

# R

ROYAL  
TECH  
COMMONS





**11** BUILDINGS

**622,000 SF**  
OF OFFICE, CALL CENTER  
AND LAB SPACE

Suites range from  
1,000 - 50,000 SF

Multi-tenant office and  
office/warehouse business  
park

Ideal location near DFW  
International Airport, IH-  
635, HWY 114, and HWY 161

DART bus route service

Daycare across the street  
from Royal Tech Commons



**SECURITY SERVICES  
THROUGH THE LAS  
COLINAS ASSOCIATION**

UP TO

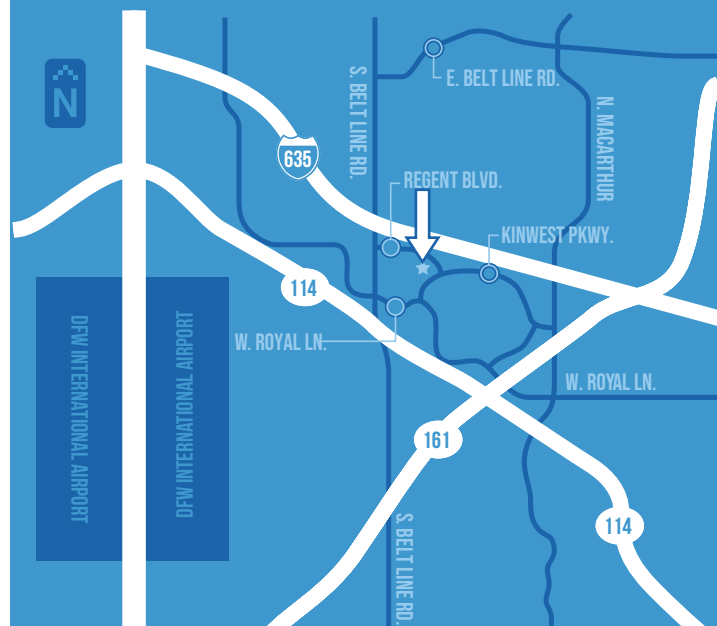
**7/1000  
PARKING  
RATIO**

**PRESTIGIOUS  
LAS COLINAS  
LOCATION**



**PROMINENT  
VISIBILITY &  
BUILDING SIGNAGE  
OPPORTUNITIES**

**LOCATION MAP**





# ROYAL TECH COMMONS

MORE THAN  
**8,500**

COMPANIES OPERATE IN IRVING

MORE THAN  
**140**

INTERNATIONAL COMPANIES  
CURRENTLY OPERATE IN IRVING

SEVEN FORTUNE  
**500**

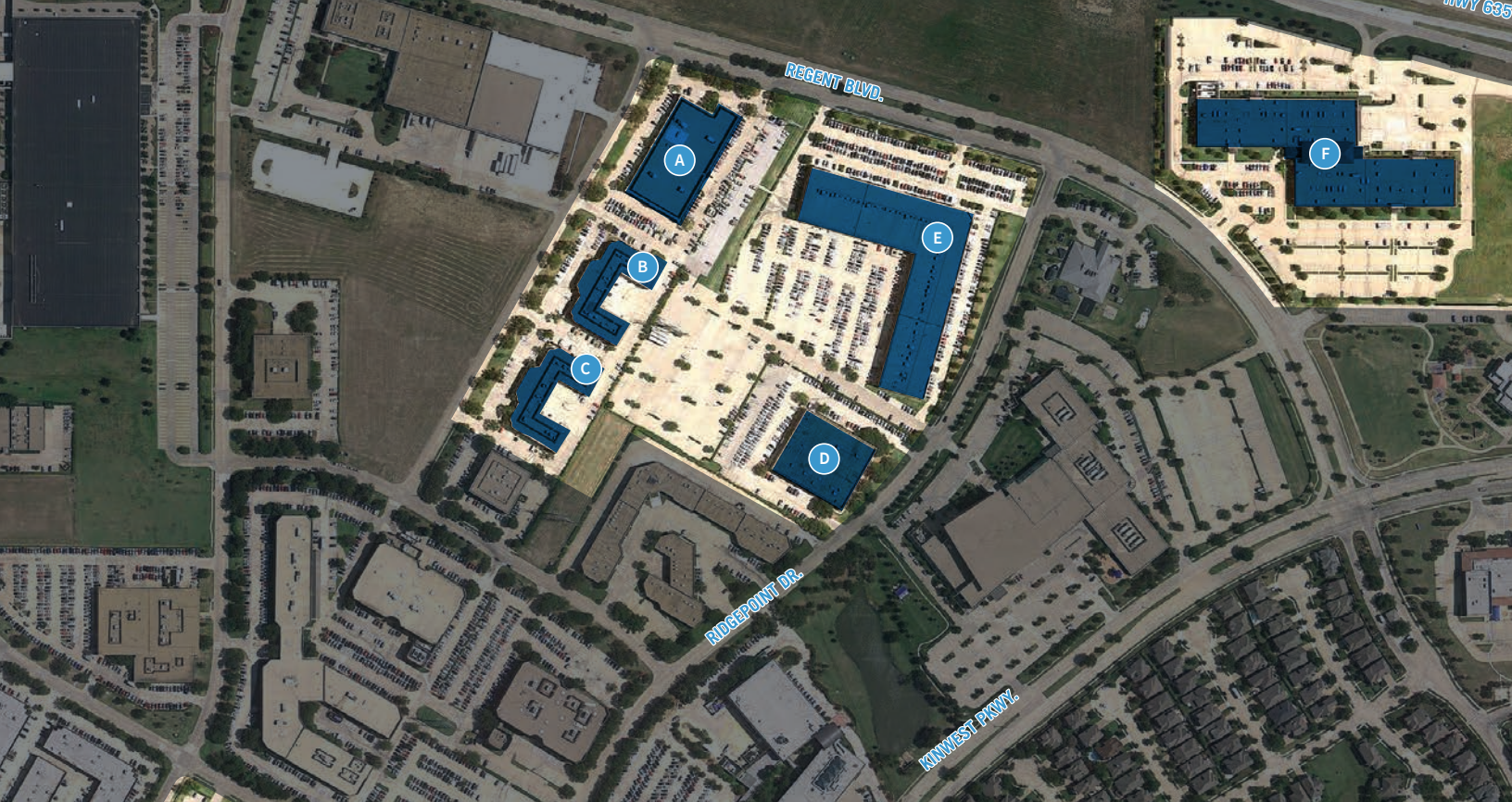
& FIVE FORTUNE 1000 COMPANIES HAVE  
GLOBAL HEADQUARTERS IN IRVING

MORE THAN  
**200**

RESTAURANTS LOCATED  
IN LAS COLINAS







# PROPERTY SITE PLAN

- |   |  |   |
|---|--|---|
| <b>A</b> 3050 Regent<br>Suite 110 - 2,089 SF<br>Suite 160 - 1,346 SF<br>Suite 180 - 2,755 SF<br>Suite 200 - 8,871 SF<br>Suite 320 - 2,489 SF<br>Suite 400 - 10,374 SF | <b>D</b> 8201 Ridgepoint<br>Suite 100 - 14,752 SF  | <b>H</b> 7700 Bent Branch<br>Full Building Available - 48,966 SF          |
| <b>B</b> 8200 Springwood<br>Suite 200 - 2,803 SF<br>Suite 230/240 - 7,415 SF<br>Suite 250 - 3,813 SF  | <b>E</b> 8333 Ridgepoint<br>Suite 100 - 81,780 SF  | <b>I</b> 3232 W Royal Lane<br>Full Building Available - 60,915 SF         |
| <b>C</b> 8150 Springwood<br>Suite 190 - 5,621 SF  | <b>F</b> 2975 Regent<br>Suite 140 - 11,872 SF      | <b>J</b> 3201 Royal Lane<br>Suite 150 - 8,800 SF<br>Suite 160 - 10,289 SF |
|   | <b>G</b> 7880 Bent Branch<br>Suite 100 - 31,782 SF | <b>K</b> 7825 Ridgepoint<br>Fully Occupied                                |

Leased By



## FOR LEASING INFORMATION:

**Russ Johnson**  
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**Trevor Franke**  
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Owned By



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# Information About Brokerage Services

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

11-2-2015



### 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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	+1 214 438 6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Glyn Bellow	183794	dan.bellow@jll.com	+1 713 888 4000
Designated Broker of Firm	License No.	Email	Phone
	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Russ Johnson	488707	russ.johnson@jll.com	214-438-1586
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date