



6860 DALLAS PARKWAY, PLANO, TX 75024

GATEWAY | AT LEGACY

CLASS AA OFFICE IN LEGACY TOWN CENTER

THE OFFERING

Jones Lang LaSalle Americas, Inc. (“JLL”) has been exclusively retained to offer qualified investors the opportunity to acquire Gateway at Legacy (the “Property”), a 209,023 square foot, Class AA office building strategically located in Legacy Town Center in Plano, Texas. The Property benefits from a richly amenitized mixed-use neighborhood with direct access to a multitude of retail and dining options, high-end residential communities, luxury hotels, and entertainment venues. Currently 96% leased with a weighted average lease term of 6.9 years, Gateway at Legacy provides investors the rare opportunity to acquire a highly financeable, core asset with significant mark-to-market growth potential in D/FW’s most desirable and sought-after office market.





WITHIN THE HEART OF LEGACY

DFW'S STRONGEST & MOST DESIRABLE OFFICE MARKET

96% LEASED & 6.9 WALT

SECURE INCOME STREAM ANCHORED BY SPLUNK (NASDAQ: SPLK)

TROPHY-QUALITY ASSET

RECENTLY UPGRADED COMMON AREAS INCLUDING STATE-OF-THE-ART FITNESS CENTER AND TENANT LOUNGE

LIVE-WORK-PLAY

HEAVILY AMENITIZED MIXED-USE ENVIRONMENT WITH +100 RETAIL & DINING OPTIONS

ENERGIZED SUBMARKET FUNDAMENTALS

DFW OFFICE DEMAND LEADER AND MARKET-LEADING RENTAL RATES

RARE INVESTMENT OPPORTUNITY

ABILITY TO ACQUIRE GENERATIONAL INVESTMENT IN CORE OF LEGACY

6860 DALLAS PARKWAY
PLANO, TX 75024

209,023
SQUARE FEET

96%
OCCUPANCY

6.9-YEAR
WALT

14%
BELOW MARKET
IN PLACE RENTS

2006 / 2020
YEAR BUILT / RENOVATED

4.57
ACRES

3.91 / 1,000 SF
PARKING RATIO
644 GARAGE SPACES

8
STORIES





Splunk is a San Francisco-based tech firm that is the world's first Data-to-Everything platform, designed to remove the barriers between data and action so that their clients may thrive in the data-centric business environment. Splunk empowers IT, project development and security teams to transform their organizations with data from any source and on any timescale.

Splunk consists of more than 7,500 employees in 27 offices worldwide. Splunk's clients include 91 companies of the Fortune 100 list including Coca-Cola, CVS Health, Deloitte, Honda, and Intel just to name a few.

Splunk's Cloud Annual Recurring Revenue has exceeded 70% for the sixth straight quarter with a growing customer base of more than 200 customers. During the pandemic, Splunk was the only cloud data platform that was able to serve the multitude of organizations shifting to online application development, infrastructure management and cyber security.

SPLUNK WAS NAMED ONE OF FORTUNE'S 100 BEST PLACES TO WORK AND ONE OF THE TOP 10 BEST WORKPLACES IN TECHNOLOGY.

FORTUNE
100
BEST
COMPANIES TO WORK FOR®

<p>53.0% OF RENTABLE BUILDING AREA</p>	<p>SEP-2031 LEASE EXPIRATION DATE</p>	<p>TOTAL ANNUAL RECURRING REVENUE OF \$2.47 BILLION Q1 2021, UP 39% YEAR-OVER-YEAR</p>
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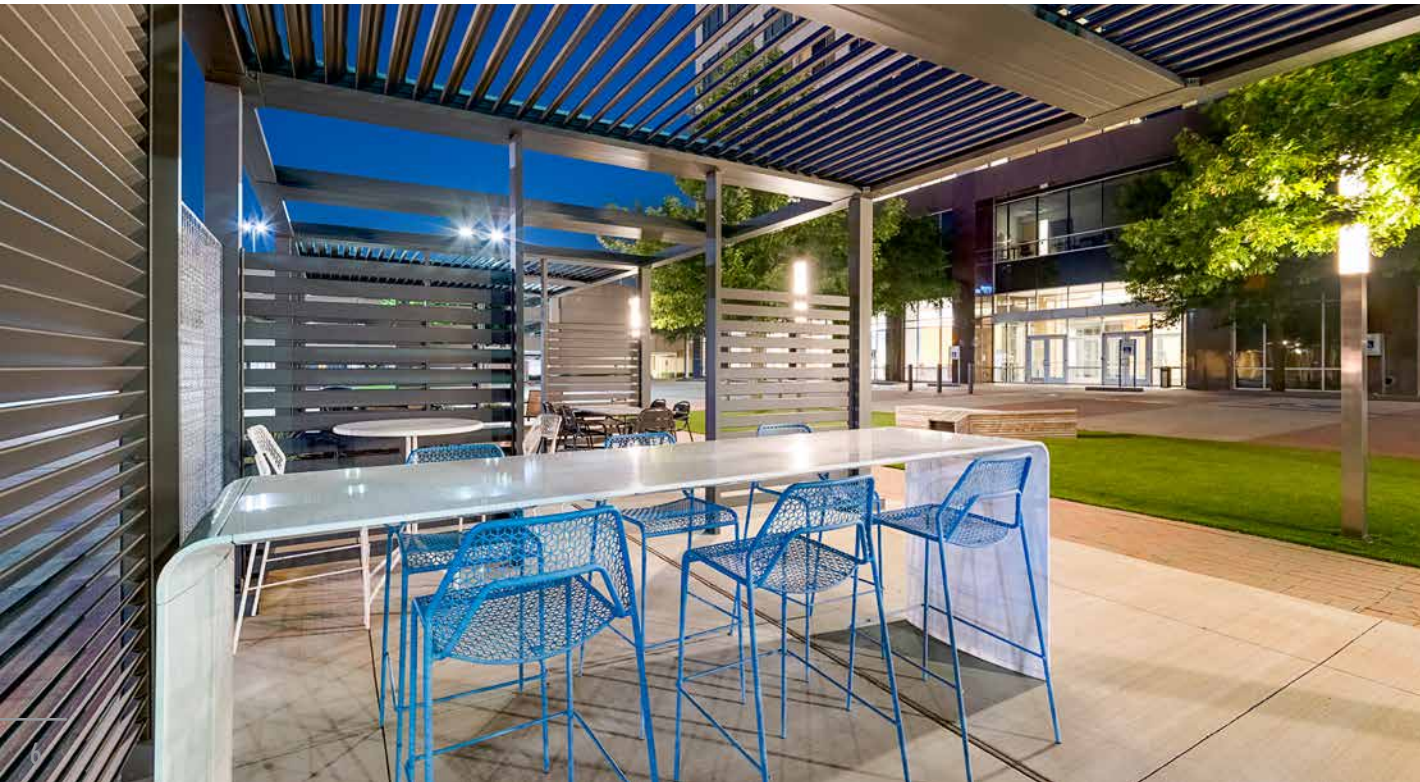
FORTUNE

BEST
WORKPLACES
IN TECHNOLOGY

RECENT INVESTMENT & VALUE CREATION

Current ownership has invested more than \$8.25 PSF to amenitize the Property including the addition of a new fitness center complete with state-of-the-art equipment and country-club style locker rooms. When it is time to take a break, tenants can either grab a snack at the Grab n' Go, play pool in the newly completed Tenant Lounge, or get fresh air outside at the shaded outdoor collaboration area.

Current ownership has driven significant rent increases at Gateway at Legacy since acquisition, raising rents \$6.50 PSF in 24 months, prior to completion of the cosmetic and amenity upscale. The next owner will continue to benefit from the improvements with a substantial mark-to-market opportunity with 20% of the building rolling before 2024.





LEGACY: DALLAS' SECOND DOWNTOWN

- » Highly Desirable Office Destination with numerous Fortune 500 office tenants, including Bank of America, JPMorgan, Liberty Mutual, PepsiCo, Toyota, and USAA to name a few.
- » Unmatched Accessibility to High-End Retail and Upscale Residential Developments as well as Entertainment Destinations such as the Shops at Legacy, Legacy West, and the Star.
- » The synergy between Legacy and Frisco creates a sense of community that is vital for businesses seeking to attract and retain a talented workforce.





150,000
DAYTIME
POPULATION

101,000
DAYTIME
EMPLOYEES

6,220
OF CLASS A MULTI-
FAMILY UNITS
(14 PROPERTIES)

1,700
HOTEL KEYS
(14 HOTELS)

13.8M SF
OF CLASS A OFFICE

1.3M SF
OF RETAIL
(55+ RESTAURANTS)

\$3.5B
OF TOTAL COMMERCE



THE MARKET

LEGACY: D/FW'S STRONGEST & MOST DYNAMIC SUBMARKET

Commanding the third highest rental rates in D/FW, strong occupancy levels, and robust leasing velocity, Gateway at Legacy will continuously benefit from its unmatched location within one of the most dynamic office markets in the nation. The Legacy / Frisco submarket is ideally located at the intersection of the Dallas North Tollway and SH-121, which has been the one of the most highly sought-after office nodes for corporate users and the technology sector over the last five years.

LEGACY / FRISCO OFFICE SUBMARKET

22.5M SF
OF CLASS A OFFICE

500K SF AVG
ANNUAL NET ABSORPTION OVER LAST 10 YEARS

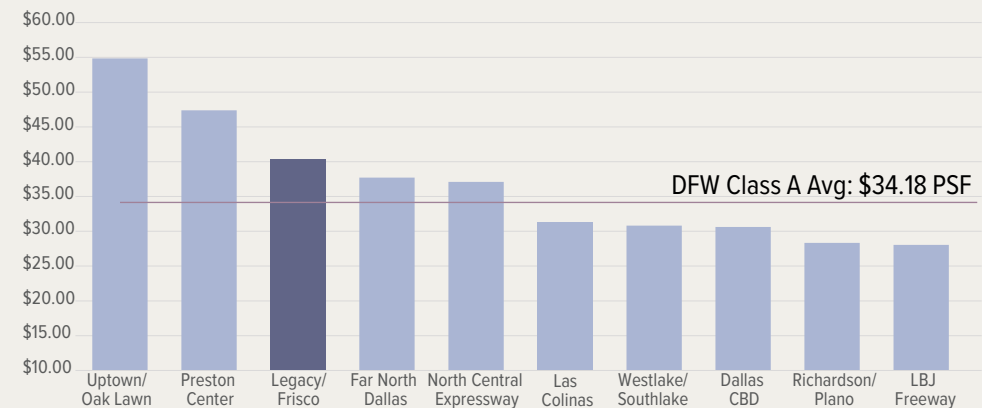
RENTS 18% ABOVE
D/FW CLASS A AVERAGE

19% RENT GROWTH
SINCE 2017

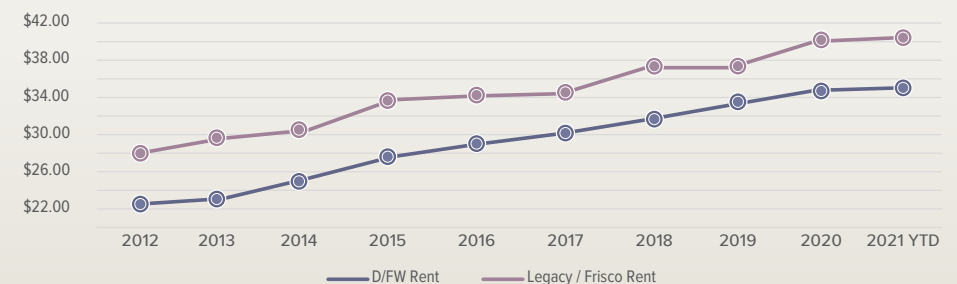
LEGACY / FRISCO: CORPORATE RELOCATION EPICENTER



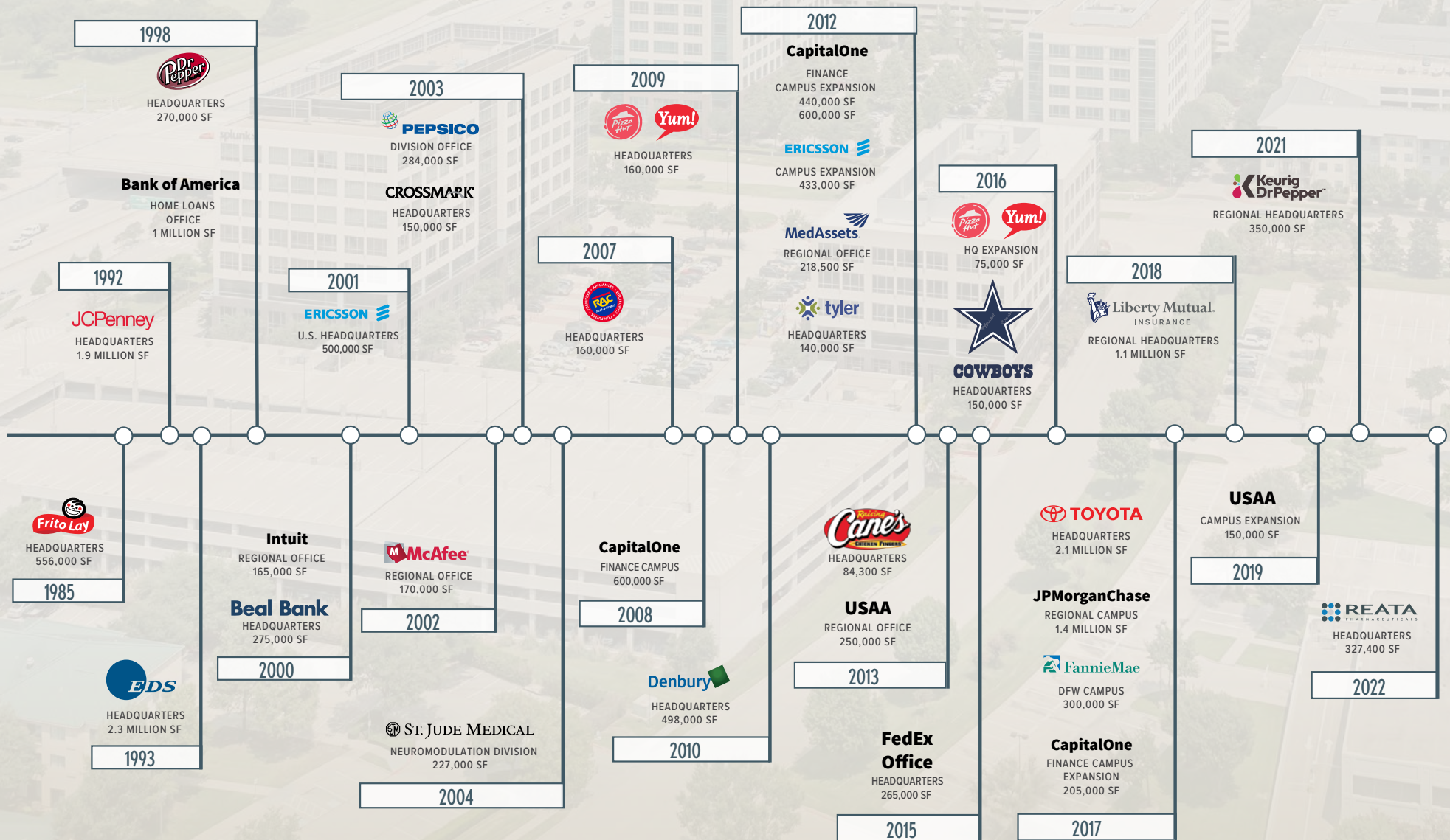
DFW OFFICE SUBMARKET CLASS A RENTAL RATES



HISTORICAL CLASS A RENTS: D/FW VS LEGACY / FRISCO



LEGACY'S DYNAMIC GROWTH STEMS FROM THE ORIGINAL CORPORATE CAMPUSES OF FRITO-LAY, JCPENNEY, AND EDS – A NOD TO THE AREA'S ROOTS AS THE TECH EPICENTER OF D/FW. SINCE THEN, THE MARKET HAS BECOME THE PREFERRED CORPORATE DESTINATION FOR COMPANIES SUCH AS JPMORGAN, TOYOTA, AND THE DALLAS COWBOYS WHO LOCATED TO THE AREA IN THE PAST FIVE YEARS.



THE METROPLEX

3 FORTUNE 10
COMPANY HQS
NO OTHER MSA HAS MORE THAN ONE

145 CORPORATE HQ
RELOCATIONS SINCE 2010
4 LOCATED IN LEGACY / FRISCO

NO. 1 IN THE NATION IN RAW
POPULATION GROWTH SINCE 2010
(2020 CENSUS)

LOW COST OF DOING BUSINESS
WITH A SCORE OF 88.45
(US AVG - 100)

LOW COST OF LIVING
WITH A SCORE OF 165
6% BELOW THE NATIONAL AVERAGE

FRISCO RANKED TOP RESIDENTIAL REAL
ESTATE MARKET IN THE COUNTRY
(WALLETHUB, 2021)





**#4 REAL ESTATE
MARKET FOR 2021**
URBAN LAND INSTITUTE/PWC

**#1 MSA FOR PROJECTED
POPULATION GROWTH**
461,800 NEW RESIDENTS PROJECTED
OVER THE NEXT 5 YEARS

**LEADING PRO BUSINESS
ENVIRONMENT**
#1 MARKET FOR DOING BUSINESS
15 YEARS IN A ROW

**#2 IN JOB GAINS SINCE FEB 2020
COMPARED TO MAJOR MARKETS**
+250,000+ JOB GAINS SINCE JAN 2021

**ROBUST ECONOMIC
DIVERSITY - HEALTHY MIX OF
INDUSTRIES**

**#1 MARKET FOR
OFFICE ABSORPTION**
26.3MM SF NET ABSORPTION
IN THE LAST 5 YEARS

GATEWAY | AT LEGACY

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