



## THE OFFICES AT WILLOW BEND

an Encore Commercial Property

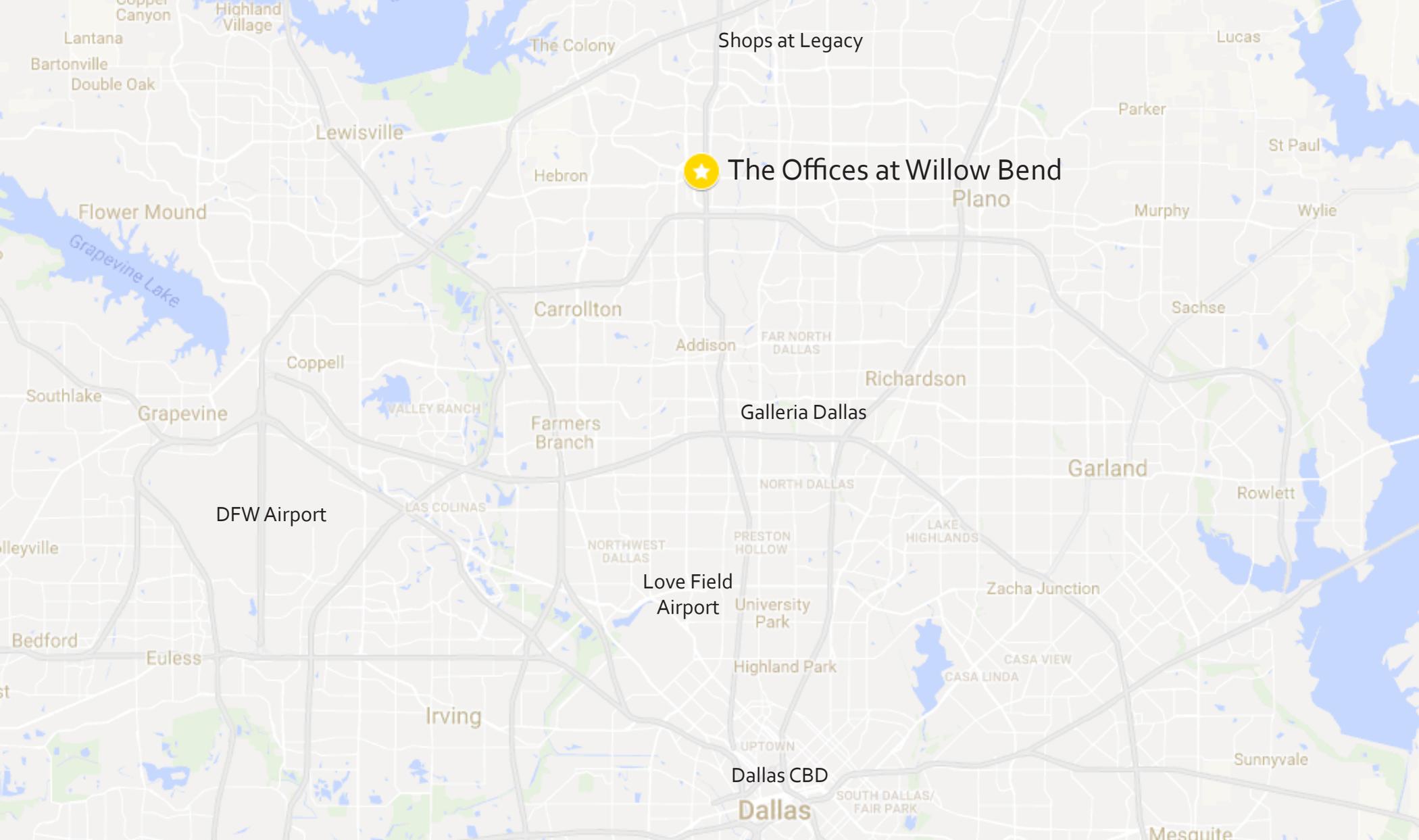
The Offices at Willow Bend is part of an upcoming development that accommodates the increasing demand for upscale office buildings in the North Texas area. The seven-story, 200,000-square-foot office building will support 800 employees and demonstrates the impressive growth of The Shops at Willow Bend and the city of Plano itself. Plano is one of the nation's most affluent markets with a trendy, growing population. The Offices at Willow Bend will possess world class amenities, unlike any other office building in the North Texas area. The construction of office buildings at this particularly desirable location will produce a Class A office space, highly sought after in the current market.



## \$125 MILLION DEVELOPMENT

The \$125 million development will elevate this top 100 US shopping center to a point that is beyond sensational, with the addition of 100K sq. ft. of merchandising, 200K sq. ft. of office space and 175 hotel rooms. It will be unlike anything the area has ever seen, with fine-dining, a clean-cut new appearance (cobble streets, dramatic lighting,

trellis), and a very guest-welcoming atmosphere. The development contains multiple irresistible amenities along with a redefined look to portray a contemporary aesthetic. Plano, Texas is a vibrant growing area, diverse in culture and education, that revels in new experiences such as the new Offices at Willow Bend.



## SERVING THE ENTIRE DFW AREA IN 25 MINUTES OR LESS

Situated at the corner of West Park Boulevard and the Dallas North Tollway, The Offices at Willow Bend is conveniently located within minutes of Dallas' most prestigious neighborhoods. A newly constructed main entrance facing one of the primary traffic arteries in the DFW metroplex ensures quick ingress and egress.

- DFW Airport** - 25 minutes
- Dallas Love Field Airport** - 22 minutes
- Dallas Central Business District** - 23 minutes
- Galleria Dallas** - 11 minutes
- Shops at Legacy** - 8 minutes

Exquisite Patio Dining



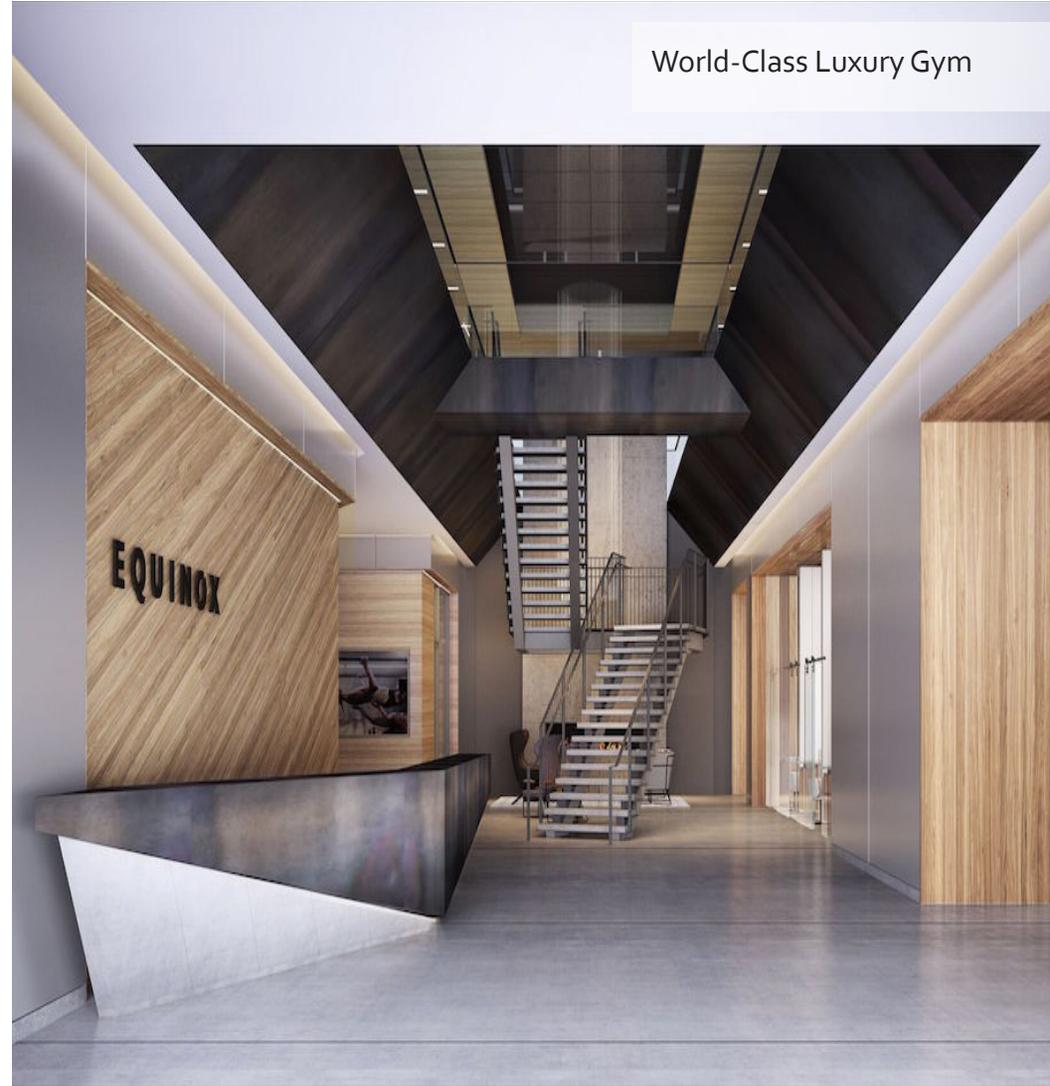
Chef-Driven Original Restaurants



Crayola Experience



World-Class Luxury Gym



## AMENITIES

The Shops at Willow Bend, which already have over 125 stores and restaurants, will be redesigned to portray a fresh, welcoming experience. The office space will be surrounded by fun, family-friendly activities, along with new dining experiences. The dining scene is intended to be utterly spectacular, with eight renowned chef-driven restaurants, outdoor patios with a view of the cityscape, and more.

**Office Space** - 200,000 + sq. ft.

**Equinox Health and Fitness Club** - 30,000 sq. ft.

**Family Attractions** - 60,000 sq. ft. Crayola Experience

**Restaurant District** - 60,000 sq. ft.

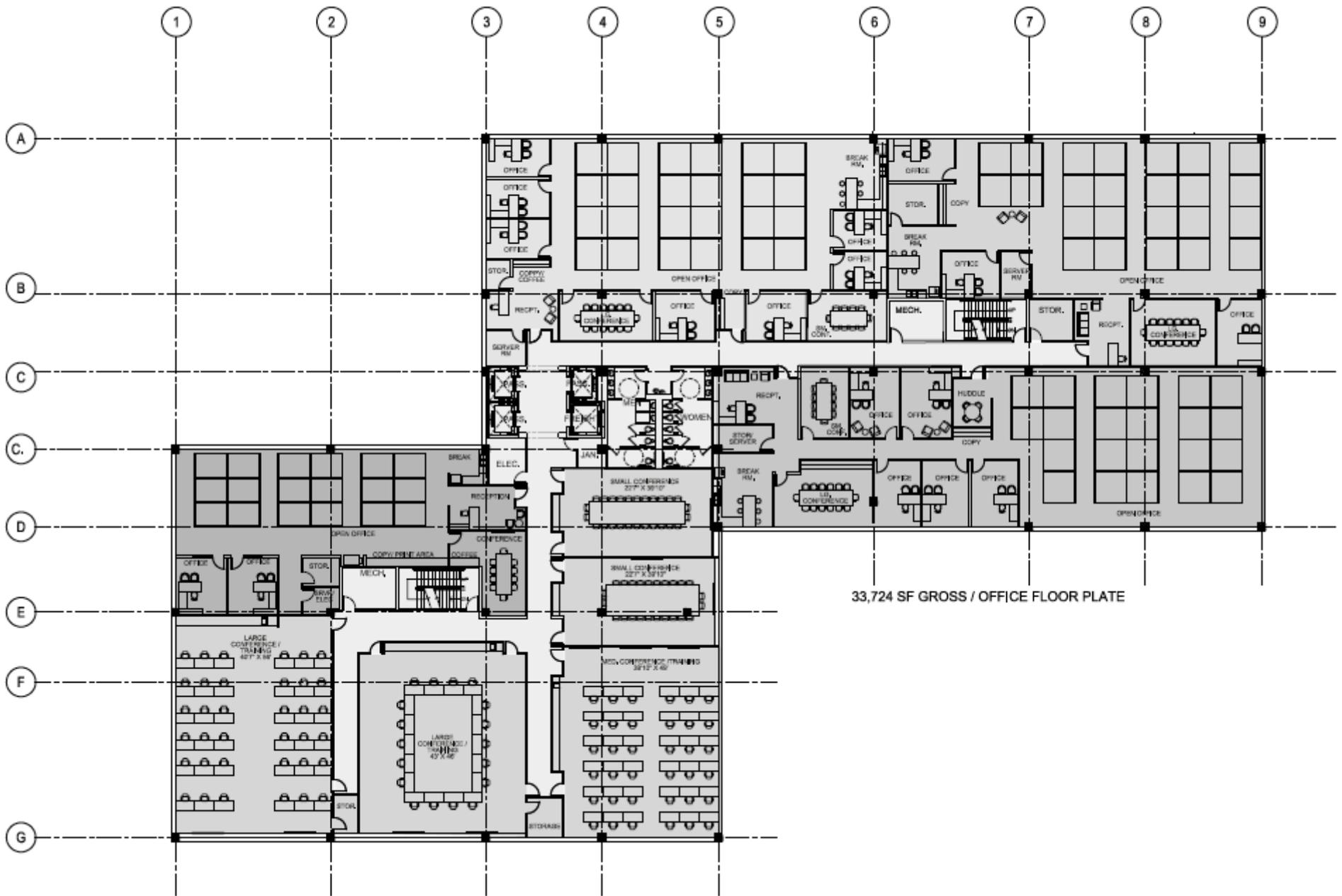
**Redesigned Common Areas and Interior**



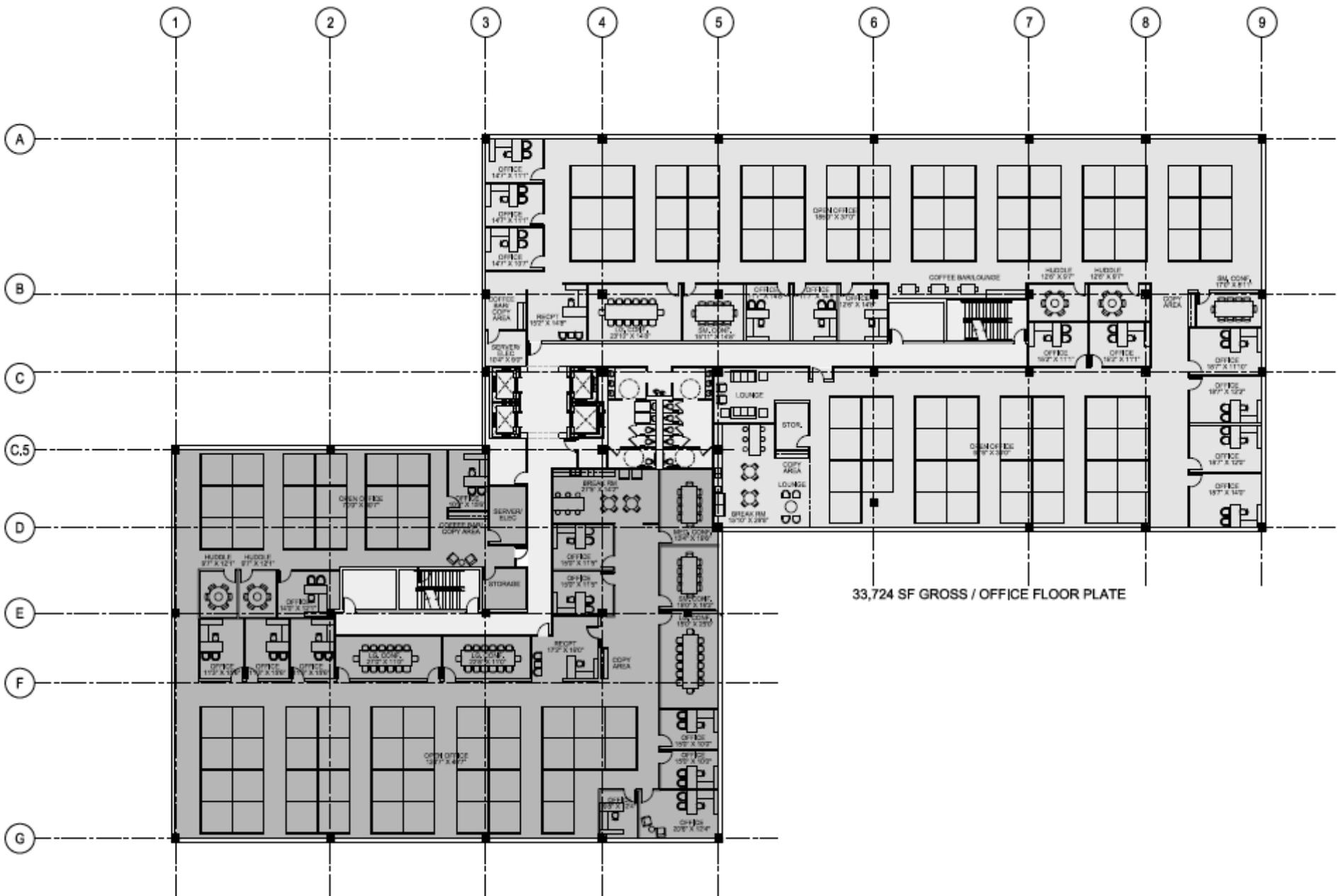
PERSPECTIVES



PERSPECTIVES



OFFICE SPACE PLAN: LEVEL 2



OFFICE SPACE PLAN: TWO TENANTS



OFFICE SPACE PLAN: SIX TENANTS



The Offices  
at Willow Bend



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