

FULLY FURNISHED OFFICE SPACE FOR SUBLEASE

8,017 SF


5340 Legacy Drive Suite 155

Plano, Texas 75024




APPIAN
COMMERCIAL REALTY

Preston Taylor


 (972)562-9988 Opt. 3

 www.AppianCommercial.com

Ray Eckenrode, CCIM, SIOR

 (972)562-9988 Opt. 2

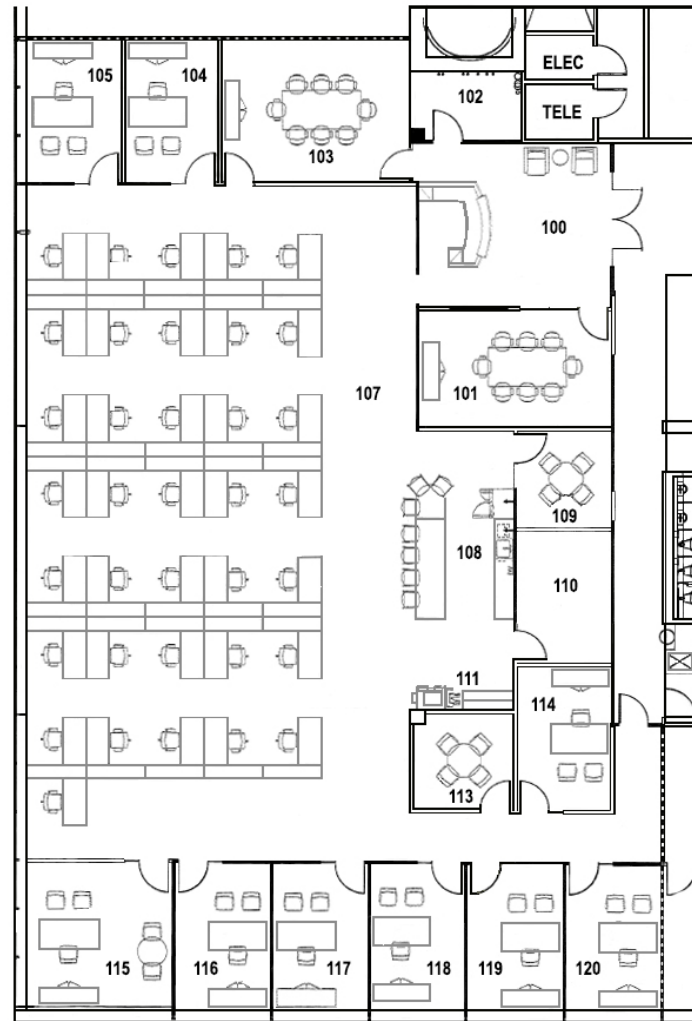
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6657 Virginia Pkwy #100
McKinney, TX 75071

OFFICE SPACE FOR SUBLEASE

Office Space
5340 Legacy Dr Ste 155
Plano, TX 75024

FLOOR PLAN

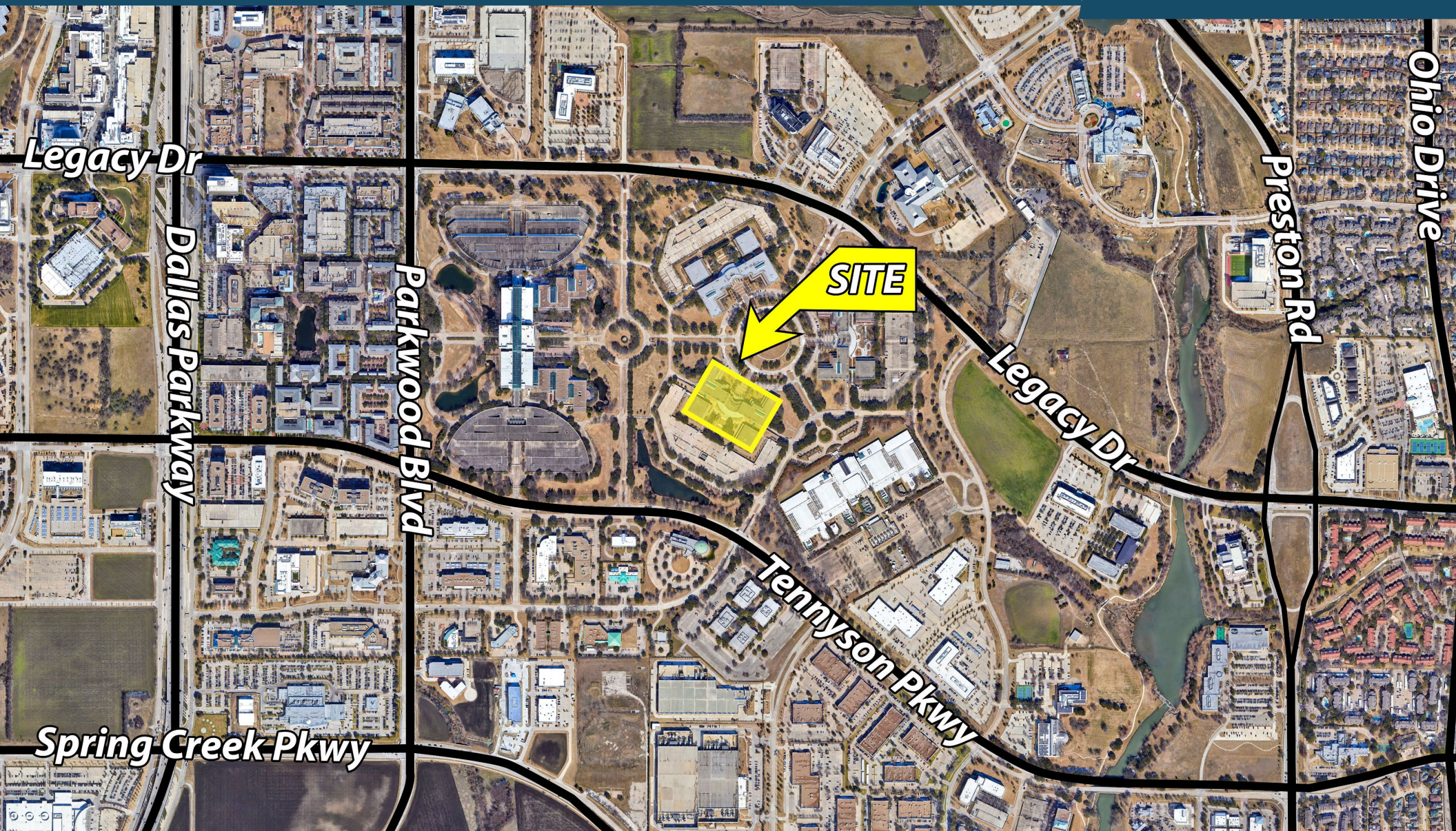


Room Schedule

- 100 Reception
- 101 Conference
- 102 Server
- 103 Conference
- 104 Office
- 105 Office
- 107 Open Area
- 108 Break
- 109 Huddle
- 110 Storage
- 111 Copy/Print
- 112 Huddle
- 113 Huddle
- 114 Office
- 115 Office
- 116 Office
- 117 Office
- 118 Office
- 119 Office
- 120 Office

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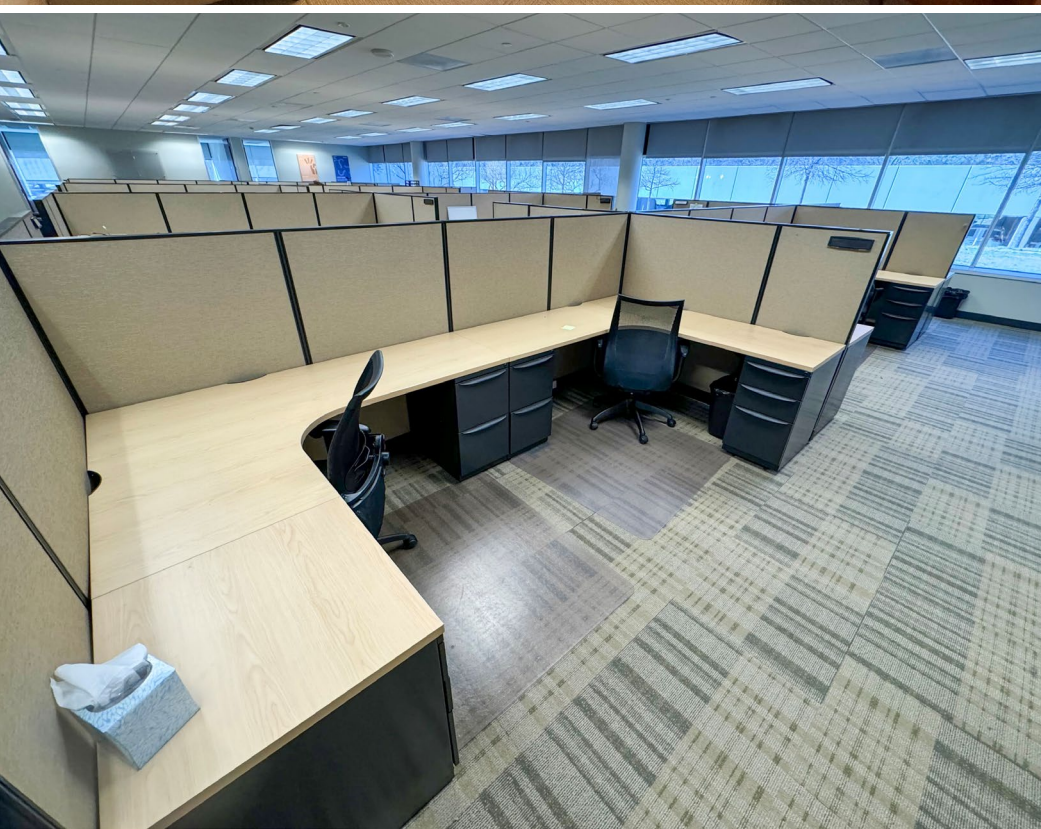
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PROPERTY DETAILS

- **Price:** \$18 NNN
- **Term:** Ends September 2026
- **Property Type:** Office
- **Available SF:** 8,017
- **Address:** 5340 Legacy Dr Suite 155

- **City:** Plano
- **County:** Collin
- **Date Available:** Immediate
- **Cross Street:** Legacy Dr and Parkwood Blvd
- **Property Status:** Existing – Fully Furnished


PROPERTY INFORMATION

Discover the perfect professional office space in Plano, Texas. This fully furnished 8,017 square foot office space located in The Campus at Legacy offers a prime location in close proximity to the Dallas North Tollway, the Sam Rayburn Tollway and Frisco's "North Platinum Corridor". The Campus At Legacy offers a fitness center and full-service restaurant/cafeteria as well as a tenant conference center. The area boasts a diverse range of businesses, restaurants, and retail establishments, catering to the needs of employees and clients. Don't miss this opportunity to establish your business in a thriving community. Contact us today to schedule a viewing and unlock the potential of Plano's dynamic business landscape.



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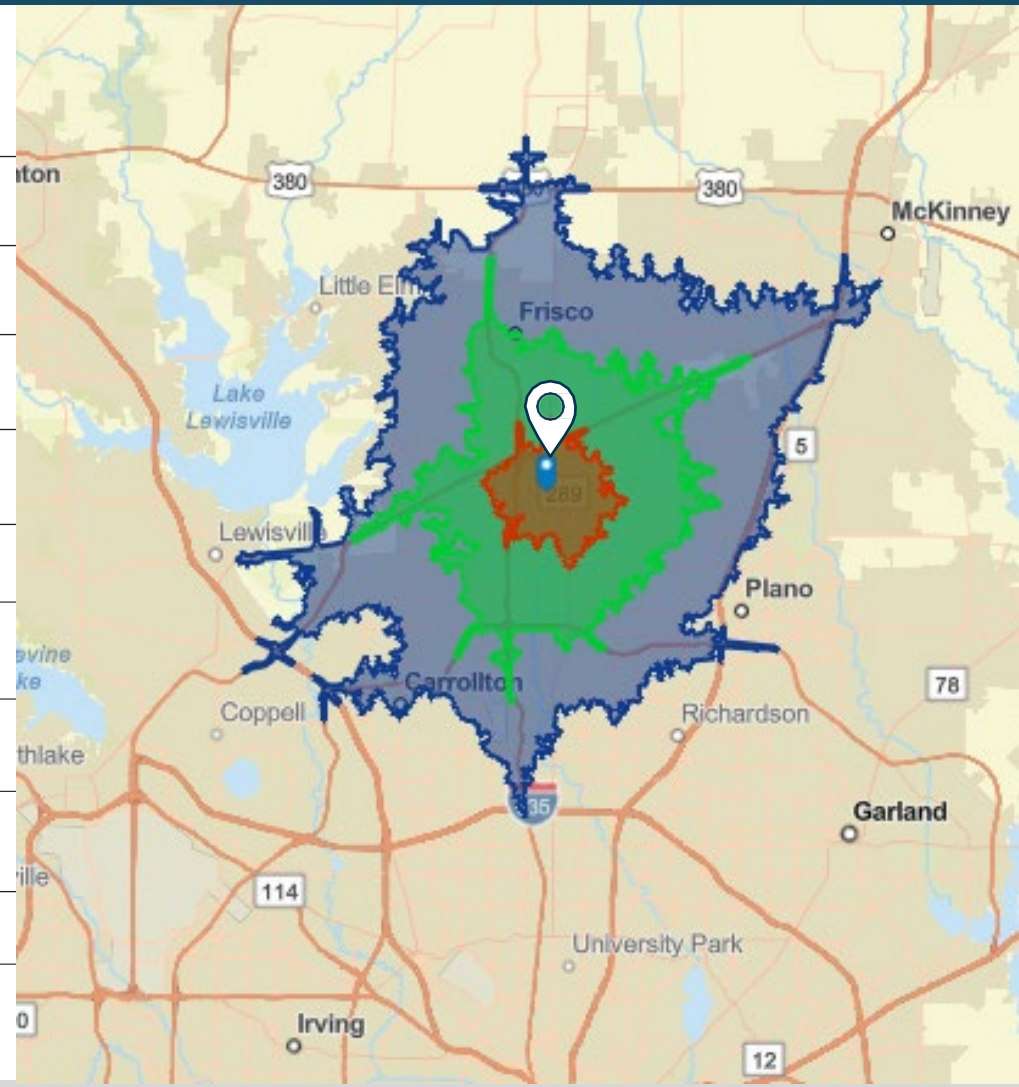
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2023 Demographic Summary	5 Minutes	10 Minutes	15 Minutes
Population	41,996	259,375	804,366
Households	19,001	106,153	318,496
Families	9,224	66,455	198,795
Average Household Size	2.20	2.44	2.51
Owner Occupied Housing Units	5,520	52,890	163,530
Renter Occupied Housing Units	13,481	53,263	154,966
Median Age	36.5	38.2	36.6
Median Household Income	\$97,681	\$107,708	\$101,818
Average Household Income	\$139,880	\$155,226	\$145,920



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DEMOGRAPHIC SUMMARY

5340 Legacy Dr, Plano, Texas, 75024
 Drive time of 5 minutes

KEY FACTS

41,996

Population



19,001

Households

36.5

Median Age

\$82,472

Median Disposable Income

EDUCATION

1.7%

No High School Diploma



9.5%

High School Graduate



15.4%

Some College/

Associate's Degree



73.5%

Bachelor's/Grad/

Prof Degree

INCOME



\$97,681

Median Household Income



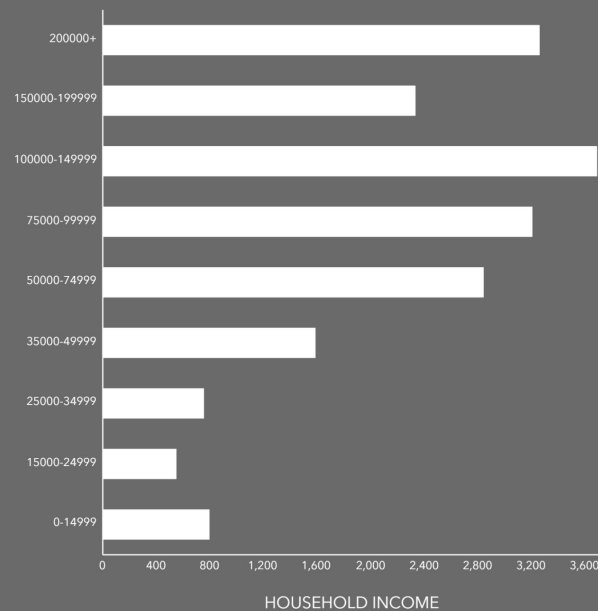
\$62,894

Per Capita Income

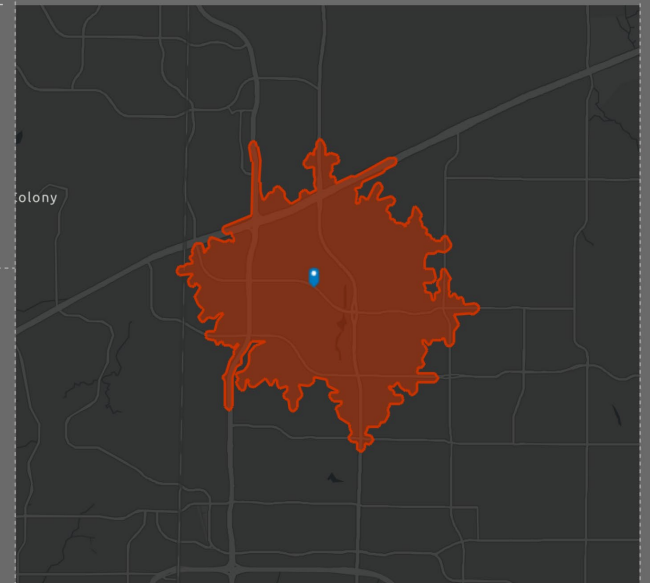


\$82,301

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



88.4%

White Collar



5.5%

Blue Collar



7.4%

Services

3.0%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri

DEMOGRAPHIC SUMMARY

5340 Legacy Dr, Plano, Texas, 75024
 Drive time of 10 minutes

KEY FACTS

259,375

Population



106,153

Households

38.2

Median Age

\$91,148

Median Disposable Income

EDUCATION

2.6%

No High School Diploma



9.6%

High School Graduate



18.3%

Some College/

Associate's Degree



69.5%

Bachelor's/Grad/

Prof Degree

INCOME



\$107,708

Median Household Income



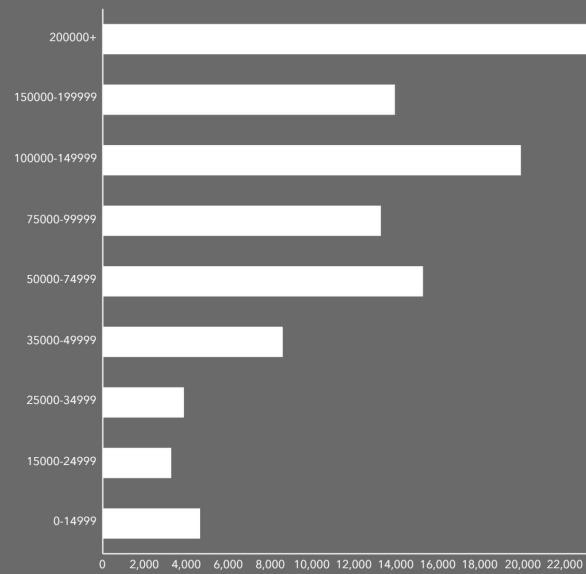
\$63,303

Per Capita Income

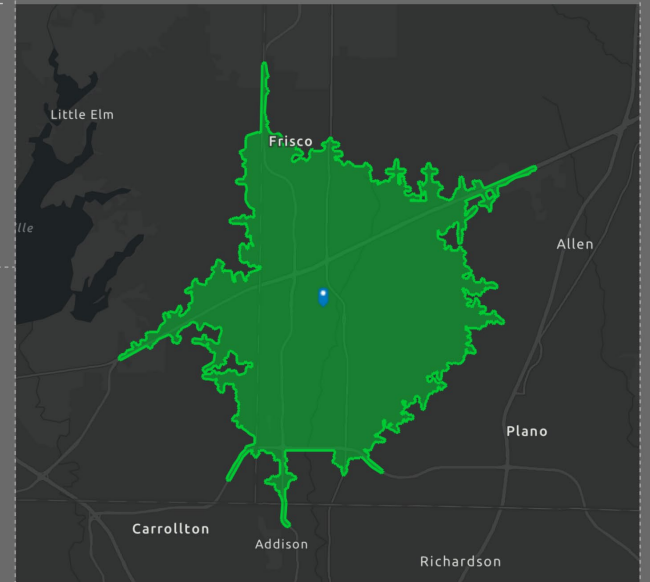


\$175,916

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

86.1%



Blue Collar

6.5%



Services

8.6%

3.4%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri

DEMOGRAPHIC SUMMARY

5340 Legacy Dr, Plano, Texas, 75024
 Drive time of 15 minutes

KEY FACTS

804,366

Population



318,496

Households

36.6

Median Age

\$84,946

Median Disposable Income

EDUCATION

3.8%

No High School Diploma



11.8%

High School Graduate



21.0%

Some College/

Associate's Degree



63.4%

Bachelor's/Grad/

Prof Degree

INCOME



\$101,818

Median Household Income



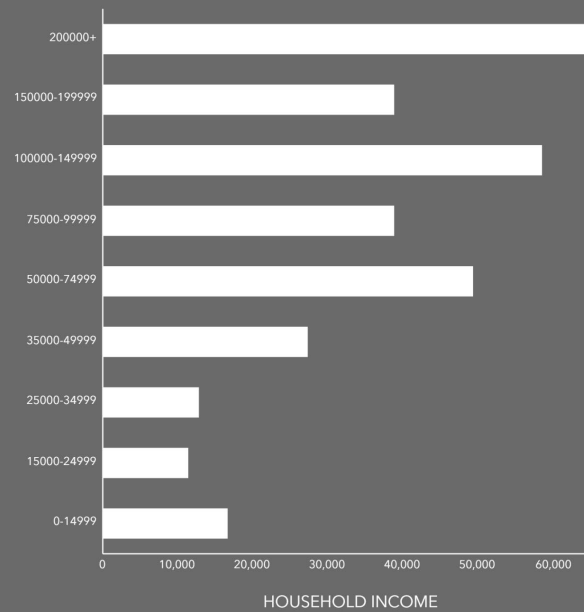
\$57,825

Per Capita Income

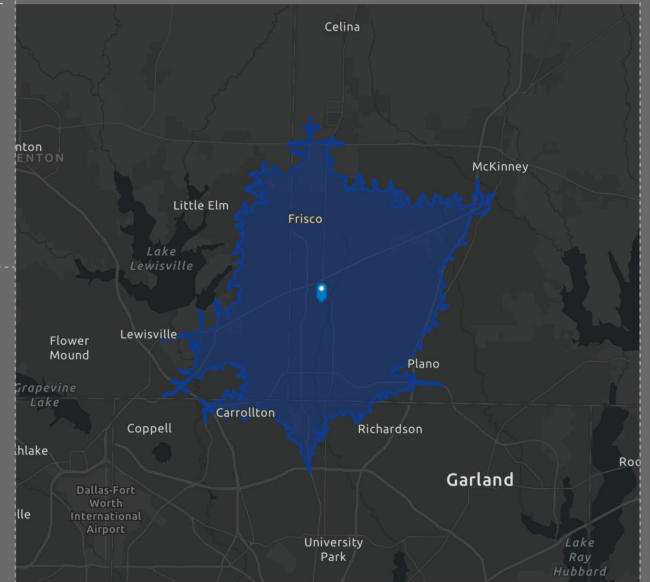


\$167,216

Median Net Worth



Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri



EMPLOYMENT



81.6%

White Collar



9.4%

Blue Collar



10.5%

Services

3.3%

Unemployment Rate



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Appian Commercial Realty LLC	579746	appiancommercial@gmail.com	972-562-9988
<small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Ray Eckenrode	506389	ray@appiancommercial.com	972-562-9988
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<small>Licensed Supervisor of Sales Agent/ Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Preston Taylor	734185	preston@appiancommercial.com	972-832-7099
<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0