



LEGACY TENNYSON CENTER II

Tenant Welcome Packet

5160 TENNYSON PKWY
PLANO, TX 75024

WELCOME

We at Hines are pleased to welcome you to Legacy Tennyson Center II. It is truly our pleasure to assist you and we look forward to providing you with all the comfort and superior service our prestigious Property Management Team has to offer.

Hines is a privately owned real estate firm involved in real estate investment, development, and property management worldwide. The firm's historical and current portfolio of projects that are underway, completed, acquired and managed for third parties includes 1,283 properties representing more than 516 million square feet of office, residential, mixed-use, industrial, hotel, medical and sports facilities, as well as large, master-planned communities and land developments. Currently, Hines manages 378 properties totaling 151.9 million square feet, which includes 84.3 million square feet for third parties. With offices in 111 cities in 18 countries, and controlled assets valued at approximately \$25.2 billion, Hines is one of the largest real estate organizations in the world. Hines is also a world leader in sustainable real estate strategies, with extensive experience in LEED®, BREEAM, Haute Qualite' Environmentale and DGNB green building rating systems. Visit www.hines.com for more information.

Hines has prepared this welcome packet to make your tenancy with us more pleasant and enjoyable. This packet will assist you with caring for your space and answer some of the most commonly asked questions regarding the rental process.

Thank you for choosing Legacy Tennyson Center!

Your Hines Property Management Team

MEET THE TEAM

Ana Kountz

Property Manager

817.800.7383

ana.kountz@hines.com

Brittany O'Hanlon

Management Assistant

214.432.3975

brittany.o'hanlon@hines.com

Meg Fischer

Administrative Assistant

214.281.4412

meg.fischer@hines.com

Dale Ward

Operations Engineer

214-693-6177

dale.ward@hines.com

AFTER HOURS CONTACTS

Building Hours

Monday - Friday: 7:00AM - 6:00PM

Saturday: 8:00AM - 1:00PM

Property Management Office Hours

Monday - Friday: 8:00AM - 5:00PM

Management Office Number: (972) 454-4170

ON DUTY CONTACTS

| | | |
|-------------------------|-------------------|-------------------|
| Manager On Duty | Ana Kountz | 817-800-7383 cell |
| Manager On Duty | Brittany O'Hanlon | 214-432-3975 cell |
| Engineer On Duty | Dale Ward | 214-693-6177 cell |

In the event the on-duty manager cannot be reached, the following should be called in sequence until one is contacted.

| | | |
|------------------------|---------------------|-------------------|
| Ana Kountz | Property Manager | 817-800-7383 cell |
| Dale Ward | Operations Engineer | 214-693-6177 cell |
| Brandon Shorter | Director | 214-307-8152 cell |

SECURITY OFFICER POSTS

An officer is stationed at the lobby security desk and monitors life safety systems.

This officer also patrols the common areas, parking lot and parameter of the building.

Building Security cell number: (214) 432-3383

ABOUT 5160 TENNYSON



PROPERTY PROFILE

Legacy Tennyson Center II is an exceptional, suburban, Class A office building located within the esteemed Legacy Business Park in Plano, TX.

Constructed in 2008, this exceptional 3-story building boasts 104,824 square feet of premium office space. Designed to meet the highest standards of modern business needs, Legacy Tennyson Center II offers a sophisticated and professional environment for enterprises seeking to thrive in a prime suburban location.

BUILDING FEATURES

- Class A Corporate Headquarters
- Floor to Ceiling Glass
- Overlooks Legacy / White Rock Creek Hike & Bike Trail
- Parking Ratio:
- 360 Covered Spaces
- 153 Surface Spaces

PROPERTY AMENITIES

- On-Site Management
- Proximity to premier retail centers
- On-Site Security
- High Speed Fiber
- Access to Tenant Lounge with Grab-N-Go
- Day Porter



TENANT LOUNGE

One of the fantastic features we offer is our Tenant Lounge, a dedicated space designed for your comfort and relaxation. The lounge is located at LTC I. Enjoy a welcoming environment where you can unwind, socialize and play shuffleboard.

We understand that work can get busy, and sometimes, you need a quick bite without the hassle. That's why we're excited to introduce our Canteen Market. Find a variety of snacks, beverages, and quick bites available for you to grab on the go.

Tenant Lounge Highlights:

- Lounge Seating
- Shuffleboard Table
- Grab-n-Go Accessible 24/7
- Rotating Selection of fresh foods

canteen

The New Connect & Pay App

Scan the QR code at the kiosk to pay for products
Earn rewards points with every purchase
All receipts stored for easy viewing



Scan the QR code to
download the app and
start earning rewards!

- Earn Points
- Product Discounts
- Premium Perks

TENANT WORK ORDER PORTAL

To ensure your requests are addressed in a timely manner, we utilize the work order system MRI Angus Anywhere.

The self-service portal provides a convenient way for you to easily submit service requests and reservations.

All work order requests must be sent through the Angus Portal System.

 www.ngl.angusanywhere.com/aaweb

The tenant contact for each suite will receive an email to create a login. If you would like for additional members of your team to be added, please email:

Brittany.O'Hanlon@hines.com

Please let us know if you have any questions

Email: Brittany.O'Hanlon@hines.com

Angus Customer Support

1-888-274-1696
support@angus-systems.com

BUILDING RULES & REGULATIONS

TRASH / RECYCLING

Common Areas are not to be used for the disposal of trash. No sweepings, rubbish, rags, or other unsuitable materials shall be disposed into plumbing fixtures or appliances. Damage resulting to any fixtures from misuse by a tenant shall be the liability of said tenant.

TENANT SIGNAGE

All signs, advertisements, or notices visible in or from public corridors or from outside the building shall be subject to Landlord's prior written approval. Tenants must submit a detailed mockup of their proposed sign. Including placement on the building, materials being used and company providing the work.

OVERTIME AIR REQUESTS

All requests for overtime air conditioning or heating are submitted in writing to the Property Management Office at ana.kountz@hines.com no later than 2:00 p.m. for normal requests and no later than 12:00 p.m. on the preceding business day for holiday requests. Fill out the request form and send it back to our building management team.

THERMOSTATS

Tenants shall not tamper with or attempt to adjust temperature control thermostats in the leased premises. Landlord shall adjust the temperature as required to maintain the building-standard temperature. Landlord requests that all window blinds remain down and tilted at a 45-degree angle toward the street to help maintain comfortable room temperatures and conserve energy.

BUILDING RULES & REGULATIONS

LOCKS

Landlord will provide, at the tenant's expense, all locks for doors entering or within the leased premises, and no additional lock(s) will be placed on any door entering or within the leased premises without Landlord's written consent. Submit all requests for duplicate keys to the Property Management Office.

NO SMOKING POLICY

Tenants, their agents, contractors, employees, and invitees shall observe no smoking rules, as per Building policy, in all areas within the building, including the leased premises, elevators, restrooms, stairwells, garages, etc. Smoking will only be permitted in designated areas outside the building.

ANIMALS

No animals shall be brought into or kept in, on, or about the Property.

FIREARMS

The carrying of firearms of any kind in any leased premises, the building in which such premises are situated, any, or any related complex of buildings of which the foregoing are a part, or any sidewalks, drives or other common areas related to any of the foregoing, is prohibited except in the case of unconcealed firearms carried by licensed security personnel hired or contracted by tenants for security of their premises as permitted by such tenants' leases or otherwise consented to by Landlord in writing.



LOCAL AREA

LEGACY BUSINESS PARK

Legacy business park, with 2,665 acres, has land and buildings available for new growth.

Created by visionary Ross Perot, the Legacy business park is a master-planned business, retail and residential community in northwest Plano. Legacy has already attracted over 33 million square feet of corporate and regional headquarters and provides a distinctive address to many top corporate names.

KEY BENEFITS

Companies are attracted to Legacy's outstanding location, amenities, infrastructure and access to talent.

The park is located in Dallas' prestigious Platinum Corridor, and is bounded by:

- *The Dallas North Tollway*
- *Sam Rayburn Tollway (State Highway 121)*
- *Preston Road*
- *Spring Creek Parkway*

It is within 30 minutes of downtown Dallas, DFW International and Love Field airports. Legacy's infrastructure is world-class with underground, concrete-encased power from dual feeds and abundant fiber from multiple providers.

BENEFITS TO EMPLOYEES

Employees also enjoy Legacy's ample amenities. Plano's Legacy Town Center is a nationally recognized urban town center in the heart of the park. There you can find a wide variety of shops, restaurants, townhomes, apartments, and a full-service hotel all in a walkable, community setting.



AREA AMENITIES

| | |
|--------------------------|------------|
| H-E-B..... | 1.1 MILES |
| THE SHOPS AT LEGACY..... | 2.0 MILES |
| LEGACY WEST..... | 2.9 MILES |
| STONEBRIAR CENTRE..... | 3.8 MILES |
| GRANDSCAPE..... | 5.3 MILES |
| THE STAR..... | 6.2 MILES |
| DFW AIRPORT..... | 24.5 MILES |

NEARBY RESTAURANTS



- TAVERNA
- TESLA
- Mi Cocina.
- Jamba Juice
- TACO DINER
- Starbucks
- DUNKIN' DONUTS
- FOGO DE CHÃO
- SUITSUPPLY
- BENIHANA
- KENDRA SCOTT
- URBAN OUTFITTERS
- Del Frisco's
- PELOTON
- Mesero
- HAYWIRE
- SEPHORA
- lululemon
- athletica
- SHAKE SHACK
- FABLETICS
- NORTH ITALIA
- Earls
- WARBY PARKER
- BARNES & NOBLE Kitchen
- FOGO DE CHÃO