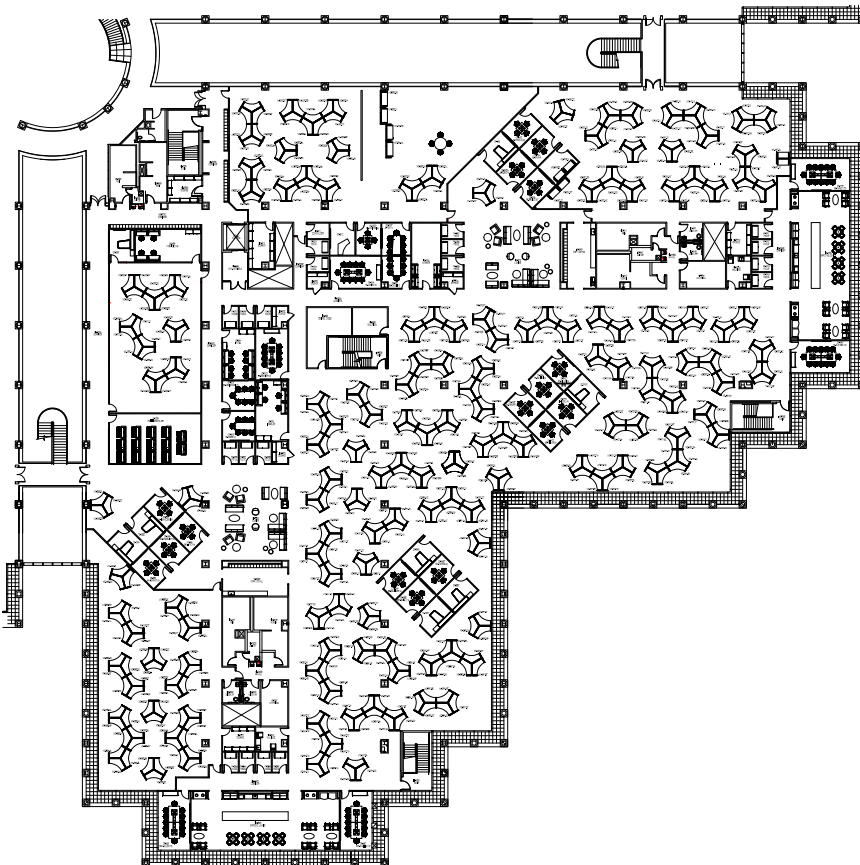
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FLOOR PLANS



BUILDING G

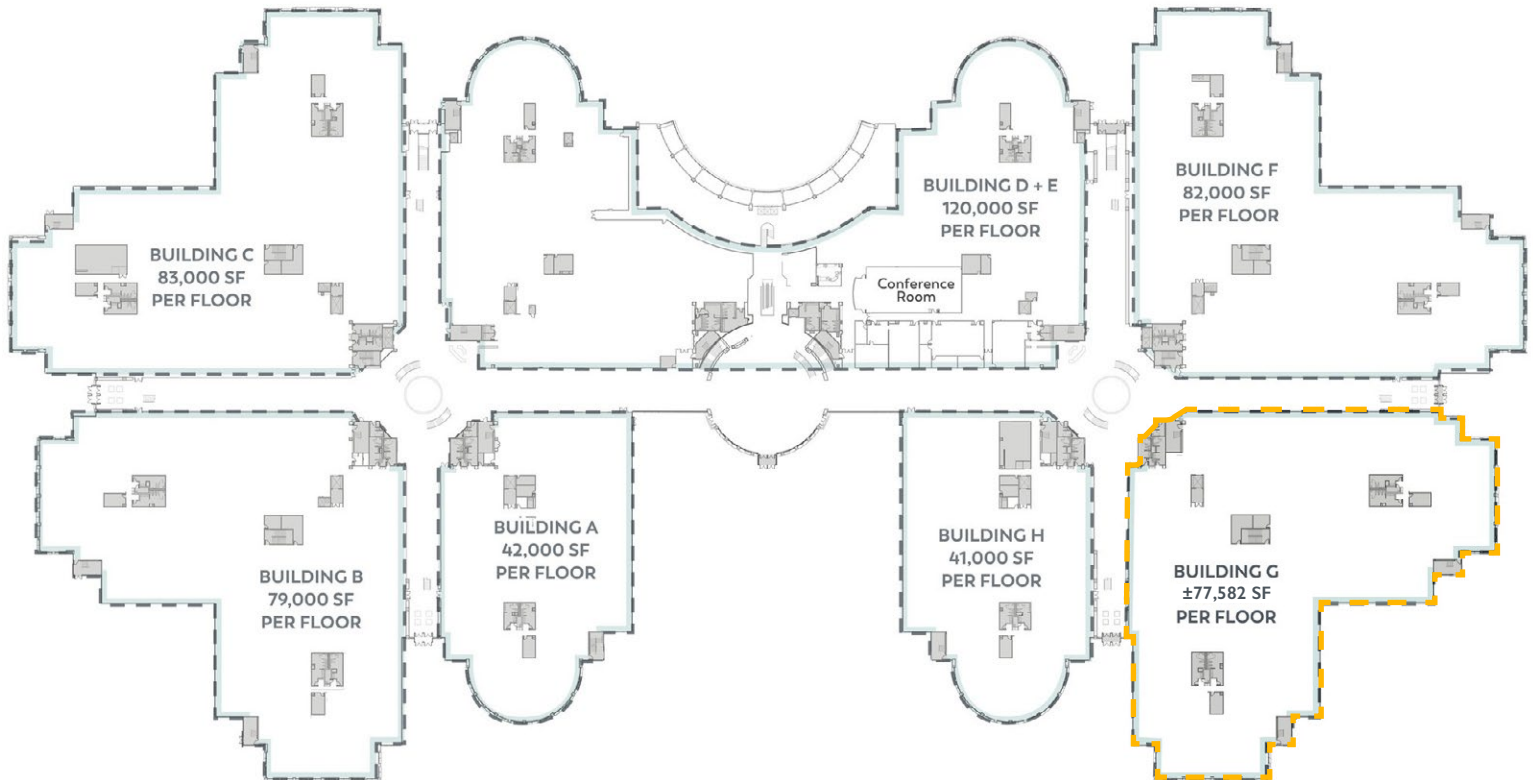
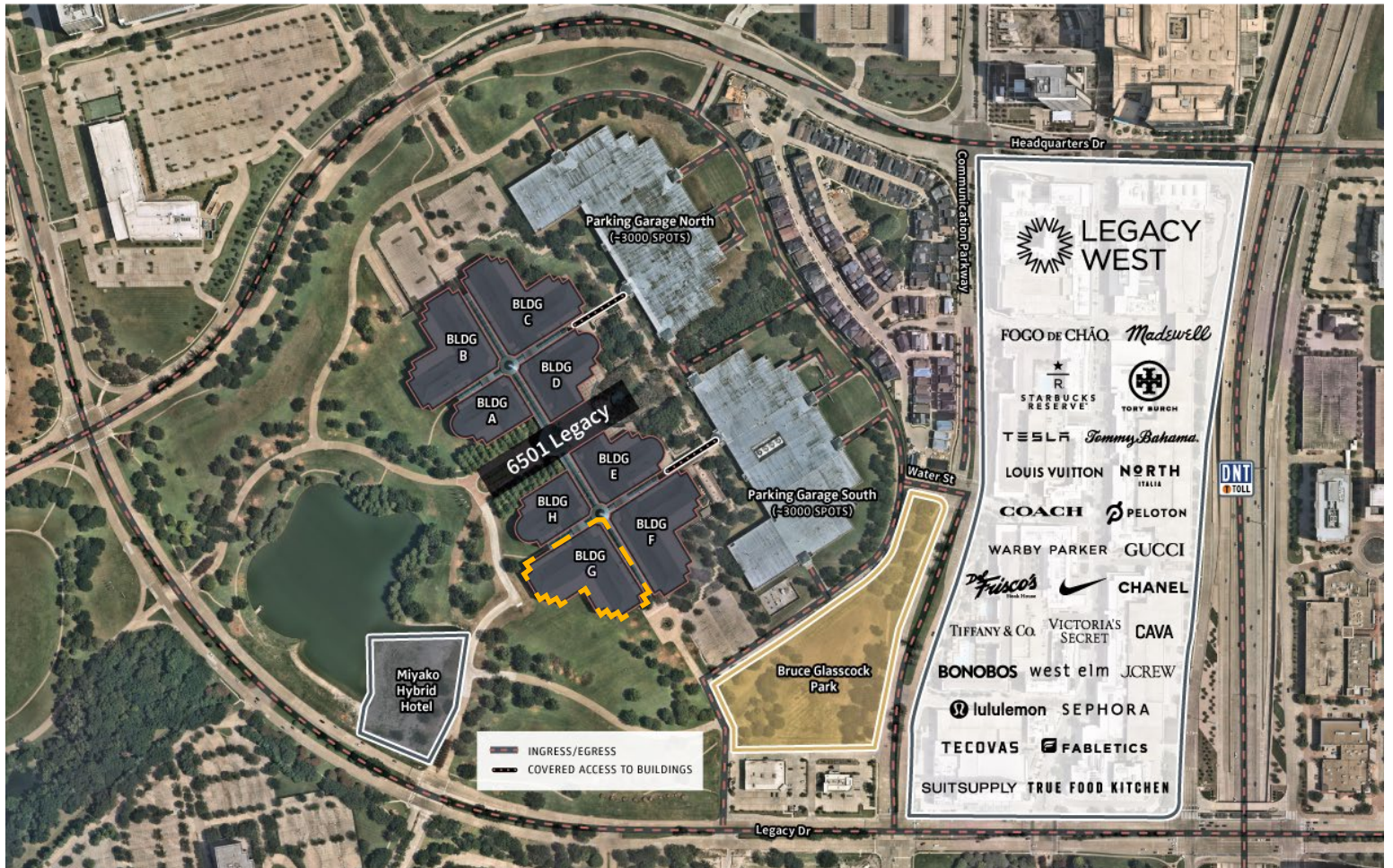
- 2nd Floor
- ±77,582 SF
- 555 Seat Count
- 2 Breakrooms
- 9 Conference Rooms
- 17 Meeting Rooms
- 16 Private Offices
- 1 Open Gathering Space
- Wellness & Privacy Rooms



BUILDING G

- 3rd Floor
- ±77,582 SF
- 456 Seat Count
- 2 Breakrooms
- 6 Conference Rooms
- 16 Meeting Rooms
- 7 Private Offices
- 2 Open Gathering Spaces
- Wellness & Privacy Rooms

SITE PLANS



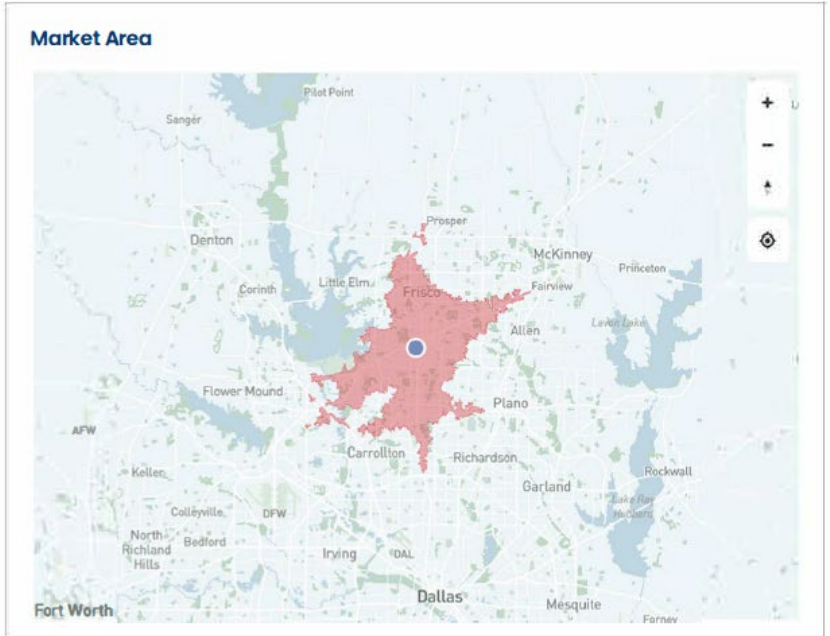
LOCATION & DEMOGRAPHICS



Software Developers
\$61.77/hour
 6501 Legacy Drive, Plano, TX 75024

Market Overview

5 Year Population Growth Rate	9.16%
Labor Force	498,740
Total Unemployed	17,011
Unemployment	3.44%
Average Commute Time	30 min
Cost of Living Index	98.8
Average Home Price	\$527,194
Average Monthly Rental - 1 Bedroom	\$1,755



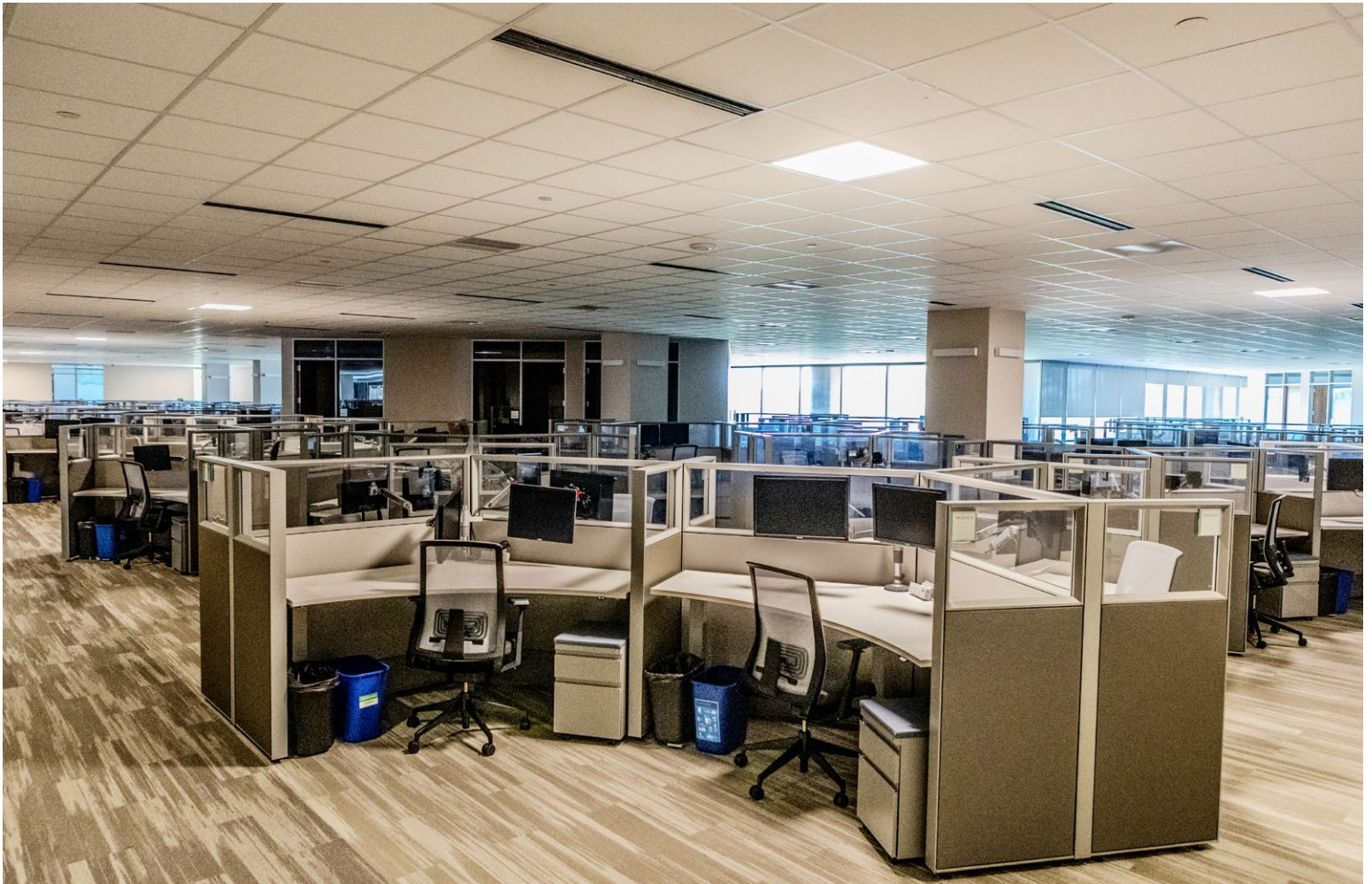
[▶ Click to Property Video](#)

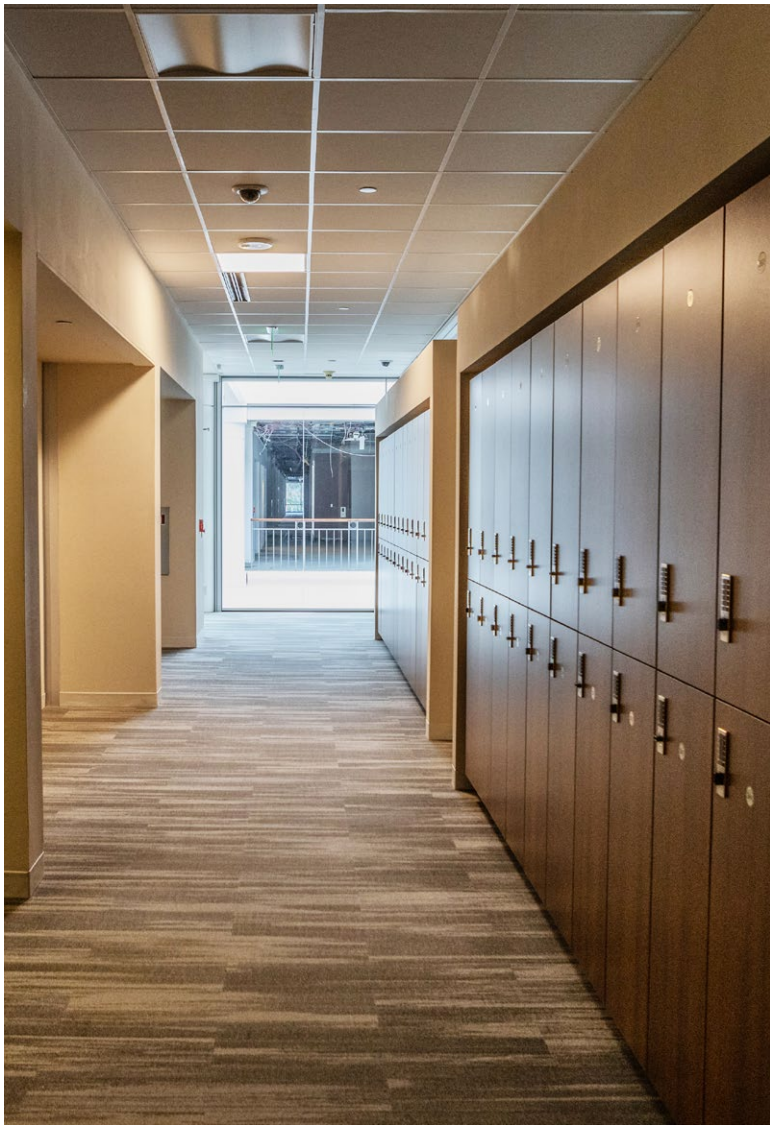
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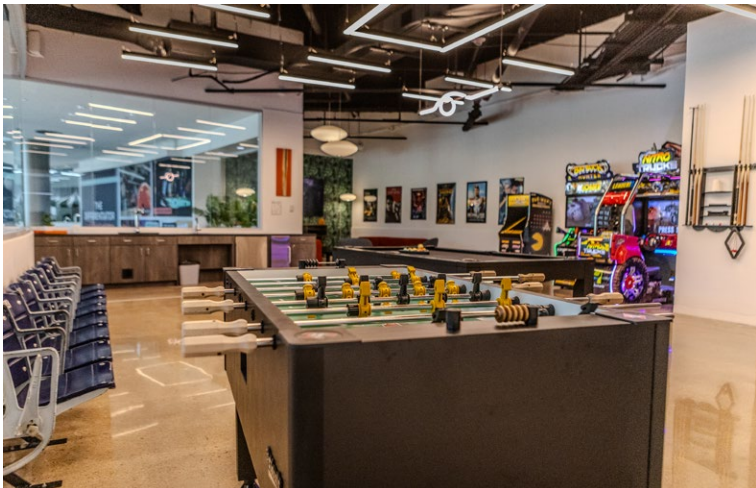
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BRUCE GLASSCOCK PARK



BIKE SHARE PROGRAM - COMING SOON

Per the City of Plano, The Park at Legacy will soon have an allocated feature, Bruce Glasscock Park. The park will feature outdoor shade structures, furniture, and pathways to connect this office to the shopping, dining, entertainment and hospitality venues in Legacy West.

[▶ Click to Property Video](#)

A Space & Location Designed to Build Your Company's Brand, Business, and Culture.

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Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the

written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Cresa, LLC

Licensed Broker/Broker Firm Name or
Primary Assumed Business Name

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Robert Gregory Burns

Designated Broker of Firm

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Buyer/Tenant/Seller/Landlord Initials

Date