

# 5800 DEMOCRACY

PLANO, TX

80,000 SF VALUE ADD INVESTMENT OPPORTUNITY - LEGACY / FRISCO OFFICE MARKET



## OPPORTUNITY

Cushman & Wakefield, as exclusive advisor, is pleased to present qualified investors and user-buyers with an outstanding opportunity to acquire the 100% fee-simple interest in 5800 Democracy (the Property). Originally built in 1999, the Property was extensively renovated in 2015 and offers existing occupancy from a high profile national tenant and the added value enhancement of market leasing in the region's most in demand office submarket.

Offering roughly 40,000 square feet of vacant office space, the Property is visible from the Dallas North Tollway with the potential for incredible signage opportunities. Accessible via Spring Creek Parkway and Tennyson Parkway, 5800 Democracy is a short distance from the well regarded Shops at Legacy. Home to a wealth of shopping and dining destinations, the area is highly sought after for its walkability and proximity to executive housing and some of the region's largest corporate office facilities.

Available at a significant discount to replacement cost (\$225/sf), 5800 Democracy represents a rare opportunity to own a part of the flourishing Legacy / Frisco office market and capitalize on the wealth of area activity!



## 5 8 0 0 D E M O C R A C Y D R I V E • P L A N O , T E X A S

BUILDING AREA	80,000 SF
SITE AREA	6.0876 ACRES
YEAR BUILT / UPDATED	1999 / 2015
OCCUPANCY	38%
SUBMARKET OCCUPANCY	86%
SUBMARKET AVERAGE LEASE RATE	\$32.80/SF
SUBMARKET 2017 ABSORPTION	1,153,292 SF





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## HIGHLIGHTS

- High profile location overlooking the Dallas North Tollway.
- Class A office interiors.
- Adaptable floor plan / layout for small and mid size tenant occupancy.
- Existing tenancy with income supported by a notable, national tenant.
- Reliable in-place cash flow.
- Significant upside through the lease up of the remaining vacancies.
- Proximity to a vast assortment of walkable amenities.
- Outstanding access to area transportation networks.
- Significant discount to replacement cost of approximately \$225/sf.

## REGION

- According to the US Bureau of Labor Statistics, the Dallas-Fort Worth Metroplex gained more jobs than any other metro area during the past year. DFW added 100,400 jobs between November 2016 and November 2017. Employment is up 2.8% during this time. Forbes ranks the Dallas-Plano-Irving metropolitan area first on their list of the Best Cities For Jobs.
- The Dallas-Fort Worth-Arlington economy continues to thrive, as increases in total population and overall employment persists. According to Moody's Analytics, population increased by 144,000 year-over-year, reaching 7.44 million people at the close of 2017. This equates to an average of 400 new residents each day.
- As a result of the impressive population growth, overall office absorption totals for Dallas-Fort Worth reached 4.68 million square feet in 2017. When combined with the 20.4 million square feet absorbed between 2011 and 2016, the Dallas-Fort Worth Metro area is booming. Reacting to the activity, asking rental rates (full service) across all classes of office space reached \$26.49/sf at year end.



THE SHOPS AT LEGACY

TENNYSON PARKWAY



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**For Additional Building Information, Contact:**

Scot C. Farber, CCIM  
Tel: 972.663.9966  
Scot.Farber@cushwake.com

Tom Strohbehm, CCIM  
Tel: 972.663.9637  
Tom.Strohbehm@cushwake.com

Dan Cook  
Tel: 972.663.9635  
Dan.Cook@cushwake.com

**For Debt and Structured Finance Opportunities, Contact:**

Beth Lambert  
972.232.8509  
beth.lambert@cushwake.com

Diego Arroyave  
972.232.8513  
diego.arroyave@cushwake.com