



**APEX**  
**AT LEGACY**

210,469 RSF  
CLASS AA SPACE

5801 HEADQUARTERS DRIVE  
PLANO, TX

[APEX-LEGACY.COM](http://APEX-LEGACY.COM)

Jones Lang LaSalle Brokerage, Inc.



# BEST IN CLASS OFFICES IN A PREMIER LOCATION

Located in the heart of Legacy, Apex combines an exceptional location with state-of-the-art facilities, world-class views, premier access and visibility, and proximity to a plethora of retail amenities.

Brand-new institutional ownership brings decades of best-in-class experience in creating an optimal environment for recruitment and talent retention.

## BUILDING SPECIFICATIONS

- New construction, enhanced in 2022
- 30,000 RSF floorplates
- 14 stories (7 floors of office available)
- Additional expansion option to Apex 2 to suit
- Single-floor and multi-tenant options available
- Fantastic views in every direction
- Top of building signage available
- Podium parking with 4/1,000 parking
- Direct elevator from garage to tenant spaces
- 24/7 on-site security









# OPEN FLOOR PLAN

30,285 -  
30,420 RSF  
Floors 8-14

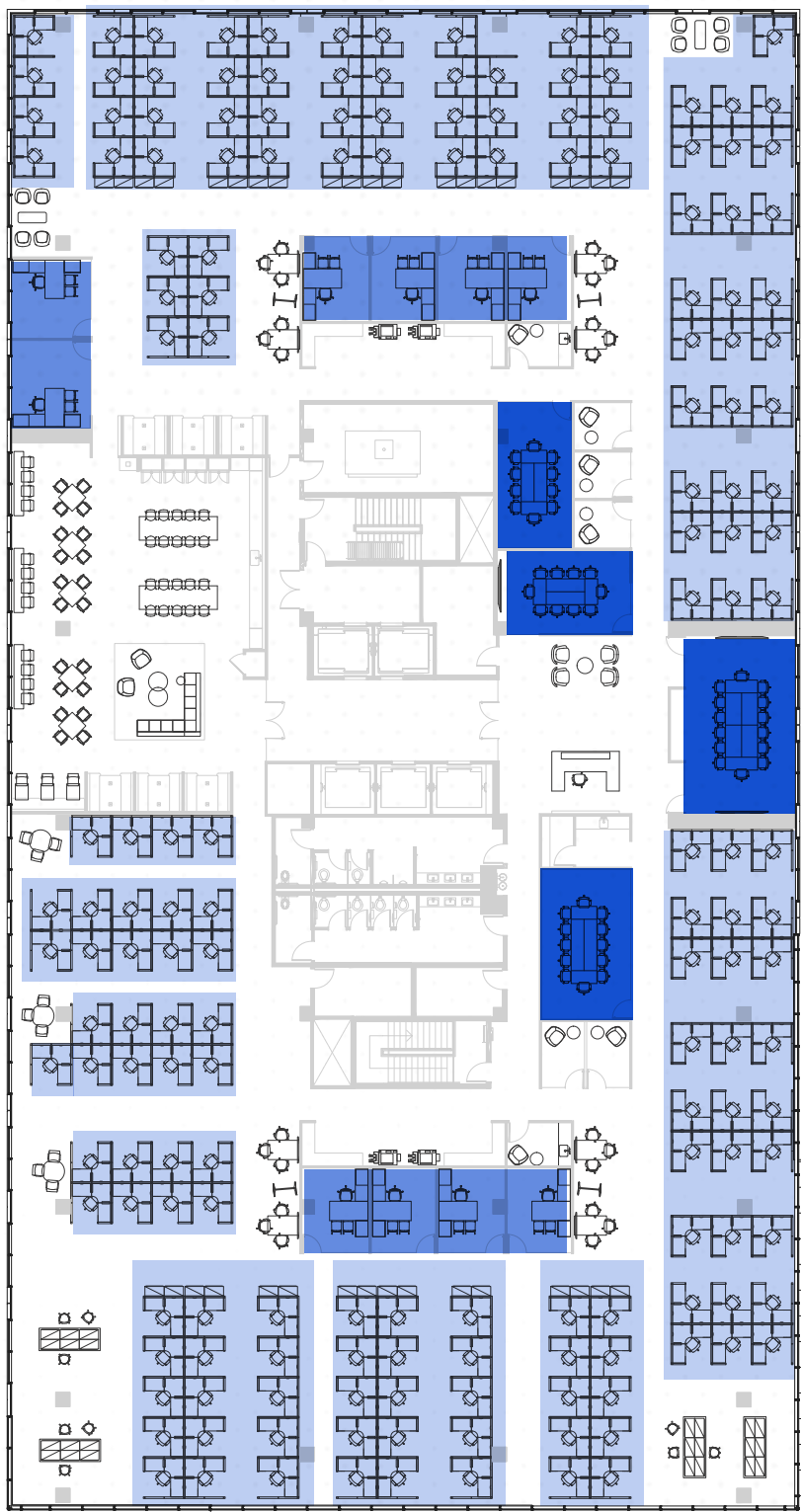
176 WORKSTATIONS

10 OFFICES

4 CONFERENCES ROOMS

187 HEADCOUNT

160 SF PER EMPLOYEE





# MULTI TENANT FLOOR PLAN

30,285 -  
30,420 RSF  
Floors 8-14

## ■ SUITE A

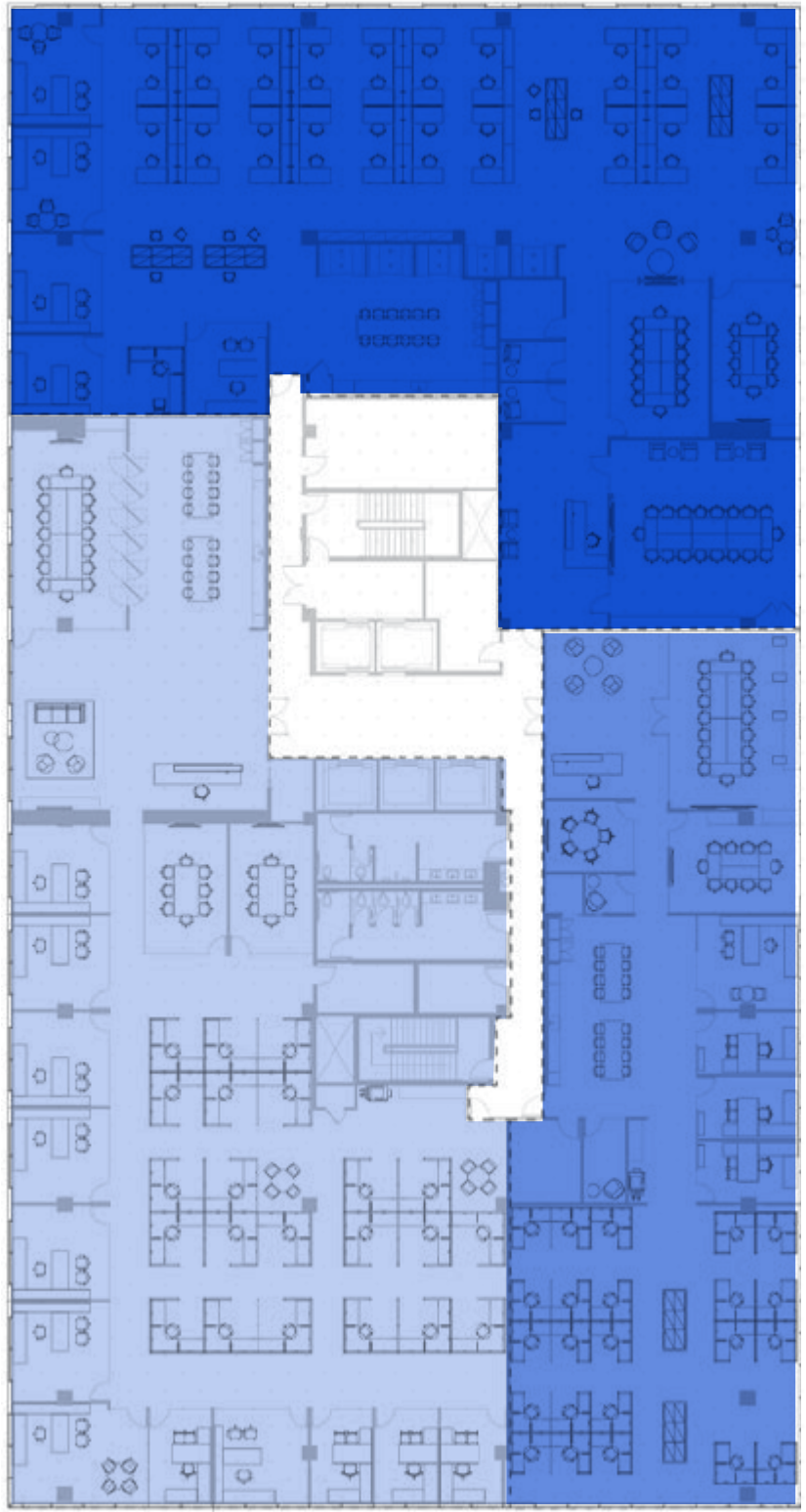
12 Offices  
22 Workstations (8'x8')

## ■ SUITE B

4 Offices  
23 Workstations (6'x6')

## ■ SUITE C

5 Offices  
40 Workstations (6'x6')



◀ N









# BEST IN CLASS AMENITIES



Social hub featuring lounge spaces, a fireplace, and grab-and-go food service



Integrated outdoor terrace with shade structure and built-in kitchen



Game lounge with golf/sports simulator



Multi-room conference and training center



Best in class fitness facility with tech enabled equipment



Building Shuttle can take tenants to nearby Legacy amenities



Fully serviced by Onsite, a concierge company















## SOCIAL HUB & GAME LOUNGE











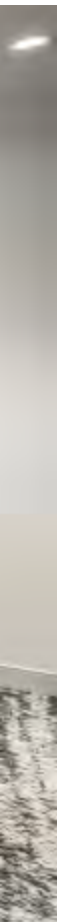
## OUTDOOR TERRACE



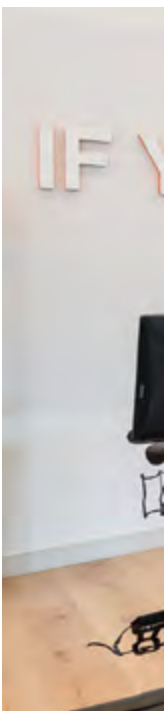








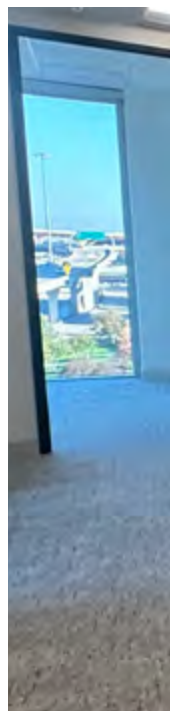


















# NEW, HOSPITALITY-DRIVEN, MIXED-USE DEVELOPMENT IN FAR NORTH DALLAS

## APEX 2

350,000 RSF

- 20 Floors
- Parking Ratio 4/1,000
- Amenities powered by Onsite, include Fitness Center, Lounge, Cafe, Conference Center

PHASE II PLANNED





# APEX 1

210,469 RSF

- 14 Floors
- Parking Ratio 4/1,000
- Amenities powered by Onsite, include Fitness Center, Conference Center, Tenant Lounge, Game Room, Boardroom, Terrace

IMMEDIATE AVAILABILITY

## KIMPTON®

HOTELS & RESTAURANTS

- Event Space
- Pool, Lounge, Restaurant, Bar & Cafe

BREAKING GROUND SOON





# INCREDIBLE AMENITIES JUST MINUTES AWAY

With hundreds of shops and restaurants less than a mile away. Apex creates an outstanding mixed-use atmosphere. Unmatched signage opportunity with epic exposure to one of the most busy intersections in the city.



LEGACY WEST



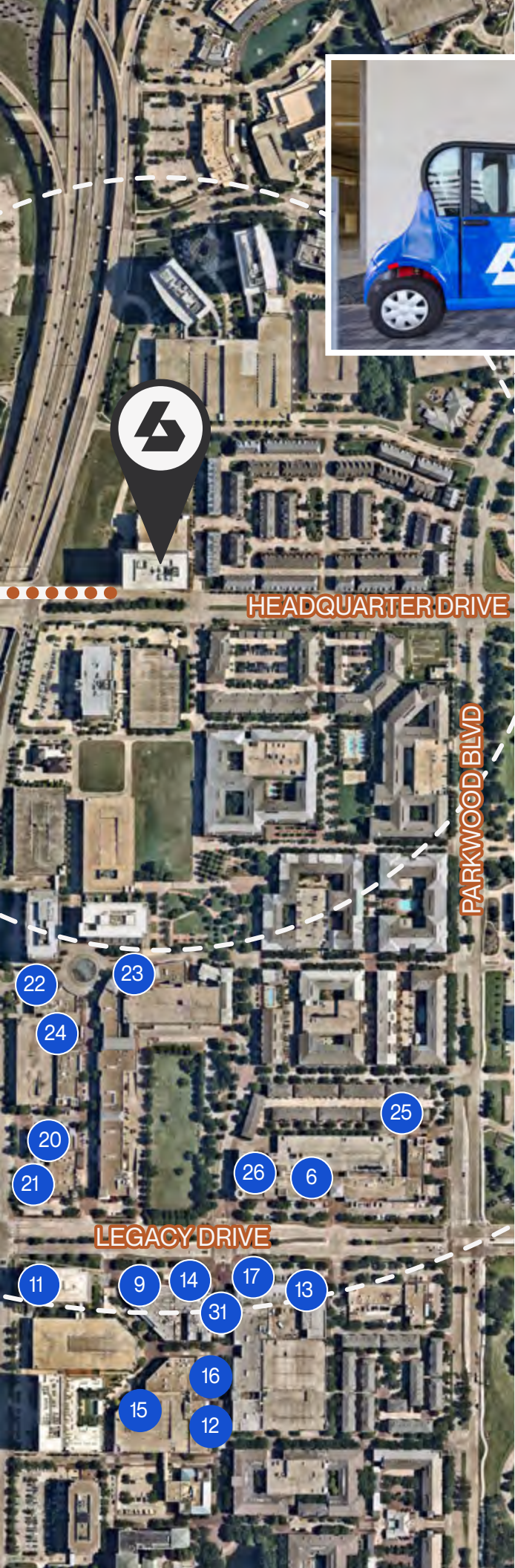
LEGACY FOOD HALL



SHOPS AT LEGACY







Legacy West

**1 min.  
shuttle**

Shops at Legacy

**4 min. shuttle**

### Dining

1. Legacy Food Hall
2. North Italia
3. Shake Shack
4. Cava
5. Haywire
6. Chipotle
7. Bulla
8. Kai Restaurant and Lounge
9. Mama Pita
10. Mesero
11. Fleming's
12. Del Frisco's Grille
13. Jamba Juice
14. Mi Cocina
15. Ringo's Pub
16. Sambuca
17. Samui Thai Cuisine
18. Fogo De Chao Brazilian Steakhouse
19. Del Frisco's Double Eagle Steakhouse
20. Seasons 52
21. The Capital Grille
22. Mexican Sugar
23. Benihana
24. Café Istanbul
25. Dunkin' Donuts
26. Zoes Kitchen
27. Taverna's
28. Sprinkle's
29. Earl's Kitchen & Bar
30. Toulouse
31. Starbucks

### Shops

1. Lululemon
2. Suitsupply
3. Madewell
4. Peter Millar
5. Peleton
6. Tesla
7. West Elm
8. Gucci
9. Coach
10. Chanel
11. Louis Vuitton



# MONARCH

ALTERNATIVE CAPITAL

Monarch Alternative Capital LP is a global investment firm founded in 2002 with approximately \$9 billion in assets under management. Monarch focuses primarily on opportunistic and distressed situations across corporate debt, real estate, special situations, and other market segments. Monarch draws on the skills and experience of its employees across its offices in New York and London.

# Tourmaline

Tourmaline is a founder-led firm with a mission to provide best in class work environments, because that is where companies thrive long-term. Tourmaline's workspaces are designed and operated to help employers attract and retain talent, facilitate in-person collaboration, and foster community and culture.



# APEX

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## BROKER CONTACTS:

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# Information About Brokerage Services

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

11-2-2015



## 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:

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Designated Broker of Firm	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

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