

FRISCO

Cyprus Oaks at Legacy Offices



LEASING & BROKERAGE TEAM



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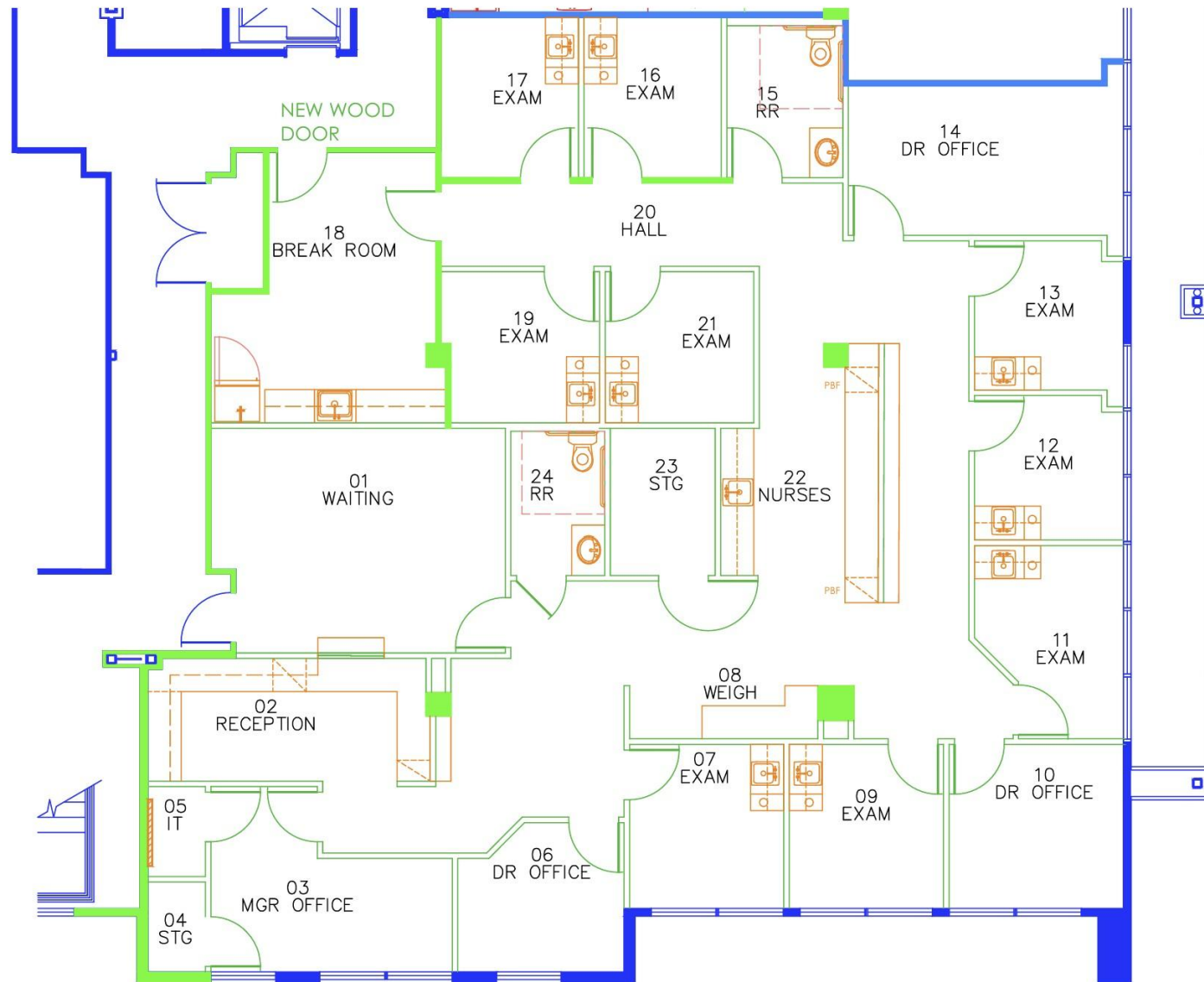


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AVAILABLE SPACE- 3,486 sq ft

will subdivide



01 As Built Plan
Scale: N.T.S.

0 2 4 8



THIS PLAN IS SUBJECT TO
THE MUNICIPAL CODE A

THESE DOCUMENTS ARE
AND MAY NOT BE USED I



EXECUTIVE SUMMARY

JTACR Real Estate Group is pleased to present Cyprus Oaks at Legacy, a 27,125 square foot Class B Office located in the heart of Frisco, TX. This space is near the intersection of Dallas North Tollway and Highway 21, providing excellent accessibility to the entire region. In addition, the location is only minutes from Legacy East and Legacy West, which is home to multiple Fortune 1000 companies and the largest shopping district in North Texas.

HIGHLIGHTS

- Beautifully maintained Medical Office space
- Ample Parking for both tenants and customers
- Major developments coming to the area which will only make the rental market increase

- Frisco Flyers Addition
- FCS Office Interiors
- Heritage Business Park
- North Fields Development
- The Star Renovations
- Jefferson Railhead
- Frisco Police Department
- Hall Park
- Project X
- Universal Parks & Resorts
- PGA Frisco

- Easy access for commuters (Dallas Tollway & Sam Rayburn)



Frisco, Texas USA

CITY/STATE



200,000+

ANNUAL DAILY TRAFFIC



585-4,017

SQUARE FEET



112, 120 & 220

SUITE

PROPERTY DETAILS

Street Address	1518 Legacy Dr
City, State	Frisco, TX 75034
County	COLLIN
MSA	DALLAS
Property Type	OFFICES
Available Sq Ft	3,486
Lease Type	NNN
Year of Construction	2007



OFFERING DETAILS

JTACR Real Estate Group has been engaged as the exclusive listing Broker representative of the Owner for the lease of this property. No contact shall be made by any prospective purchaser or agents to the Owner, its executives, staff, personnel, tenants, or related parties.

This Investment Offering Memorandum is a confidential solicitation of interest, and the information provided herein is provided for the sole purpose of considering the lease of the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest in the Property or to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Memorandum or making an offer unless and until the Owner executes and delivers a signed Rental Agreement on terms acceptable to the Owner. By receipt of this Offering Memorandum, prospective tenants will be deemed to have acknowledged the foregoing and agrees to release the Owner from any and all liability with respect hereto.

The enclosed materials are being provided solely to facilitate the prospective tenant's own due diligence for which the tenant shall be fully and solely responsible. All information contained herein is confidential in nature, and recipient agrees not to photocopy, duplicate, forward, distribute, or solicit third party interest without written permission and consent from Owner or JTACR Real Estate Group.

Neither JTACR Real Estate Group nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied upon as a promise or representation as to the future performance of the Property.

OFFER SUBMISSION

Offers should be presented in the form of a non-binding Letter of Intent, spelling out all significant terms and conditions of Purchaser's offer including, but not limited to, (1) asset pricing, (2) due diligence and closing timeframe, (3) deal structure and each party's rights and responsibilities (as applicable), (4) earnest money deposit, and to include (5) a resume of previous multi-family ownership experience, as well as (6) qualifications to close, and (7) details of debt and equity financing.

ASKING PRICE & TERMS

FAIR MARKET VALUE (+) NNN

SOURCES

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FRISCO

Offices

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