



LEGACY UNION TWO

# LEGACY UNION



# THE LEGACY WAY



- Legacy Union is the premier office project in the popular Shops at Legacy shopping and lifestyle development in Plano, Texas
- Consisting of one fully leased office tower and two, 320,000+ square foot planned developments, the project represents the final office development in the immediate area
- Located in a true mixed-use environment, the project enjoys over 60 restaurants and 50 retail stores within walking distance, and is surrounded by over 4,000 urban residential units and three, four-star hotels
- Strong ownership and development partners Cousins Properties and Lincoln Property Company have collaborated with architects HKS and GFF to deliver the best offering of luxury, amenities and convenience all in one spot
- With easy access to the Dallas North Tollway and State Highway 121, Legacy Union is the ideal office location from which to recruit and retain workforce talent

# OVERVIEW

LOCATED IN PLANO, TEXAS





# AREA AMENITIES

“ Located at the epicenter of premier dining, shopping, and lifestyle amenities.

- LEGACY WEST
- TOULOUSE CAFE & BAR
- Earls
- Mesero
- SHAKE SHACK
- NORTH ITALIA
- LV
- True Food Kitchen
- GUCCI
- CAVA
- PETER MILLAR
- Tommy Bahama

- TAVERNA
- Sprinkles
- R
- Del Frisco's DOUBLE EAGLE STEAKHOUSE
- HAYWIRE
- LEGACY HALL
- lululemon
- Amorino
- FOGO DE CHÃO BRAZILIAN STEAKHOUSE

- THE CAPITAL GRILLE
- Sushi-Bar-Restaurant
- drybar
- MEXICAN SUGAR
- ebb & flow
- spa habitat
- Season 52
- BENIHANA

- THE SHOPS AT LEGACY
- DUNKIN' DONUTS
- FIREHOUSE SUBS
- Chop Shop
- POTBELLY
- BRA SÁO
- Salata
- CHIPOTLE

- Starbucks
- HALF SHELLS
- Mi Cocina
- PIZZERIA PITA
- village burger bar
- TRAVELER
- KENDRA SCOTT
- Sambuca
- DEL FRISCO'S GRILLE
- BR
- Fleming's
- CRÚ
- m|travisMother
- Bob's

- LEGACY UNION TWO
- LEGACY UNION THREE



“  
Designed  
to optimize  
the work  
experience  
for employee-  
focused  
businesses.

Modern Design

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Amenities at your Fingertips

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Elevated Interiors

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Outdoor Spaces

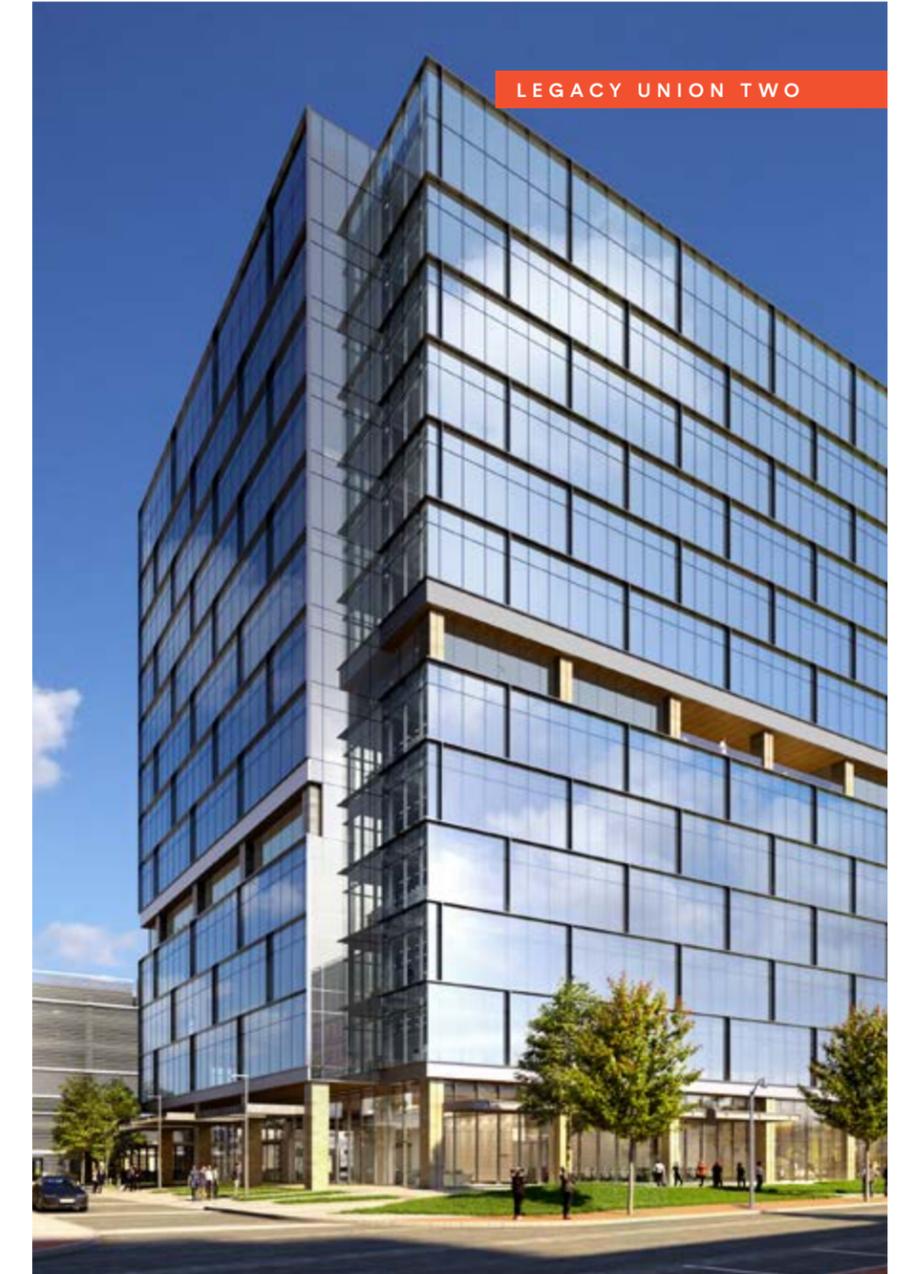
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Hospitality in Mind



## Modern Design

Created with the customer experience in mind, Legacy Union Two and Three include 10-foot, floor-to-ceiling glass windows in every office. Offering abundant natural light and outdoor balcony opportunities, the buildings provide expansive views across the Metroplex. State-of-the-art HVAC systems designed for maximum outside air circulation and advanced air filtration. Touchless elevator controls and destination dispatch provide seamless, efficient vertical transportation.





# Amenities at Your Fingertips

Located in the heart of a vibrant, walkable neighborhood, with access to Legacy's best hospitality, live entertainment, shopping and dining amenities.





LEGACY UNION THREE LOBBY



LEGACY UNION THREE CAFÉ



LEGACY UNION THREE OUTDOOR LOUNGE



LEGACY UNION TWO NORTH PORCH & ENTRY VIEW

# Elevated Interiors

The building lobby Interiors boast modern, yet elegant wood and stone finishes. Comfortable furnishings in the lobby lounge provide ample meeting spaces for customers and guests alike.

# Outdoor Spaces

Purposefully designed outdoor spaces provide opportunities for scheduled meetings and recreational gatherings. A boulevard style courtyard greets visitors and customers to Legacy Union, creating a vibrant urban presence upon arrival.



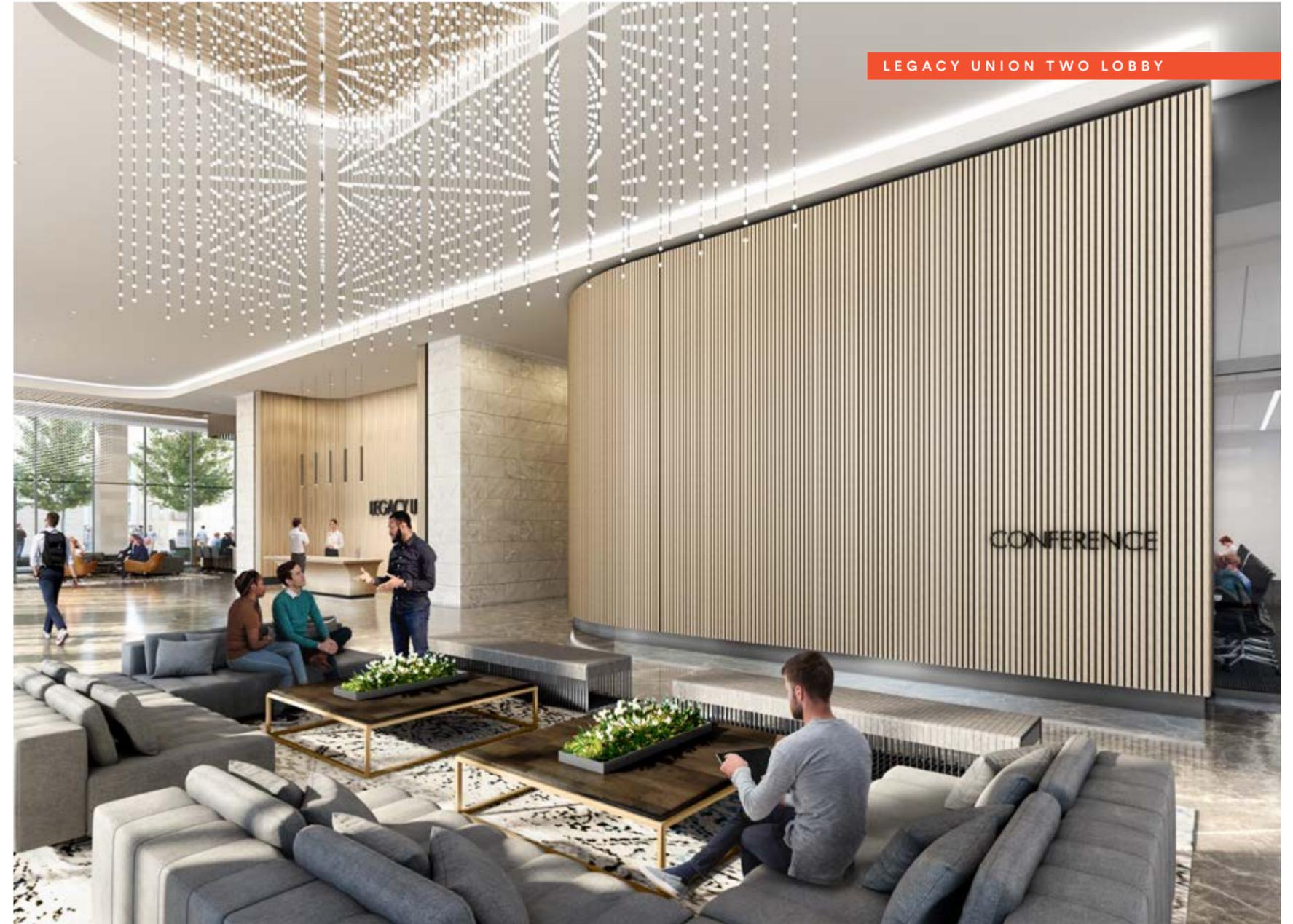
LEGACY UNION TWO CONFERENCE



LEGACY UNION TWO FITNESS CENTER



LEGACY UNION TWO CAFÉ

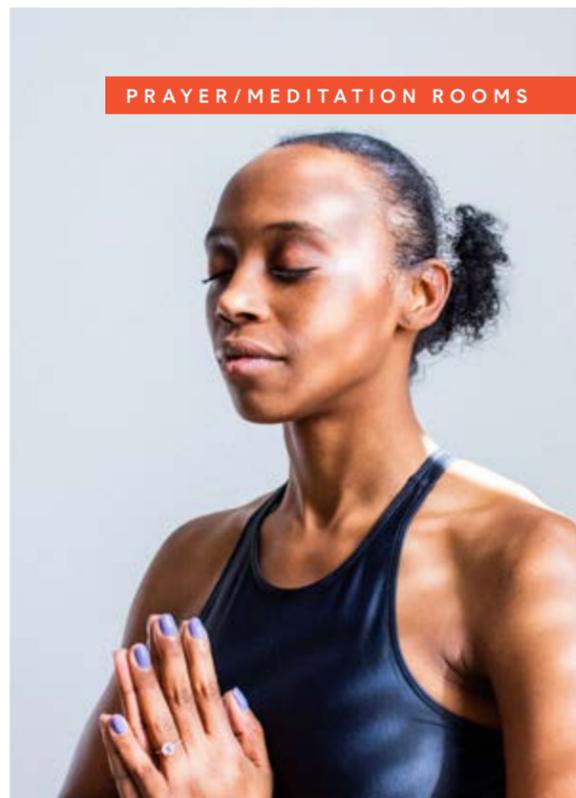


LEGACY UNION TWO LOBBY

# Hospitality in Mind

A high-end fitness center, customer lounge, state-of-the-art conference and training facility, indoor/outdoor fitness studio, and curated coffee & deli experience are all created with hospitality in mind.

# WELLNESS



# CONNECT



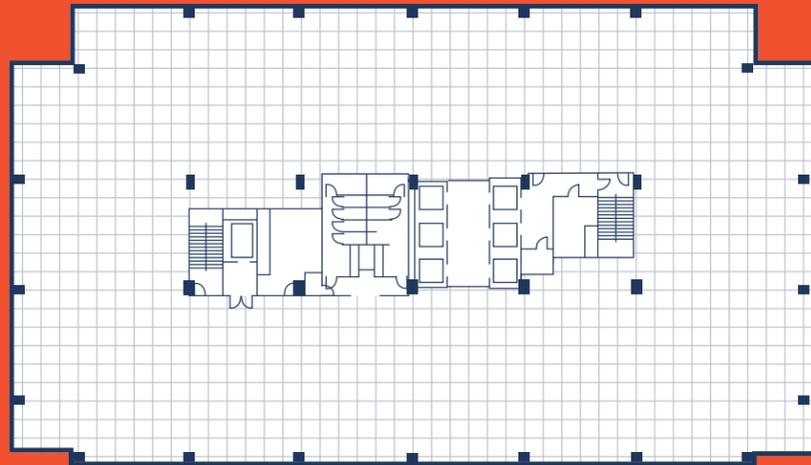
PRIVATE NEIGHBORHOOD SHUTTLE



- SHUTTLE ROUTE
- WALK ROUTE
- 1/4 MILE RADIUS



# LEGACY UNION TWO



TYPICAL FLOORPLATE  
APPROXIMATELY  
26,807 RSF

# 321,730 RSF

Class AA office building will house thirteen floors of modern office space.

4:1,000  
structured parking.

## 13 Floors

make up Building Two.  
26,807 RSF typical floorplates  
with patio opportunities  
on floors 7 and 13.

## High-End

elegant interiors, sweeping views, and maximal column spacing for efficient space planning.

LEGACY UNION TWO

10' FLOOR-TO-CEILING GLASS WINDOWS

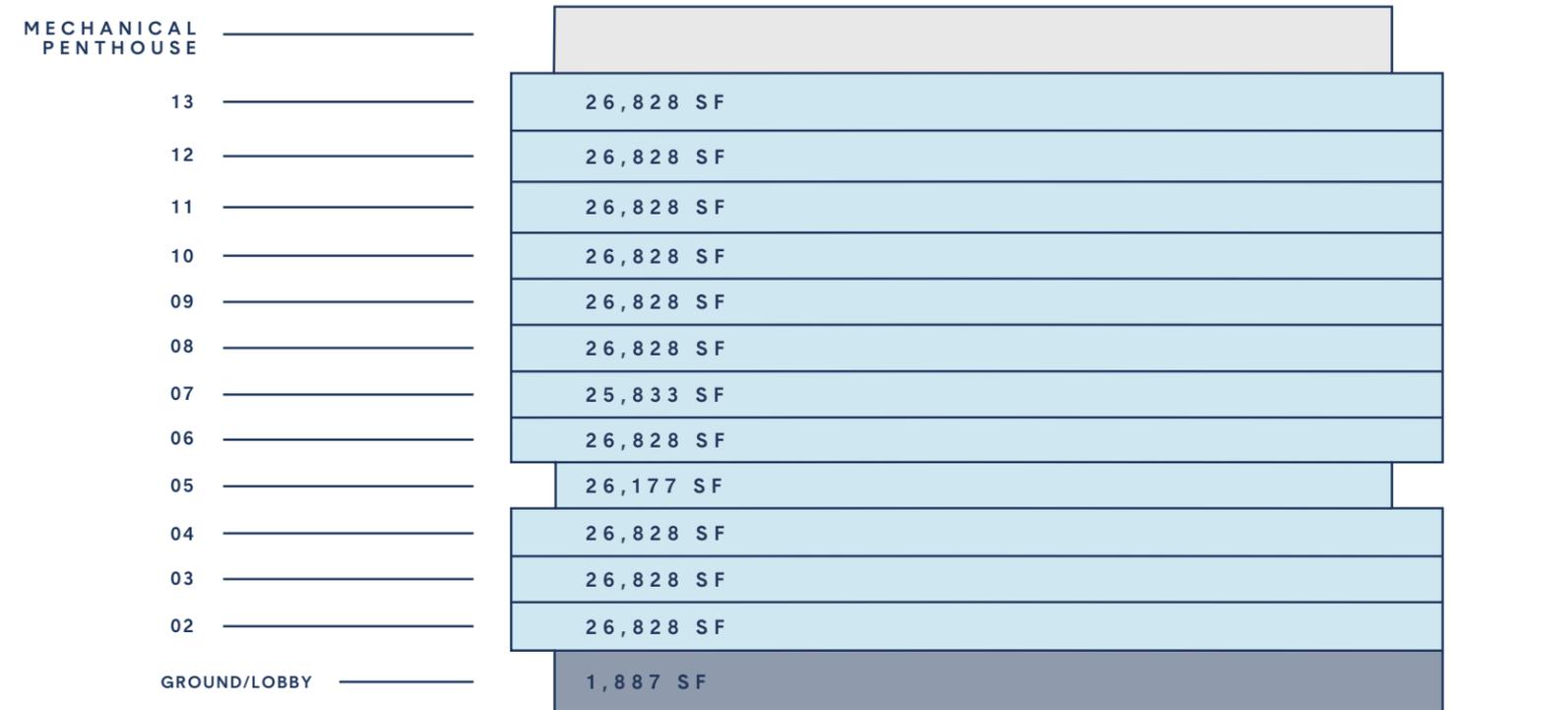
PATIOS / BALCONIES

THE GROUND FLOOR WILL FEATURE A HIGH-END FITNESS CENTER, CUSTOMER LOUNGE, CAFÉ, AND A STATE-OF-THE-ART CONFERENCE AND TRAINING FACILITY



# STACKING PLAN

LEGACY UNION TWO

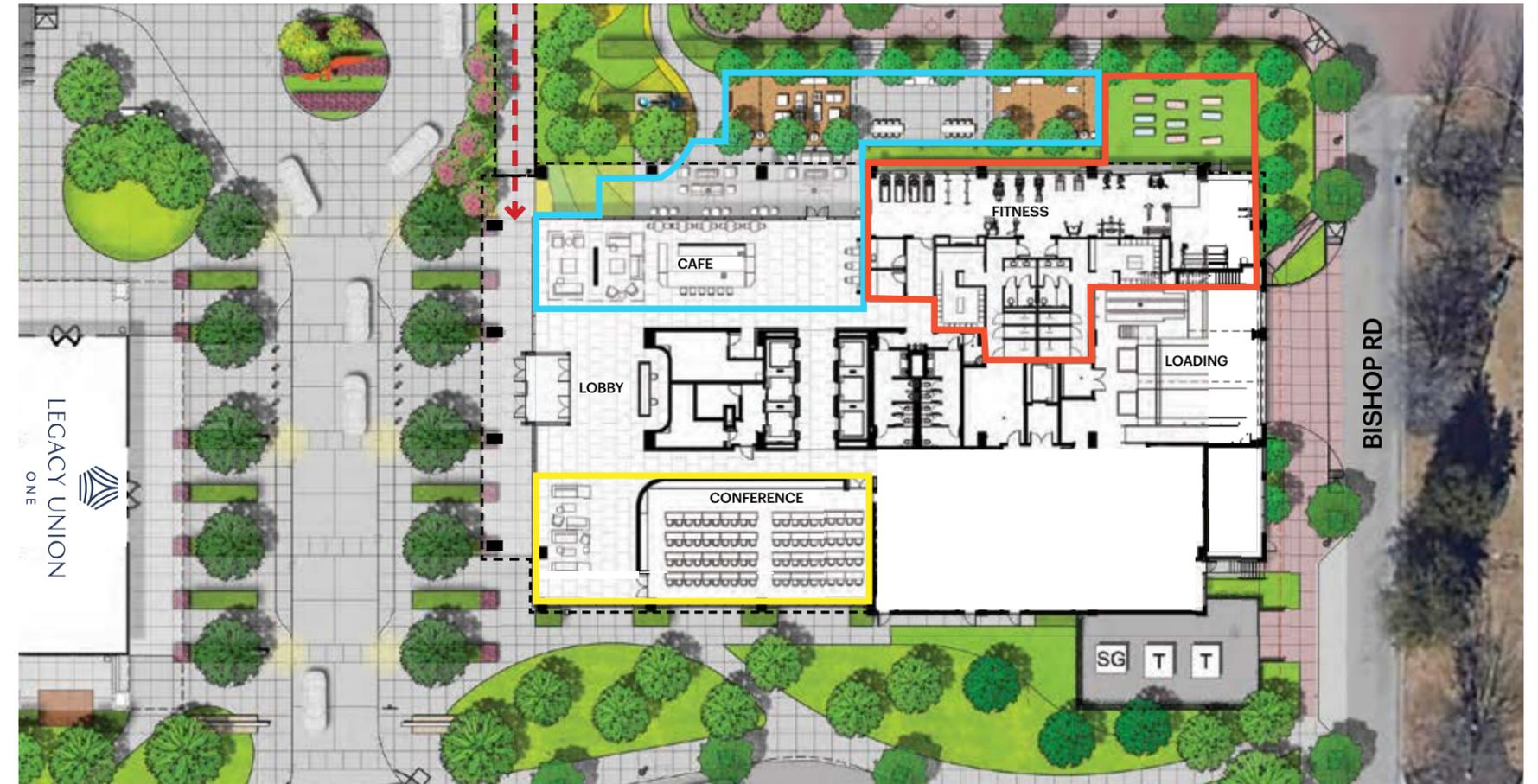


MECHANICAL PENTHOUSE    OFFICE SPACE    LOBBY & AMENITIES

# SITE PLAN

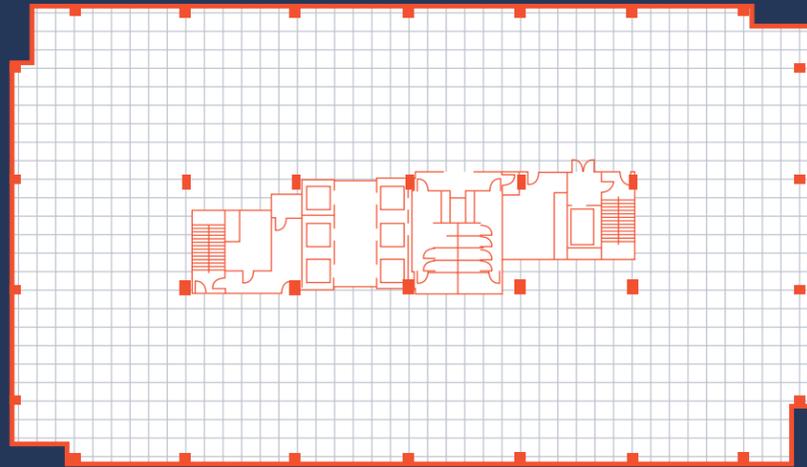
LEGACY UNION TWO

CAFÉ & LOUNGE    FITNESS    CONFERENCE





# LEGACY UNION THREE



TYPICAL FLOORPLATE  
APPROXIMATELY  
27,096 RSF

# 326,265 RSF

Class AA office building will house thirteen floors of luxury office space.

4:1,000  
structured parking.

13 Floors  
make up Building Three.  
27,096 RSF typical floorplates with balcony space on floor 13.

High-End  
elegant interiors, sweeping views, and maximal column spacing for efficient space planning.

LEGACY UNION THREE



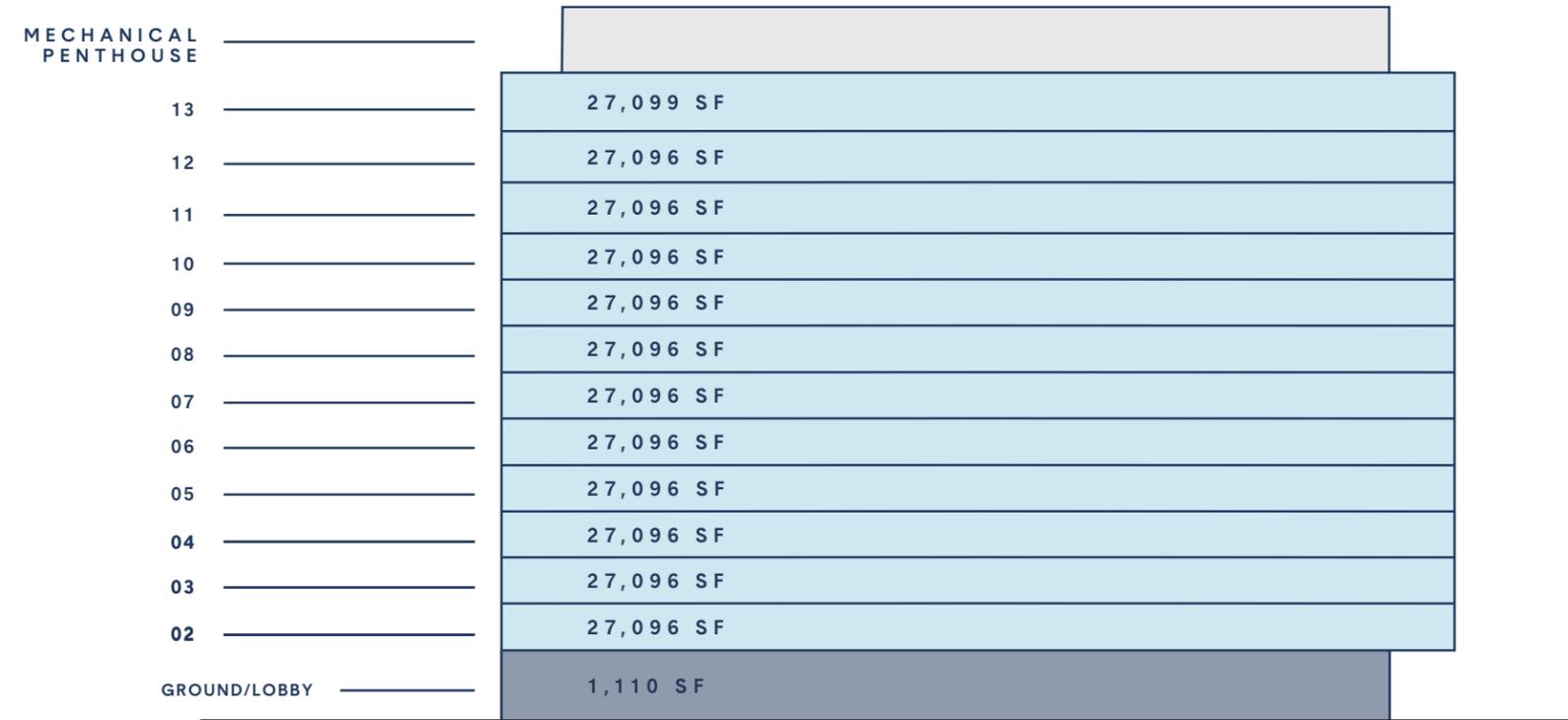
BALCONY SPACE  
ON FLOOR 13

EFFICIENT  
FLOORPLATES

10' FLOOR-TO-CEILING  
GLASS WINDOWS

# STACKING PLAN

LEGACY UNION THREE

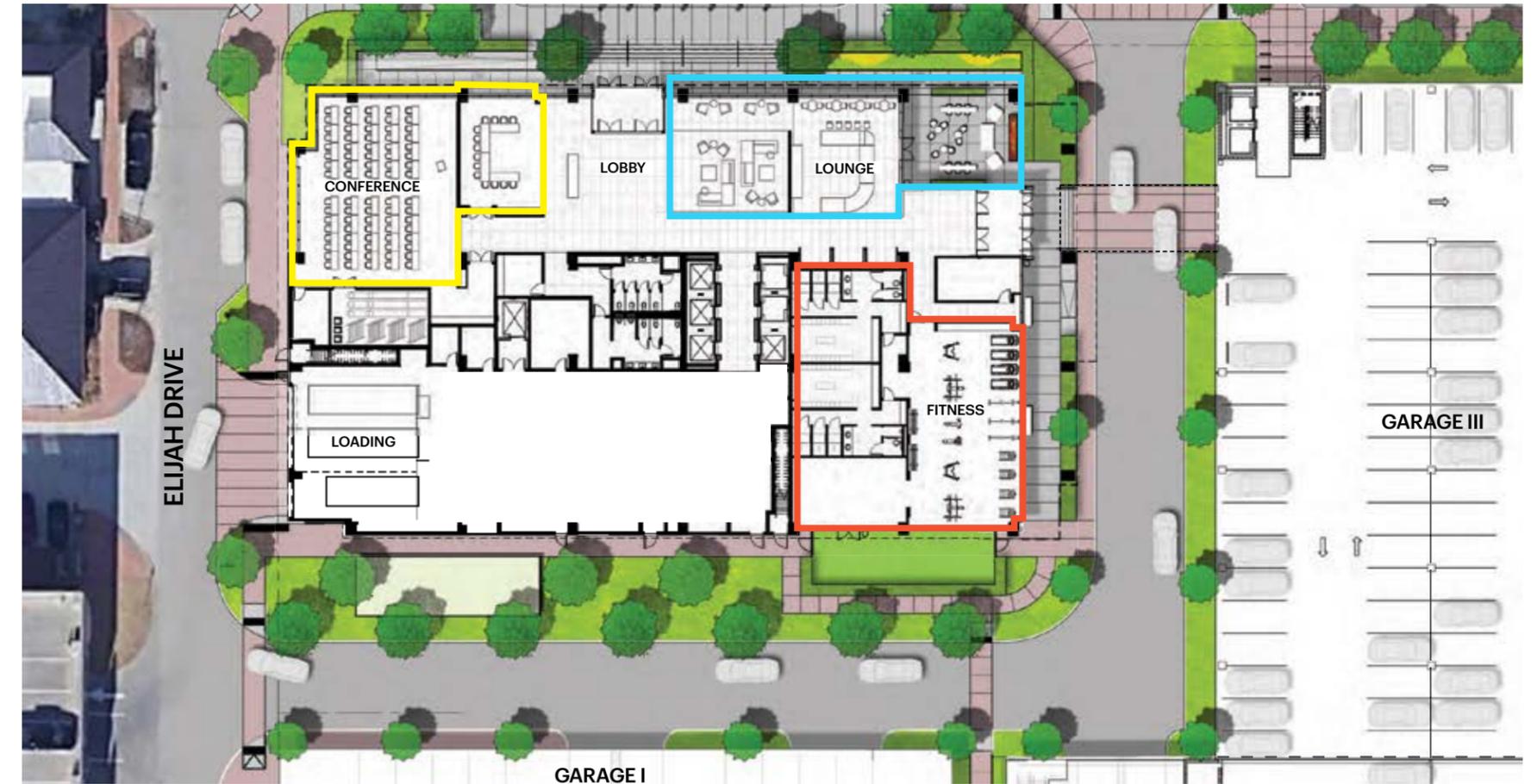


MECHANICAL PENTHOUSE    OFFICE SPACE    LOBBY & AMENITIES

# SITE PLAN

LEGACY UNION THREE

CAFÉ & LOUNGE    FITNESS    CONFERENCE





LEGACY UNION TWO ARRIVAL



LEGACY UNION THREE OUTDOOR SPACE



LEGACY UNION TWO CAFÉ

## About Cousins Properties

Cousins Properties is a fully integrated, self-administered and self-managed real estate investment trust (REIT). The Company, based in Atlanta, GA and acting through its operating partnership, Cousins Properties LP, primarily invests in Class A office towers located in high-growth Sun Belt markets. Founded in 1958, Cousins creates shareholder value through its extensive expertise in the development, acquisition, leasing and management of high-quality real estate assets. The Company has a comprehensive strategy in place based on a simple platform, trophy assets and opportunistic investments.

For more information, please visit [www.cousins.com](http://www.cousins.com).



## About Lincoln Property Company

Lincoln Property Company is one of the largest and most respected diversified real estate services firms in the United States and is the only national real estate company to rank concurrently in the Top 10 lists of Management/Ownership of Office, Industrial and Multi-family.

With an international footprint that includes offices in 45 cities across the United States, LPC remains a privately and closely held company. As a matter of corporate intention and philosophy, the company has operated virtually debt-free since the early 1990's, uniquely positioning itself to provide focus and performance as well as consistency and stability to its clients and employees in the economically challenging times of today. This corporate philosophy combined with over 55 years of global real estate experience is what differentiates LPC from other service providers and real estate companies.



### SECURITY AND PROPERTY MANAGEMENT

Peace of mind for your business and your employees. Legacy Union will feature on-site 24/7 professional security and in-house property management. The Legacy Union ownership is committed to maintaining these Class AA properties in pristine condition, from common areas to building operations, to the surrounding grounds of the Union.



# LEGACY UNION

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LEASING:

LINCOLN  
PROPERTY  
COMPANY

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