

ELEVAR PLANO



A CREATIVE / TECHNOLOGY CAMPUS

5228-5240 TENNYSON PARKWAY, PLANO, TX 75024

AN INNOVATIVE CAMPUS ENVIRONMENT

Located in Plano, ELEVAR offers a 4-building, 16-acre modernized office campus in the heart of the Legacy submarket. Designed to suit the needs of today's media, entertainment, technology, R&D, and biotech users, ELEVAR offers 204,000+ SF of highly customizable interiors and a best-in-class curated outdoor environment.

Summer 2024 will mark the completion of a two-year transformation from a Southern Methodist University campus to a state-of-the-art creative and technology hub. ELEVAR will be fully renovated inside and out to feature over an acre of amenitized exterior space with best-in-class interior amenities including a lounge area, conference center and fitness facility.



NOT YOUR TYPICAL OFFICE CAMPUS

With a design inspired by the future of the workplace, ELEVAR's state-of-the-art, amenity-rich campus features spaces that foster innovation, creativity, and collaboration while catering to the health and well-being of its tenants.

- Total square footage: 204,000+ SF across 4 buildings
- High-speed, fiber optic internet connectivity
- Indoor and outdoor WiFi availability
- Tenant signage available
- Multi-tenant and single tenant space available
- Ample power and clear heights for life science, biotech and lab uses
- Beautifully landscaped, sustainable physical environment
- 4.1/1,000 parking ratio: including 52 covered (future expansion for 142)
- 12 electric vehicle charging stations
- Brand new HVAC systems providing the latest in indoor air quality technology





BUILDING 2 | FIRST FLOOR AMENITY FLOOR PLAN



BUILDING 2 | FIRST FLOOR AMENITY LAYOUT

● BISTRO LOUNGE

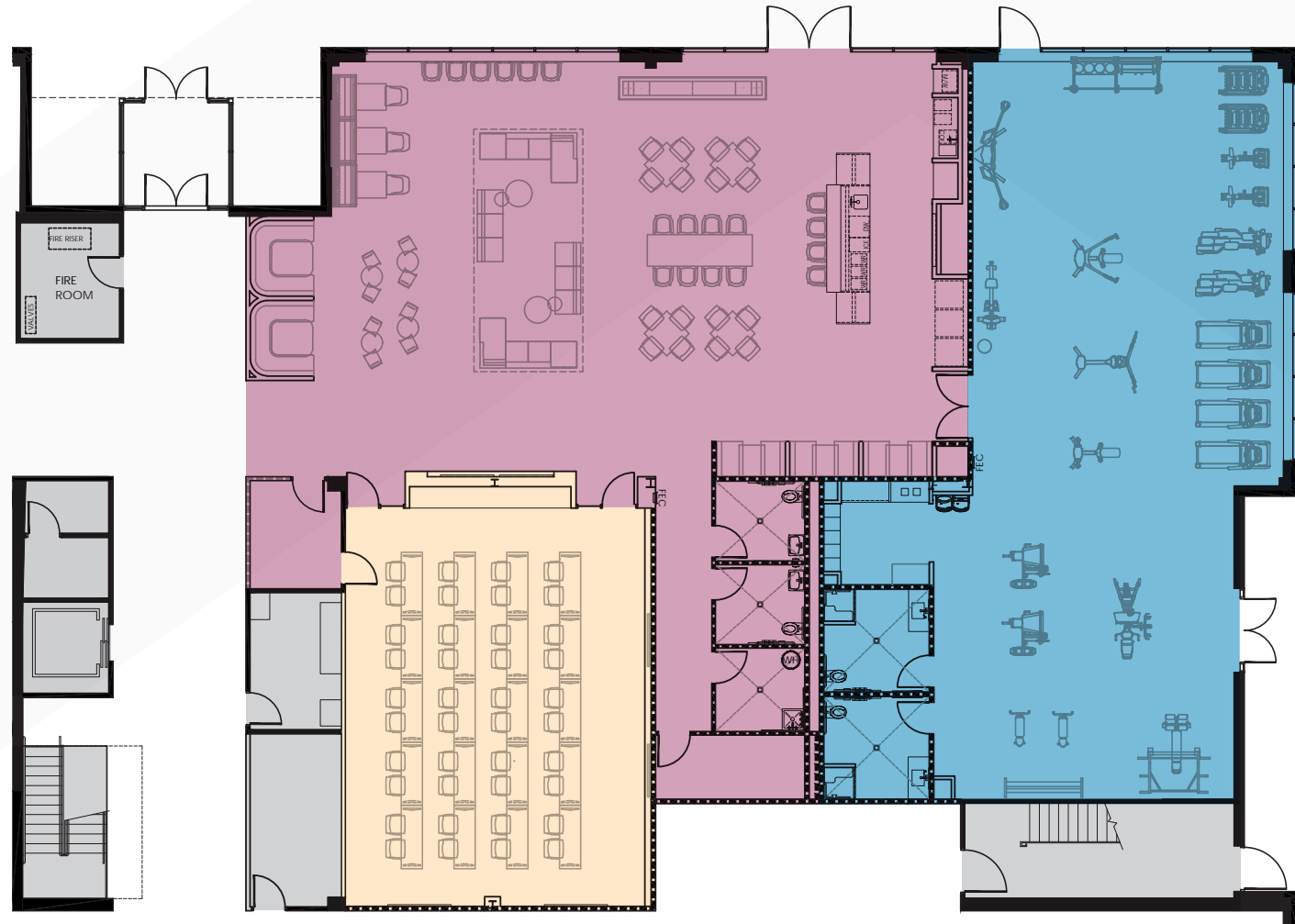
■ 3,175 SF

● TRAINING & CONFERENCE CENTER

■ 1,412 SF

● FITNESS CENTER

■ 2,414 SF



INTERIOR AMENITIES

ELEVAR's curated selection of diverse workspaces and amenities is designed to support a variety of working styles, inspire collaboration and empower the wellness of the next generation of innovators.



TRAINING & CONFERENCE CENTERS

- Flexible layout
- Seating for 40 or more people
- Large presentation wall with flat panel displays and whiteboard
- Catering setup area



BISTRO LOUNGE

- Grab-and-go food and beverage service
- Bar and prep area for catering
- Flat panel TV displays
- A variety of seating options and configurations
- Table games
- Convenient charging stations
- High-speed WiFi connectivity



HEALTH & FITNESS CENTER

- State-of-the-art cardio and weight machines
- Flat panel TV displays
- Adjacent, outdoor multi-purpose fitness area
- Lockers
- Unisex restrooms and showers
- Bottle filling station

INTERIOR OFFICE RENDERINGS



ELEVAR PLANO



EXTERIOR AMENITIES

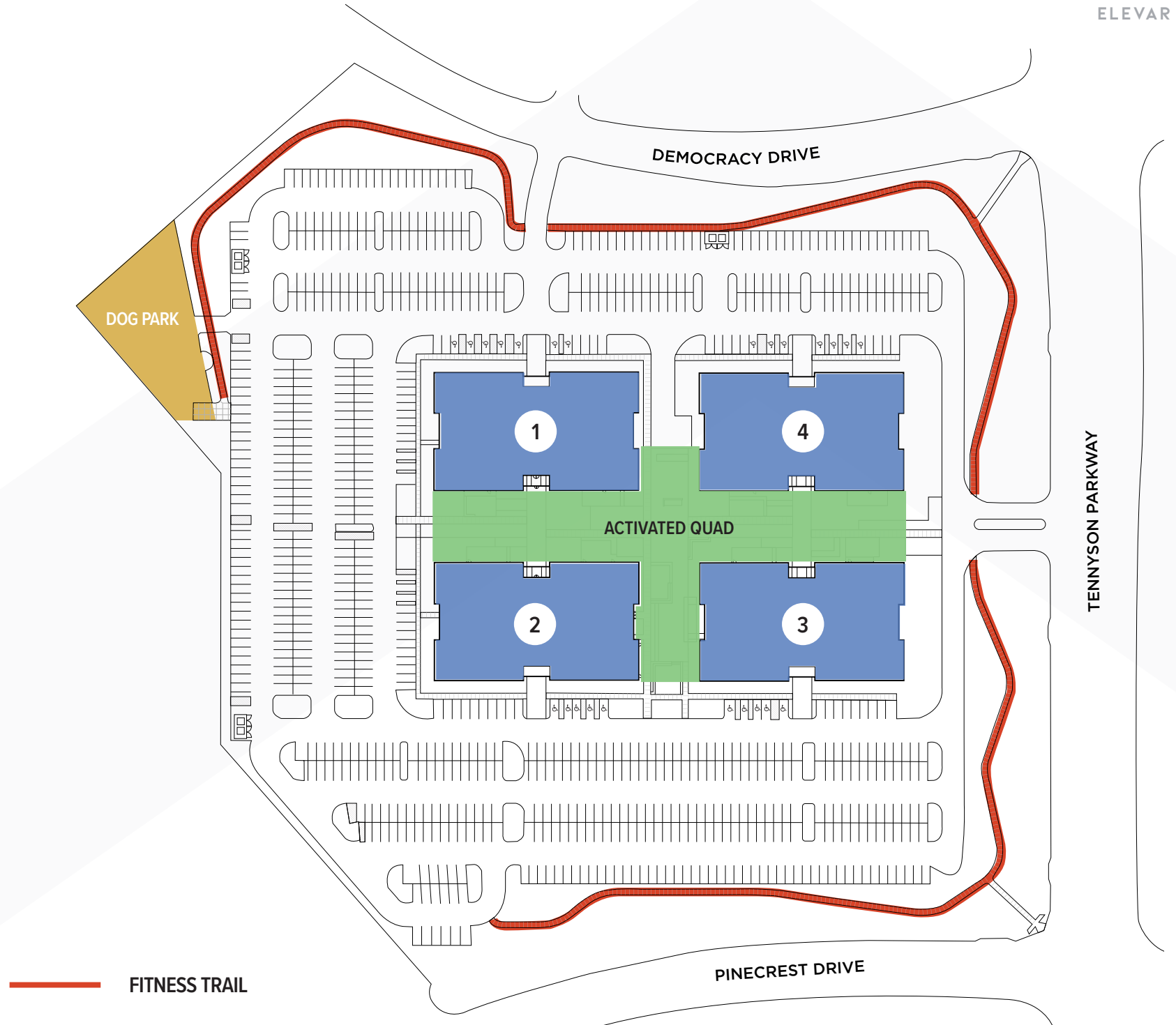
ELEVAR's amenity-rich campus extends well beyond the walls of the office, sprawling out into a beautiful physical environment that includes space to work, unwind and recharge in the fresh air.

- Private tenant patios and common area terraces
- Mature shade trees and drought-tolerant landscaping
- Flexible, individual and group collaboration work areas
- Outdoor eating, food service and prep areas with built-in BBQs
- Water feature
- Beautifully landscaped pedestrian walkways
- Overhead string lighting between health & fitness center and meeting structure
- One-half mile fitness trail around the perimeter of the campus
- 1,000 SF outdoor lounge structure with a fireplace and oversized ceiling fans
- 500 SF outdoor meeting structure
- Food truck court
- Dedicated dog park

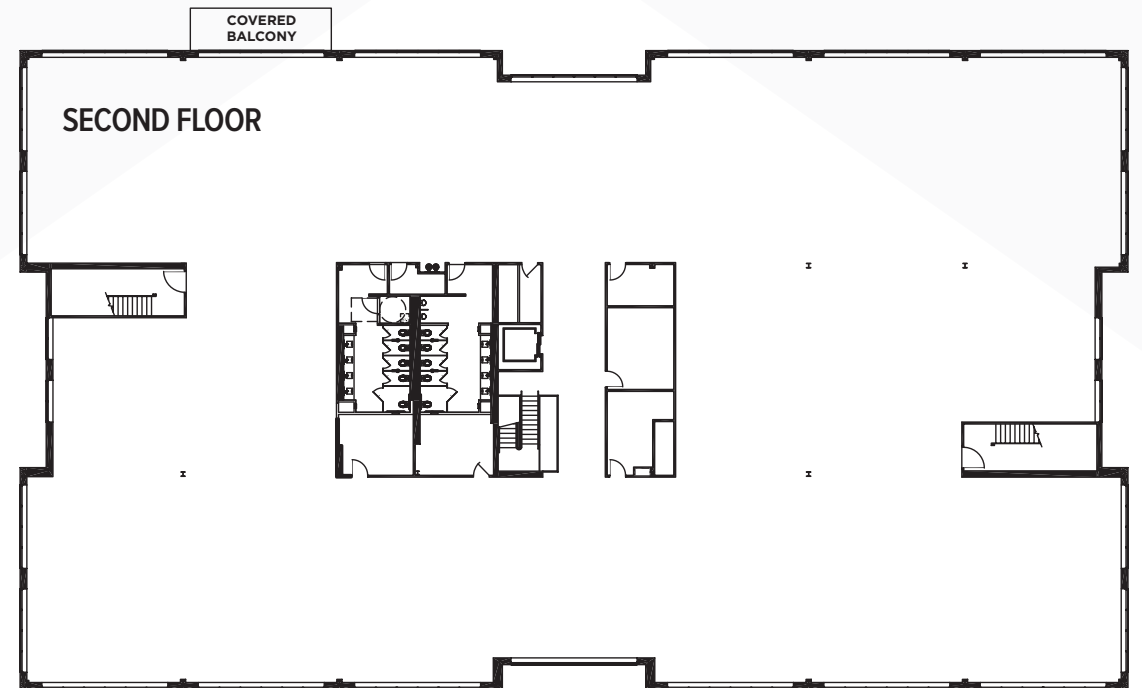
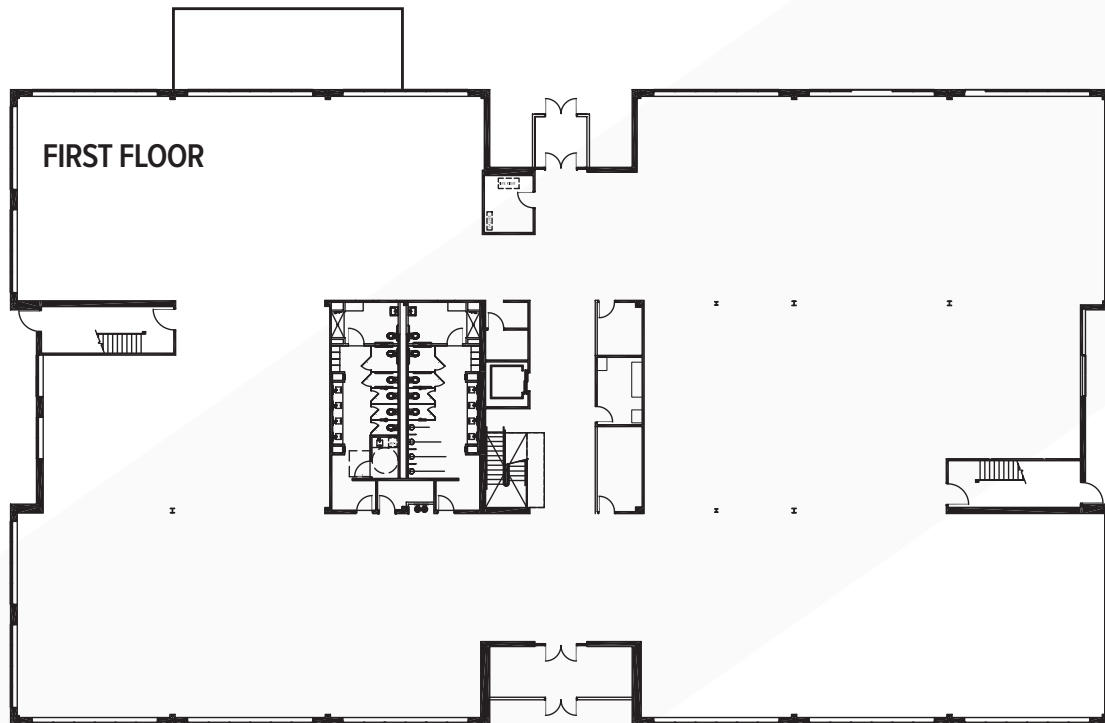


SITE PLAN

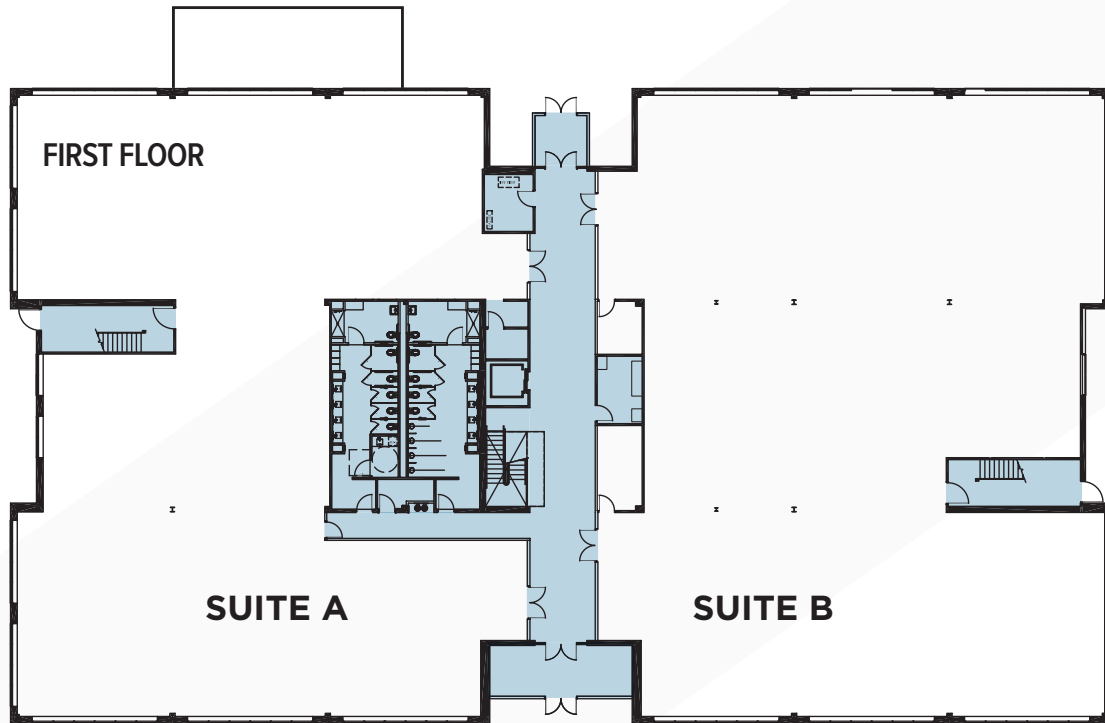
The ELEVAR campus is designed to maximize accessibility and efficiency for all tenants. With multiple access points for each building, convenient points of ingress and egress along Tennyson Parkway and Democracy Drive and generous parking options, ELEVAR offers a stress-free commute just minutes off the Dallas North Tollway.



SINGLE TENANT OCCUPANCY



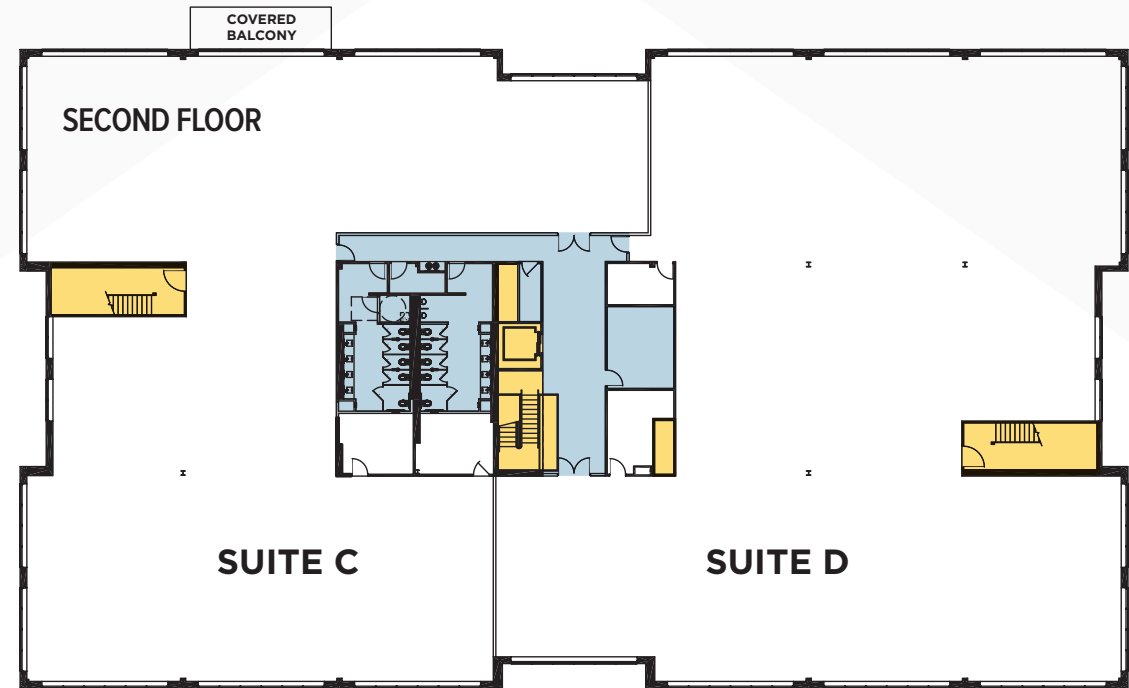
POTENTIAL MULTI-TENANT LAYOUT



BUILDING & FLOOR SERVICE

VERTICAL PENETRATIONS

This block contains two horizontal bars. The top bar is light blue and labeled 'BUILDING & FLOOR SERVICE'. The bottom bar is yellow and labeled 'VERTICAL PENETRATIONS'. These bars serve as a legend for the color coding used in the floor plans.



SAMPLE TEST FIT

- FOCUS
- COLLABORATION
- WELLNESS
- SOCIAL
- CORE



DRIVING DISTANCES

AIRPORTS

- **Dallas Love Field**
20 miles / 29 minutes
- **DFW International**
22 miles / 22 minutes
- **Dallas CBD**
22 miles / 34 minutes
- **Fort Worth CBD**
48 miles / 48 minutes

MAJOR HIGHWAYS

- **Dallas North Tollway**
1 mile / 3 minutes
- **State Highway 121**
2.3 miles / 7 minutes

CENTRAL BUSINESS DISTRICTS

- **Dallas**
22 miles / 34 minutes
- **Fort Worth**
48 miles / 48 minutes

UNIVERSITIES

- **University of Texas at Dallas**
10 miles / 14 minutes
- **Southern Methodist University**
18 miles / 30 minutes
- **Dallas Baptist University**
31 miles / 38 minutes
- **University of North Texas**
32 miles / 30 minutes
- **University of Texas at Arlington**
37 miles / 43 minutes
- **Texas Christian University**
50 miles / 55 minutes

LOCAL AMENITIES

- **Shops at Legacy**
1 mile / 3 minutes
- **Stonebriar Mall**
3 miles / 9 minutes



A BOOMING CORPORATE MARKET

HOME TO OVER 120 BUSINESSES INCLUDING MANY FORTUNE 500 COMPANIES



57%
BACHELOR'S DEGREE



OVER
80K
EMPLOYEES IN THE LEGACY BUSINESS PARK



\$95,602
MEDIAN HOUSEHOLD INCOME



\$320,100
MEDIAN HOME VALUE






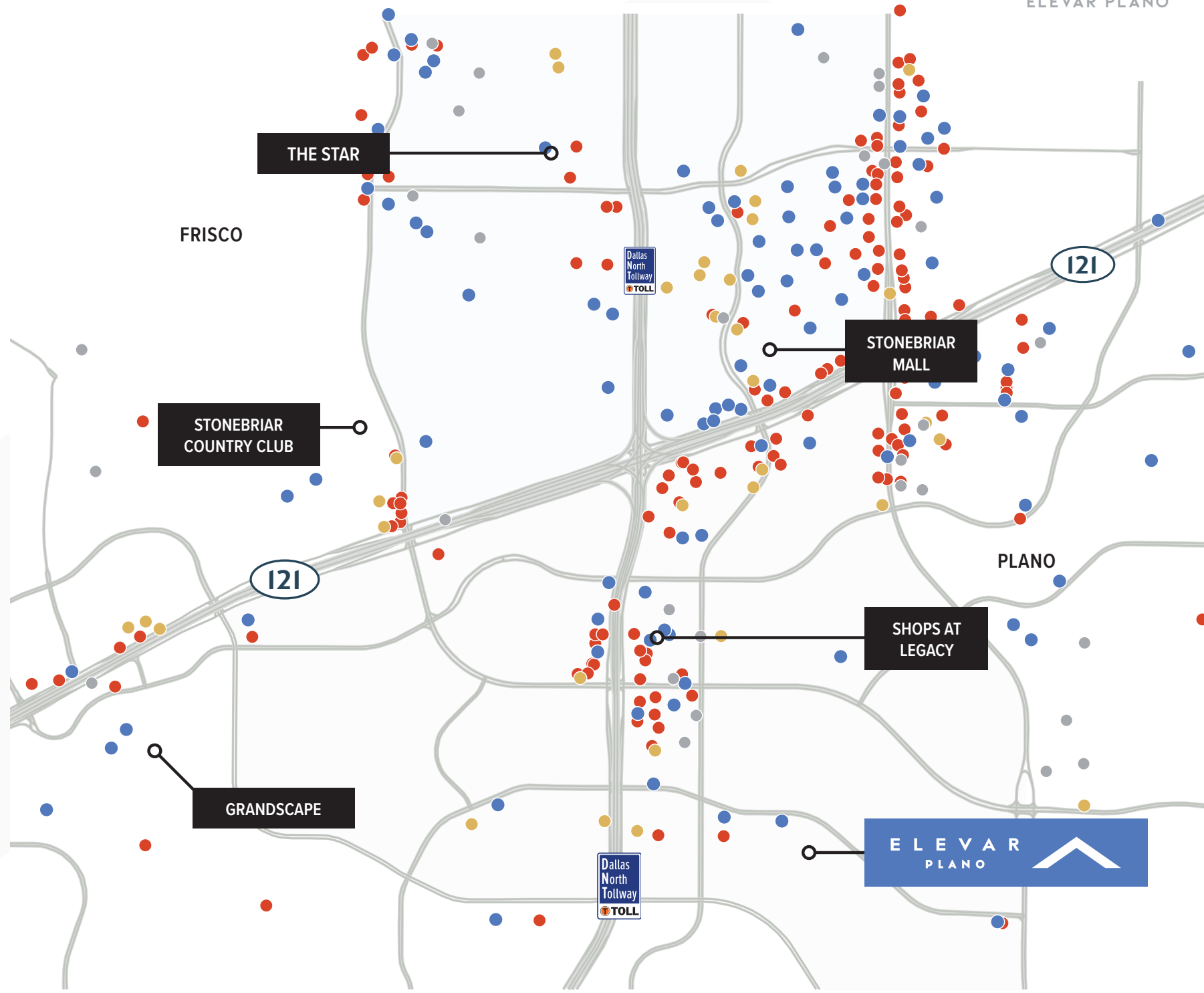
WITHIN
15 MILES
OF 5 OF THE TOP 20 BEST PUBLIC SCHOOL DISTRICTS
IN THE STATE OF TEXAS



CONVENIENT AREA AMENITIES



-  RESTAURANTS (333)
-  SHOPPING (148)
-  HOTELS (38)
-  FITNESS (35)



E L E V A R
P L A N O



CONTACT US FOR MORE INFO & A TOUR



Matt Schendle

Vice Chairman

+1 972 663 9634

matt.schendle@cushwake.com

Zach Bean

Director

+1 972 663 9886

zach.bean@cushwake.com

Carrie Halbrooks

Director

+1 972 663 9887

carrie.halbrooks@cushwake.com



Alvarez & Marsal Capital Real Estate is the real estate investment management arm of Alvarez & Marsal, a global professional services firm and a leader in the corporate restructuring and turnaround industry since 1983.

Alvarez & Marsal Capital Real Estate was formed in 2008 with a focus on the adaptive reuse and repositioning of existing assets throughout major Western and Southwestern U.S. markets.

Learn more at amcapitalre.com.

elevarplano.com