



# Welcome to Assembly Park

DINE, CREATE & GATHER

# Mixed-Use with a Single Goal

Assembly Park offers residents, employees, and the community an atmosphere unlike anything found in Dallas-Fort Worth with a truly walkable, pedestrian and family-friendly environment to gather, dine, collaborate, and live with a focus on nature in an easily accessible and visible location. With hike and bike paths connecting employees and visitors to neighboring communities and the Oak Point Nature Preserve, traveling and exploring Assembly Park becomes a regular daily adventure.

### MIXED-USE DEVELOPMENT PROGRAM

Land Area	26.4 acres
Residential	304 units
Creative Office	180,000 SF
Dining & Retail	17,000 SF
<b>Total</b>	<b>480,000 SF</b>

### POTENTIAL ON-SITE POPULATION

Residents	520
Employees	1,650
<b>Total Population</b>	<b>2,170</b>



75

-  Assembly Park
-  Creative Office
-  Multifamily
-  Dining & Retail
-  Parks & Greenspace

K AVENUE

DES MOINES DRIVE

Creative Office

Multifamily

Assembly Park

Dog Park

Kids Park

Hike & Bike Trail

Dining & Retail

E SPRING CREEK PARKWAY

# Availabilities & Opportunities

Up to 180,000 SF of contiguous space

## 1st Floor

Suite 104	27,182 SF	<a href="#">PDF</a>
Spec Suite 105a	12,767 SF	<a href="#">PDF</a>
Spec Suite 105b	13,061 SF	<a href="#">PDF</a>
Suite 106	25,085 SF	<a href="#">PDF</a>
Suite 109	30,811 SF	<a href="#">PDF</a>
Suite 110	33,066 SF	<a href="#">PDF</a>
Suite 111	6,845 SF	<a href="#">PDF</a>
Suite 112	10,016 SF	<a href="#">PDF</a>

## 2nd Floor

Suite 201	7,270 SF	<a href="#">PDF</a>
Suite 202	13,577 SF	<a href="#">PDF</a>

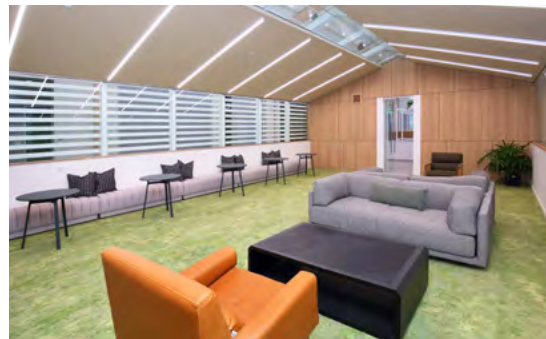


# Offices at a Glance

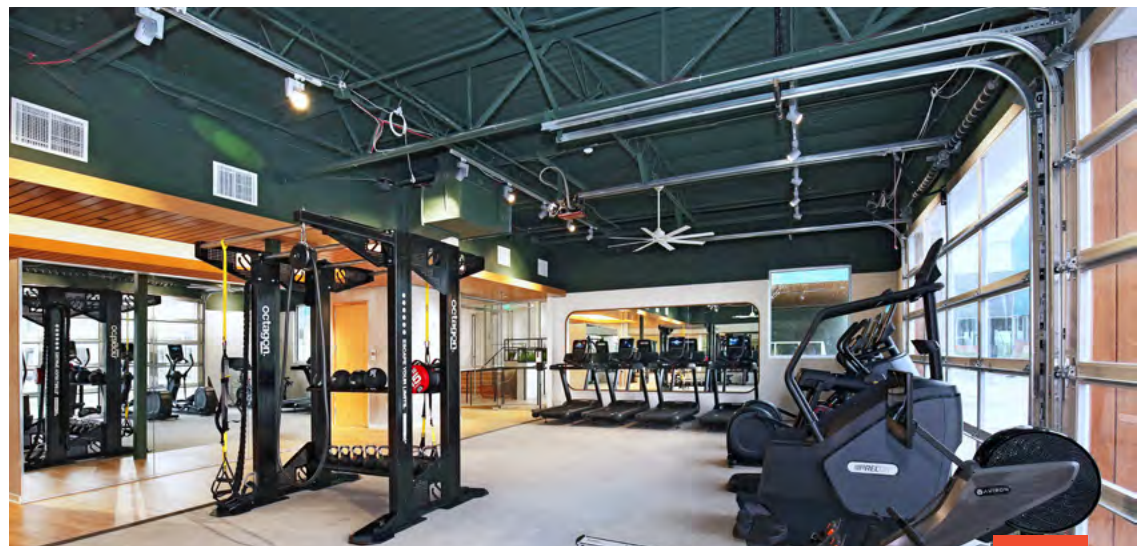
- 180,000 SF of brand new, curated, and amenitized Class A creative office
- Ideal location with direct access to major arterials, established neighborhoods, and nearby public transportation
- Secured and direct access to individual office space
- State-of-the-art conferencing, media, and tech for today's virtual meetings
- Grand exposed ceilings with floor-to-ceiling windows
- Ample tenant amenities including events, fitness and bike storage
- Collaboration space for groups of all sizes
- Shared library used exclusively for quiet time and focused productivity
- Ability to add additional interior offices for an office-heavy culture



Central corridor including community coffee and snack bar and meeting space



Public and private community conferencing rooms and dedicated quiet space



State-of-the-art fitness featuring locker rooms with showers and secure storage, glass overhead doors and Peloton fitness equipment.

# Spec Suite

105A - 12,762 SF

59 Desk Seats

- 44 Workstations
- 15 Private Offices

## Support Spaces

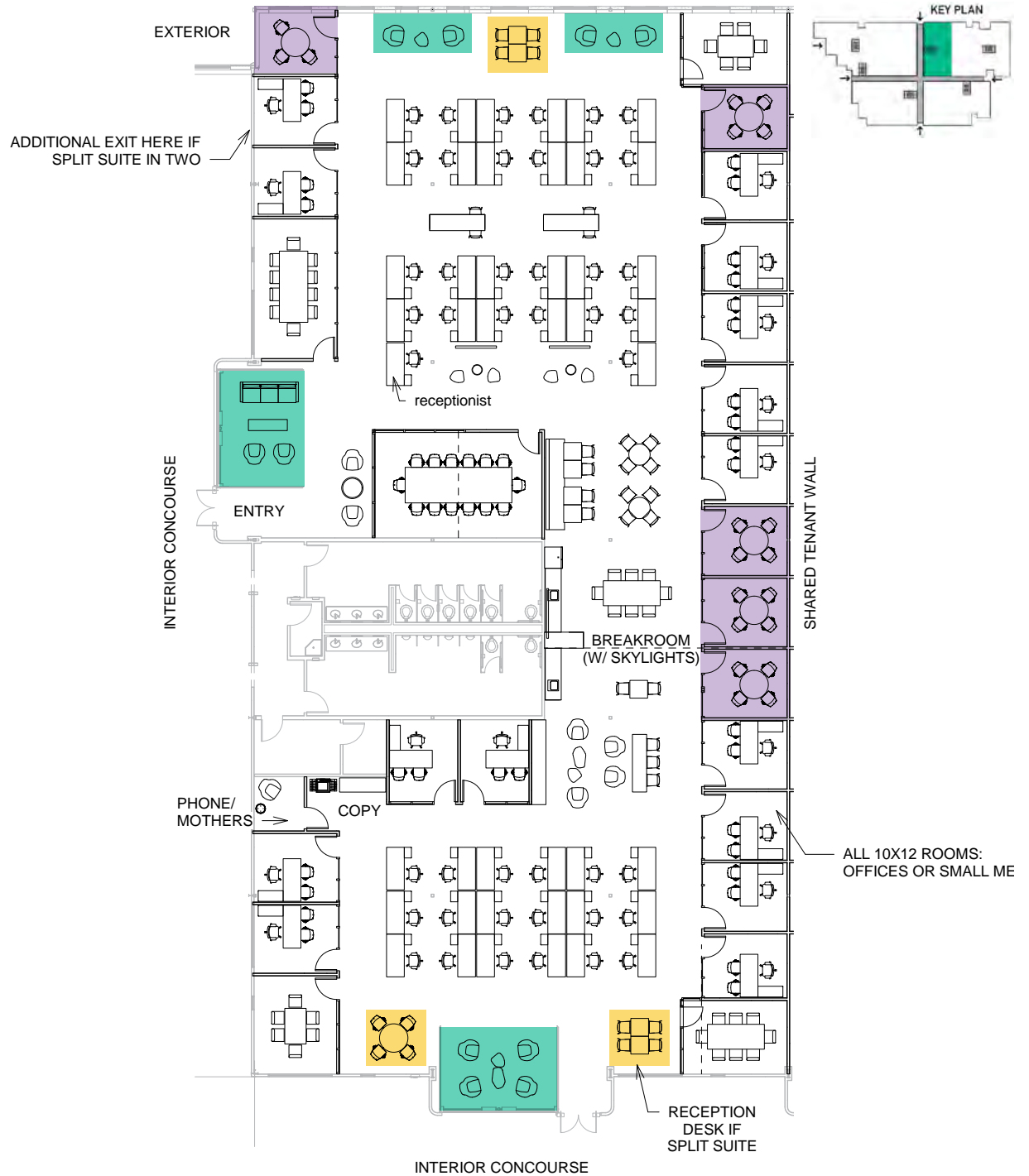
- 1 Reception
- 1 Mother's Room/Phone Room
- 1 Copy/Supplies

## Meeting & Community Spaces

- 1 14 Person Conference Room
- 4 6-10 Person Conference Room
- 5 Huddle Rooms
- 3 Informal Meeting Spaces
- 4 Open Collab Spaces
- 1 Breakroom & All-Hands Space

## Highlights

- Lobby exposure for reception
- Breakroom with skylights
- Direct access to common area collaboration spaces
- Direct access to kombucha/coffee bar
- Quick access to fitness center, outdoor parks and seating, and Assembly Park retail offerings



# Spec Suite

105B - 13,061 SF

68 Desk Seats

53 Workstations

15 Private Offices

## Support Spaces

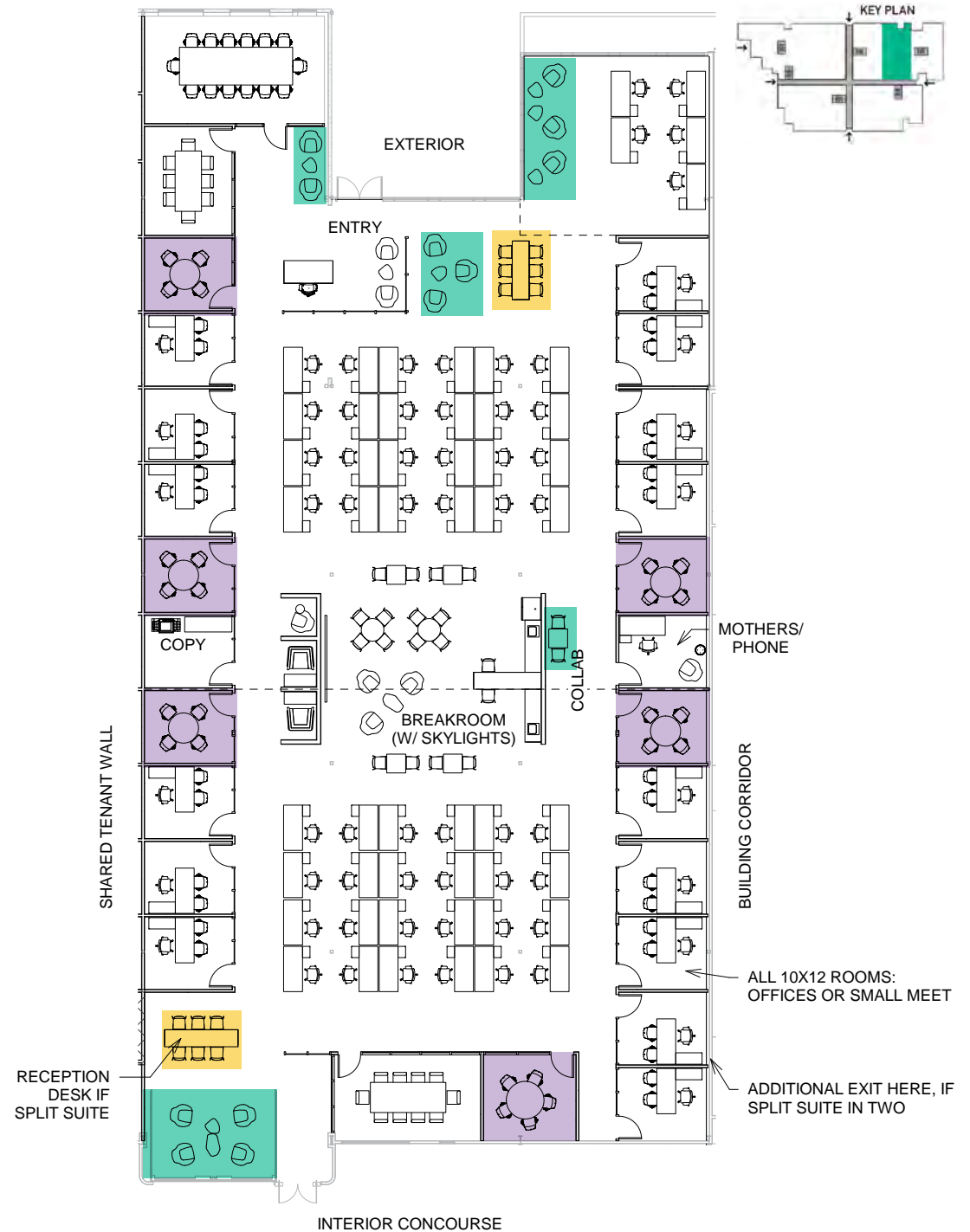
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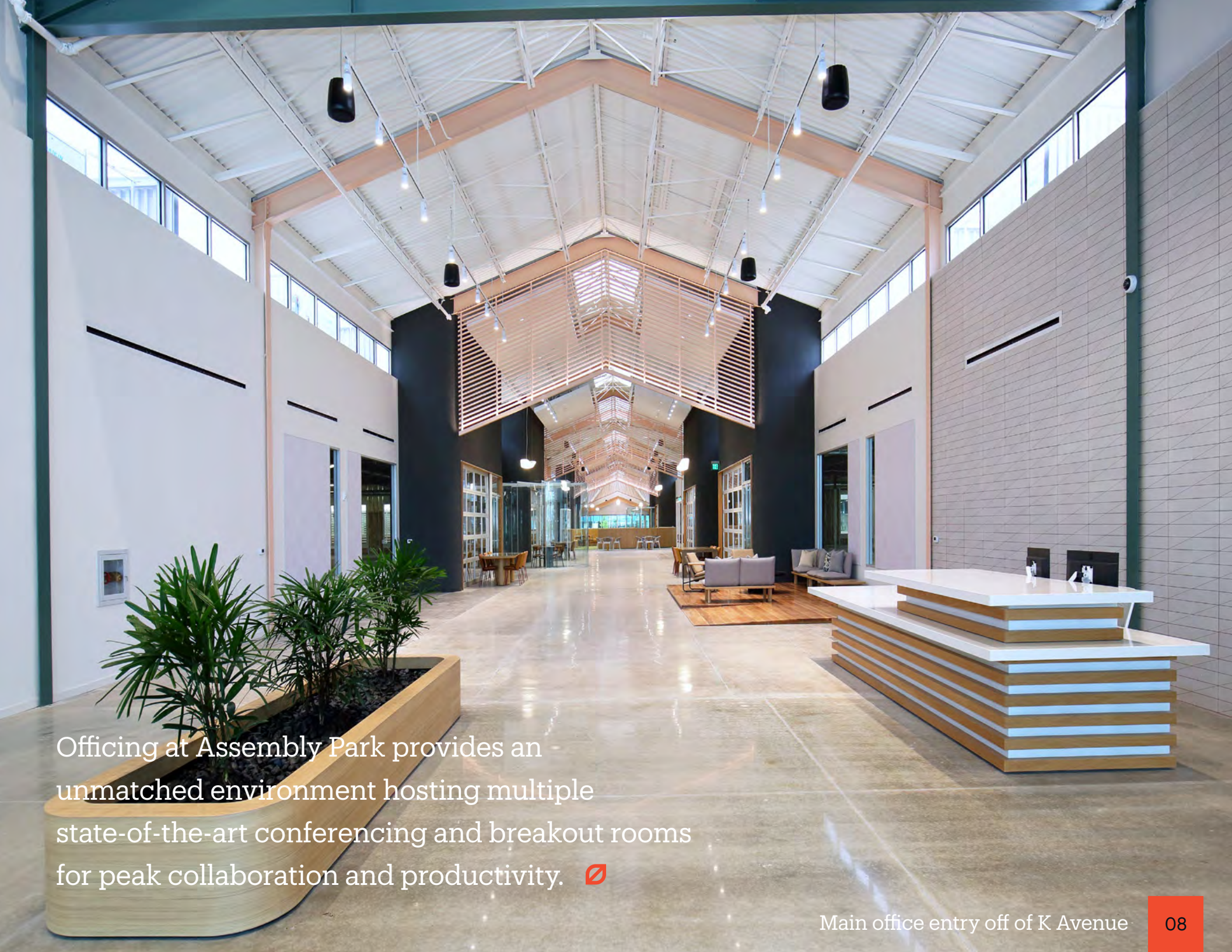
## Meeting & Community Spaces

- 1 14 Person Conference Room
- 2 8-10 Person Conference Room
- 6 Huddle Rooms
- 2 Informal Meeting Spaces
- 5 Open Collab Spaces
- 1 Breakroom & All-Hands Space

## Highlights

- Private entry/reception area
- Breakroom with skylights
- Direct access to common area collaboration spaces
- Direct access to kombucha/coffee bar
- Quick access to fitness center, outdoor parks and seating, and Assembly Park retail offerings






Officing at Assembly Park provides an unmatched environment hosting multiple state-of-the-art conferencing and breakout rooms for peak collaboration and productivity. 





Enjoy officing outside and inside the four walls with plenty of collaborative and work-friendly conferencing areas. 



Assembly Park features expansive parks and green space that host a mix of daily events and family-friendly activities. 📍



Take in an evening concert in the park from the patio of one of Assembly Park's coveted dining offerings. 



# On-Site Offerings

- A modern work-live-play campus destination with uniquely designed architecture and lush landscaped parks
- Unique chef-driven dining and first-to-market retail steps away from your office
- Beautifully designed on-site multifamily featuring lofty apartments and townhomes featuring high-end finishes and modern amenities
- Activated outdoor parks and greenspaces showcasing outdoor events like live music and fitness offerings throughout the day
- On-site hike and bike paths leading to neighboring amenities, neighborhoods, and the Oak Point Nature Preserve

## Assembly Park Calendar of Events



Thirsty Thursdays tenant mixer on the green featuring local brewery and food trucks



Assembly Park Unplugged featuring live local musicians and artists



Grown-Up Story Time with local comics and poets



Yoga on the Lawn every Wednesday evening and Saturday morning



Kidz Movez classes on the green featuring hip hop, circus, and yoga class for kids of all ages



# The Assembly Park Experience

A sample day in the life of Assembly Park office users



**7 AM**

Yoga on the Lawn at Assembly Park



**9 AM**

Start your day at the office



**Noon**

Lunch at on-site brewery



**1 PM**

Collaborate in a break out area



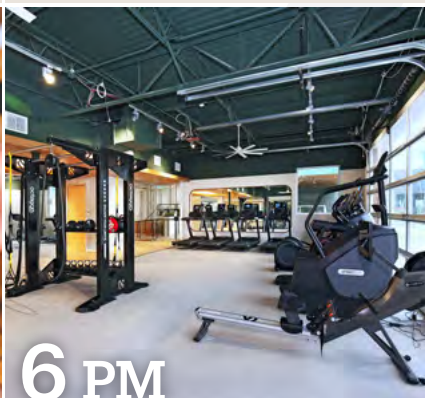
**2 PM**

Meet with a client at the office coffee bar



**5 PM**

Bike ride to happy hour



**6 PM**

Quick workout at Assembly Park fitness center



**7 PM**

Attend an Assembly Park workshop series



**8 PM**

Grab dinner with friends



**10 PM**

Call it a day at Assembly Park

# Discover East Plano

The city of Plano is best known for being voted one of the best places to live in the U.S. and for being ranked No. 1 for best parks in Texas, making it unquestionable why many leading global corporations call Plano home. Companies that land at Assembly Park reap the benefits of the neighboring talented workforce and established corporate HQs, well-established residential neighborhoods, and easy freeway accessibility.

Assembly Park is located in East Plano, less than 20 miles north of Downtown Dallas and found between the recently completed Legacy Central and The Oak Point Nature Preserve. The site is bordered by US 75, one of the largest north-south thoroughfares in DFW, giving it excellent visibility and easy access to the entire DFW Metroplex. Providing even more access to DFW, the Property is located between SH 121 and President George Bush Turnpike.



## CURRENT DEMOGRAPHICS

**No.1**  
BEST PARKS  
IN TEXAS

**No.7**  
BEST CITY TO  
LIVE IN THE US

**107K**  
POPULATION  
1-3 MILE RADIUS

**37.3**  
MEDIAN AGE  
1-3 MILE RADIUS

**\$118K**  
AVG HOUSEHOLD  
INCOME  
1-3 MILE RADIUS

**201K**  
POPULATION  
3-5 MILE RADIUS

**38.0**  
MEDIAN AGE  
3-5 MILE RADIUS

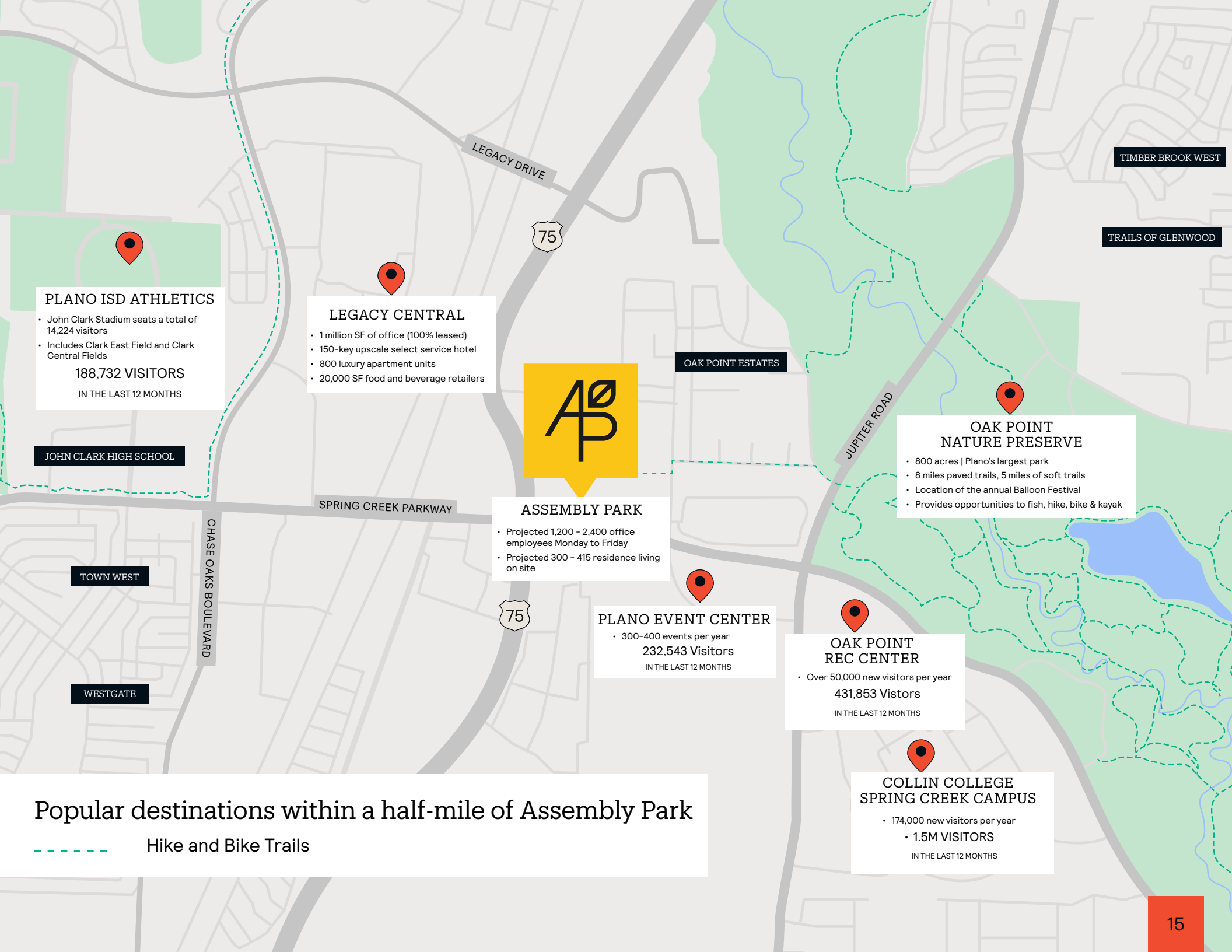
**\$152K**  
AVG HOUSEHOLD  
INCOME  
3-5 MILE RADIUS

**828K**  
POPULATION  
5-10 MILE RADIUS

**36.7**  
MEDIAN AGE  
5-10 MILE RADIUS

**\$137K**  
AVG HOUSEHOLD  
INCOME  
5-10 MILE RADIUS





**PLANO ISD ATHLETICS**

- John Clark Stadium seats a total of 14,224 visitors
- Includes Clark East Field and Clark Central Fields

**188,732 VISITORS**  
IN THE LAST 12 MONTHS

JOHN CLARK HIGH SCHOOL

**LEGACY CENTRAL**

- 1 million SF of office (100% leased)
- 150-key upscale select service hotel
- 800 luxury apartment units
- 20,000 SF food and beverage retailers

OAK POINT ESTATES



**ASSEMBLY PARK**

- Projected 1,200 - 2,400 office employees Monday to Friday
- Projected 300 - 415 residence living on site

**OAK POINT NATURE PRESERVE**

- 800 acres | Plano's largest park
- 8 miles paved trails, 5 miles of soft trails
- Location of the annual Balloon Festival
- Provides opportunities to fish, hike, bike & kayak

SPRING CREEK PARKWAY

JUPITER ROAD

TOWN WEST

CHASE OAKS BOULEVARD

WESTGATE

**PLANO EVENT CENTER**

- 300-400 events per year
- 232,543 Visitors**  
IN THE LAST 12 MONTHS

**OAK POINT REC CENTER**

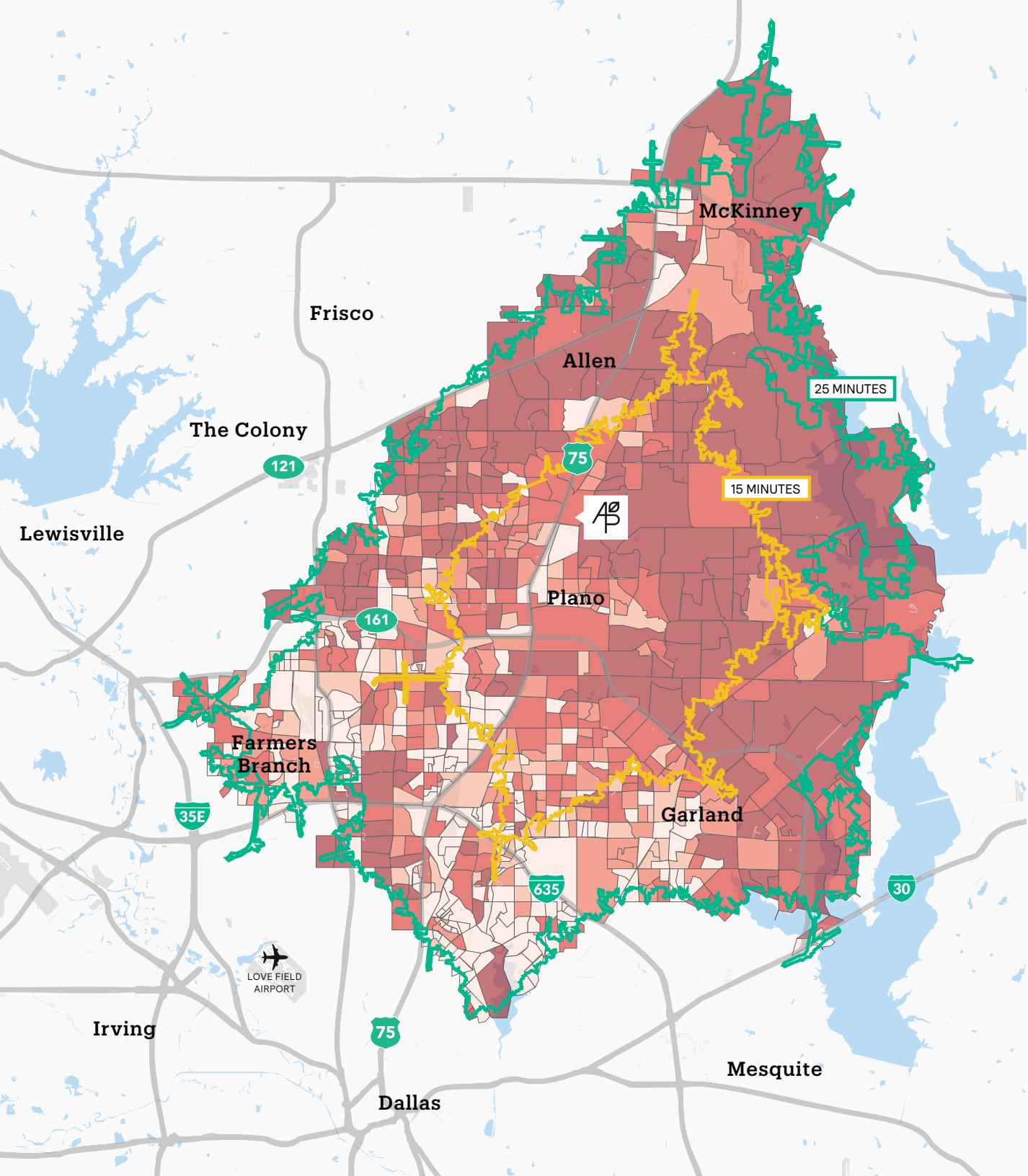
- Over 50,000 new visitors per year
- 431,853 Visitors**  
IN THE LAST 12 MONTHS

**COLLIN COLLEGE SPRING CREEK CAMPUS**

- 174,000 new visitors per year
- 1.5M VISITORS**  
IN THE LAST 12 MONTHS

**Popular destinations within a half-mile of Assembly Park**

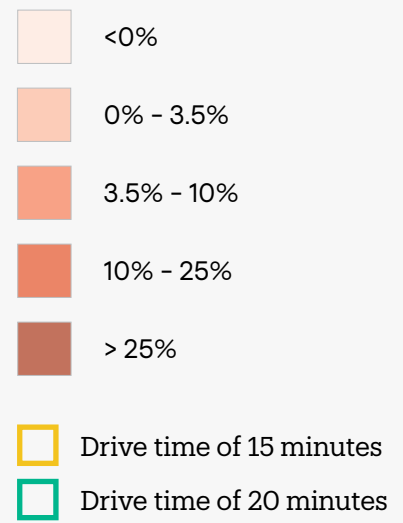
--- Hike and Bike Trails



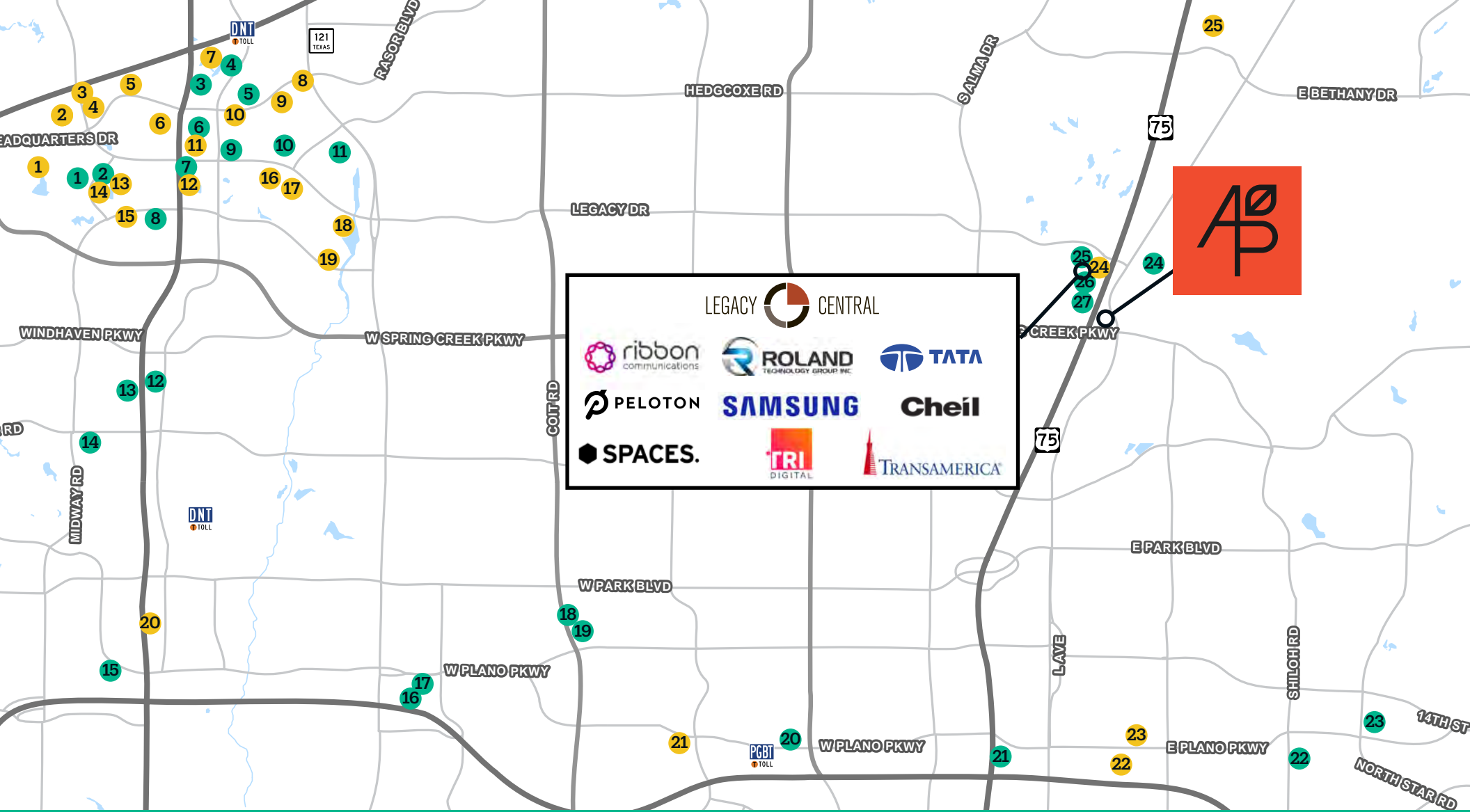
# High Growth Area for Young Professionals

- 429,574 adults aged 25 - 40 within a 25-minute commute to Assembly Park
- +49,186 to be added over next 5 years
- 2.3% average growth rate (vs. 2.1% in DFW)

## 5 Year Population Growth: Ages 25 - 40







## Major Corporate Users

- |                        |                            |                            |
|------------------------|----------------------------|----------------------------|
| 1 Bank of America      | 10 CA Technologies         | 19 Medical City Plano      |
| 2 Yum! Brands, Inc.    | 11 Children's Health Plano | 20 PennyMac                |
| 3 Wal-Mart Stores Inc  | 12 Cinemark                | 21 Transamerica            |
| 4 Fannie Mae           | 13 Palo Alto Networks      | 22 Flex LTD                |
| 5 Intuit Inc           | 14 Texas Health Plano      | 23 Raytheon                |
| 6 LegacyTexas          | 15 Hyundai Capital America | 24 L3Harris Technologies   |
| 7 Crestron Electronics | 16 Baylor Scott & White    | 25 Roland Technology Group |
| 8 Hewlett-Packard      | 17 The Heart Hospital      | 26 Samsung                 |
| 9 USAA                 | 18 Abbott                  | 27 Ribbon Communication    |

## Corporate Headquarters

- |                            |                           |                       |
|----------------------------|---------------------------|-----------------------|
| 1 Frito-Lay                | 10 PepsiCo                | 19 Tyler Technologies |
| 2 Toyota                   | 11 U.S. Renal Care        | 20 Cigna              |
| 3 NTT DATA, Inc.           | 12 Hilti North America    | 21 AT&T Foundry       |
| 4 FedEx Office             | 13 Ericsson               | 22 At Home Group      |
| 5 JPMorgan Chase           | 14 Pizza Hut              | 23 Stewart Systems    |
| 6 Liberty Mutual Insurance | 15 Vylla Title, LLC       | 24 Peloton            |
| 7 Alkami Technology        | 16 World Venture Holdings | 25 PFSweb Worldwide   |
| 8 McAfee                   | 17 Reata Pharmaceuticals  |                       |
| 9 Capital One Finance      | 18 CROSSMARK              |                       |

## DEVELOPER



Triten Real Estate is a full-service, vertically integrated real estate development and operating company that pursues opportunities across Texas. Triten focuses on identifying unique investment opportunities where value can be created through a tailored experience focused on the changing trends in our industry. With a heavy focus on market research and innovation, Triten is active in development, value add repositioning, as well as undervalued assets where a mark-to-market arbitrage can be achieved.

The Triten team has over 50 years of experience, manages over 3 million square feet of property, supports over 200 tenant partners and has a portfolio of \$400 million dollars of gross asset value.

## ARCHITECTS

Michael Hsu  
**Office Of Architecture**

Michael Hsu Office of Architecture was formed in 2005 with the goal of producing locally-engaged, design driven architecture and interiors in Austin. MHOA endeavors to create livable, neighborhood-oriented urban spaces. Their work includes diverse projects ranging from mixed-use developments to original commercial interiors and residences.

MHOA advocates a simple, edited design palette, using available materials and techniques to create unexpected results. MHOA believes in the innate beauty of unadorned natural materials, carefully chosen, composed and crafted.



GFF is a distinguished, award winning, multi-disciplinary design firm based in Dallas, Fort Worth and Austin with a passion for creating memorable places. We have grown the practice to a staff of 140 by excelling in design, management, technology and service through repeat engagements for real estate development, corporate and institutional clients. GFF serves as the corporate umbrella to four distinct practice groups: GFF Architects, with 10 design studios specializing in multiple building types; GFF Interiors, offering full service interior design capabilities, GFF Landscape, providing landscape architectural services; and GFF Planning, a studio focused on large-scale land-use planning, campus plans, urban design and zoning processing assistance.



[WWW.ASEMBLYPARKPLANO.COM](http://WWW.ASEMBLYPARKPLANO.COM)

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# INFORMATION ABOUT BROKERAGE SERVICES

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A **BROKER'S MINIMUM DUTIES REQUIRED BY LAW** (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with,

provide opinions and advice to, and carry out the instructions of each party to the transaction.

- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

<b>Newmark</b>	<b>586696</b>		<b>469-467-2004</b>
<small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<b>Ran Holman</b>	<b>326735</b>	<b>ran.holman@nmrk.com</b>	<b>469-467-2060</b>
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<small>Licensed Supervisor of Sales Agent/ Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<b>Duane Henley</b>	<b>355166</b>	<b>duane.henley@nmrk.com</b>	<b>469-467-2059</b>
<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date