



**PALISADES CENTRAL I**  
2425 NORTH CENTRAL EXPY  
RICHARDSON, TX



**PALISADES CENTRAL II**  
2435 NORTH CENTRAL EXPY  
RICHARDSON, TX



PACIFIC OAK





## PALISADES CENTRAL II

- 240,935 Total SF
- 16 Floors
- 4:1,000 Parking
- 1,685 - 14,388 SF Available

## HIGHLIGHTS & NEIGHBORHOOD

- Fitness Center
- On-site Security
- Garage Parking
- Convenient access and prominent signage along Central Expressway
- Minutes from DART light rail station
- Surrounded by recreational spaces: Prairie Creek Park, Crowley Park, Sherrill Park Golf Course and many more

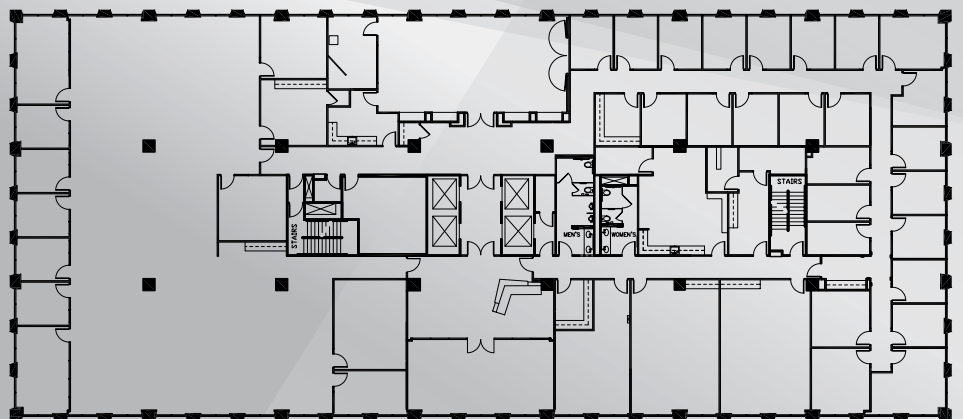


## PALISADES CENTRAL I

- 188,496 Total SF
- 10 Floors
- 4:1,000 Parking
- 1,299 - 18,800 SF Available

## PALISADES CENTRAL I

Suite 500, 18,719 RSF



## LOCAL AMENITIES

### 1 CITYLINE

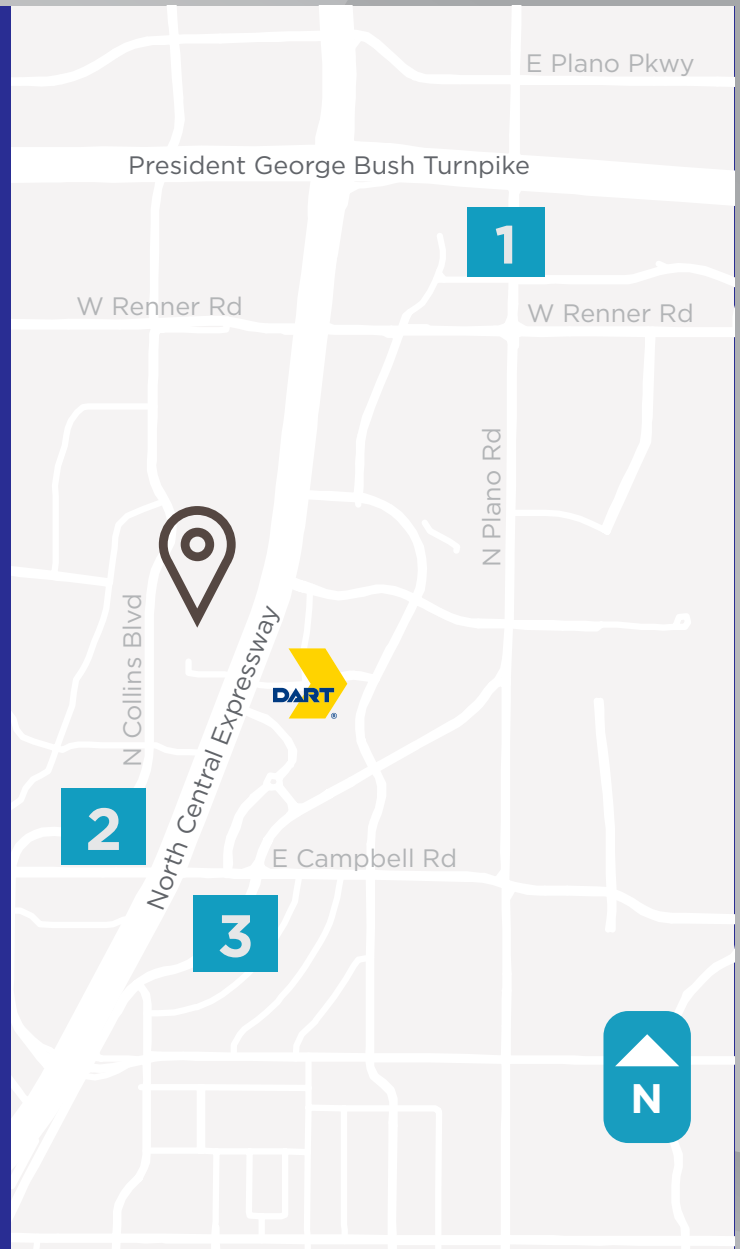
Good Union Urban BBQ  
 Fixin Grill  
 Fooda  
 Nestlé Toll House Café  
 Red Mango  
 Starbucks  
 Subway  
 The Kitchen Table  
 The Green House  
 Coal Vines  
 Jasper's  
 P.O.D. Market  
 TOM+CHEE  
 Top Pot Hand-Forged  
 Doughnuts & Coffee  
 Tricky Fish  
 WXYZ Lounge  
 Fernando's Mexican Cuisine  
 Edoko Sushi and Robata  
 Fish City Grill  
 Hollywood Feed  
 Jimmy John's  
 Luna Grill  
 Pei Wei Asian Diner  
 Pho is for Lovers  
 Piada Italian Street Food  
 Reef Point Yoga  
 Smashburger  
 Starbucks  
 Super Chix  
 Taco Diner  
 Whole Foods Market

### 2 RICHARDSON PLAZA

Ali Baba Mediterranean Grill  
 Cafe Brazil  
 Sushi Sake  
 Kung Fu Tea  
 Taco Cabana  
 Fox & Hound  
 McDonald's  
 Dimassi's Mediterranean  
 Buffet  
 Zoes Kitchen  
 Royal Chopstix  
 Freebirds  
 Torchy's Tacos  
 Snappy Salads  
 Nothing Bundt Cakes  
 SPIN! Neapolitan Pizza  
 Mumtaz Indian  
 Chipotle  
 Burger King  
 Starbucks  
 NAM Noodles and More  
 Chicken Moto

### 3 EASTSIDE

Jersey Mike's Subs  
 Russo's Coal-Fired Italian  
 Kitchen  
 Chiloso Mexican Bistro  
 The Wing'D Nut  
 Ishin Sushi & Sake Bar  
 Urban Eatz  
 Yoshi Shabu Shabu  
 Mena's Grill  
 PhoBowl  
 Panera Bread  
 Twisted Root  
 Mena's Tex-Mex Grill



## FOR MORE INFORMATION

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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.*



**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@am.jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bradley Stone Selner	399206	brad.selner@am.jll.com	214-438-6100
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Adam Hammack	575617	adam.hammack@am.jll.com	214-438-6100
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	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Daryl Mullin	319784	daryl.mullin@am.jll.com	214-438-6100
Sales Agent/Associate's Name	License No.	Email	Phone

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