



APEX

3033 W. President George Bush Hwy
Plano, Texas 75075

THE
APEX
OF
WORKPLACE
CONNECTIVITY

Highlights

- ▲ LEED Gold Certified Class A office building built in 2008
- ▲ 44,112 SF available for lease
- ▲ 10 foot floor to ceiling glass with 66,000 SF floor plates
- ▲ FF&E available including 450 workstations
- ▲ New state of the art fitness center, tenant lounge, café and conference



STORIES
3

PARKING
Up to 6 per 1,000

BUILDING SIZE
186,245 SF

ON-SITE AMENITIES

- ▲ Cafe
- ▲ Fitness Center
- ▲ Tenant Lounge
- ▲ Conference and Training Center



TENANT LOUNGE



CAFE



CONFERENCE CENTER AND TRAINING ROOM



FITNESS CENTER



VIBRANT, EFFICIENT
AND CONNECTED
WORK PLACE
ENVIRONMENT

TENANT LOUNGE

 APEX



FLEXIBLE CONFERENCING
AND CLASSROOM SET UP

MAKING MEETING AND
TRAINING EASY

CONFERENCE CENTER AND TRAINING ROOM



FRESH AND MODERN DINING AREA

CONNECTING CONVENIENCE
AND BOOSTING
EMPLOYEE COMMUNITY



APEX



CAFE



CAFE





FITNESS CENTER

CONNECTING
HEALTH AND
WELLNESS
FITNESS CENTER



APEX



OUTDOOR RUNNING/WALKING AREA



FITNESS LOCKERS

THE APEX OF ACCESSIBILITY

LUNA Grill



WHOLE FOODS MARKET



JASPER'S

Fernando's MEXICAN CUISINE

TRICKY FISH

GOOD UNION

W XYZ lounge



modmadstreet



SUBWAY

TACO DINER



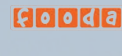
SUPER CHIX



CVS pharmacy

edoko

GOOD UNION



Chick-fil-A

Pho is for Lovers



aloft



CITY LINE



THE APEX OF VISIBILITY



TRAFFIC COUNT
183,798*
VEHICLES PER DAY

APEX

President George Bush Turnpike
TOLL

* Source: CoStar

EASY ACCESS

Apex captures prime real estate in the heart of DFW

- ▲ Direct access from George Bush Tollway and excellent ingress/egress
- ▲ Only 25 minutes from DFW Airport and Love Field
- ▲ 3 Miles from CityLine
- ▲ 5 Miles from Dallas North Tollway

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THE APEX FACT SHEET

BUILDING

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Plano, Texas 75075

OWNER/LANDLORD

Champion Partners / Cross Harbor Capital

BUILDING AREA

186,244 RSF on 3 floors

YEAR BUILT

2008

LEED CERTIFIED

Gold in 2009

AVAILABLE SPACE

20,124 RSF on the 3rd floor
8,464 RSF on the 2nd floor
8,000 - 15,524 RSF on the 1st floor

CEILING HEIGHT/WINDOWS

10 foot ceilings
Floor to ceiling glass

PARKING:

Up to 6 per 1,000 available
Covered parking available

SECURITY:

Manned security in the building lobby

BUILDING HOURS:

7 AM to 6 PM Monday to Friday
8 AM to 1 PM Saturday

GENERATOR

Available to tenants for emergency backup

DUAL FEED FIBER

Century Link and Level 3

BUILDING ACCESS

Access card controlled entrance and elevators for after hours access

ELEVATORS

2 passenger elevator
1 freight elevator



APEX

CHAMPION

CROSSHARBOR
CAPITAL PARTNERS®

FOR LEASING INFORMATION, PLEASE CONTACT:

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