



## LEGACY TOWER

COMPLETED OCTOBER 2014

342,966 SF

SPEC OFFICE

EQUITY PARTNER: PRINCIPAL FINANCIAL GROUP

DEBT: WELLS FARGO

ARCHITECT: HKS, INC.

CONTRACTOR: AUSTIN COMMERCIAL

Trammell Crow Company identified an opportunity to develop a Class AA speculative office building in Legacy Business Park, one of the most desirable office submarkets in the Dallas – Fort Worth metroplex. The prime 6.3 acre site was underutilized as a furniture store in the heart of Legacy Town Center, a vibrant, live/work/play environment highly desired by office tenants.

Trammell Crow Company formed a joint venture with the property owner, One Liberty Properties, to redevelop the site. One Liberty Properties ultimately elected not to proceed with the redevelopment, but TCC's long-time partner, Principal Financial Group was interested. TCC and Principal formed a joint venture to develop Phase I of the project, a 13-story Class AA speculative office building with an adjoining 6-story parking garage on 3.7 acres, with the potential for a Phase II on the remaining 2.6 acres. TCC worked with the team of architects, contractors, engineers, and consultants to prepare for construction as quickly as possible in the face of an improving office market.

Legacy Tower delivered on time and on budget. The building was certified LEED Gold and was awarded the Environmental Star of Excellence by the City of Plano. The office tower was designed to achieve a reduction in energy consumption of 26% through water reuse, energy efficient design, and use of energy efficient building materials.

Within 15 months of substantial completion, Legacy Tower was 80% leased and had set a new standard for the Legacy office submarket in terms of building quality, tenant amenities, and service. This was evidenced by the rents that Legacy Tower achieved, which were unmatched in the submarket.

TCC and Principal began construction in January 2017 on Phase II, a 300 unit, 25 story luxury multi-family development.