

1% BROKER  
BONUS

# SUBLEASE AVAILABLE

## 125 EAST JOHN CARPENTER FREEWAY, IRVING, TX



### ADDRESS

125 E. John Carpenter Fwy, Irving, TX

### LEASE EXPIRATION

5/31/2029

### ASKING RATE

\$25/SF, Full Service

### SQUARE FOOTAGE

18th Floor .....24,383 SF

17th Floor.....24,825 SF

(See square footage details on next page)

### HIGHLIGHTS

- Fully Furnished - FF&E Negotiable
- Great Views
- Immediately off Highway 114 with easy access in and out of the building
- Abundant Visitor Parking

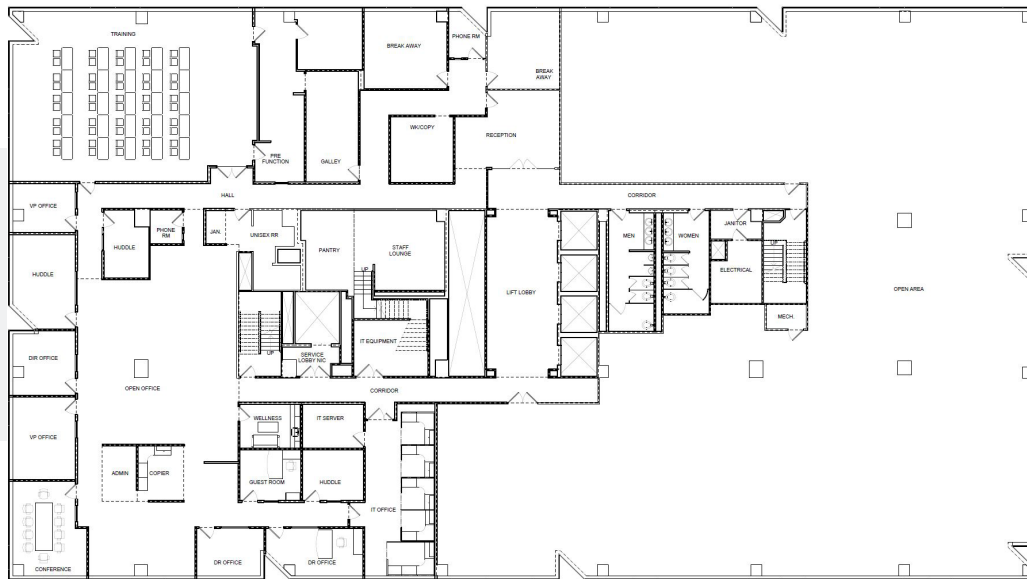
### BUILDING AMENITIES

- Fitness Center
- Tenant Lounge
- Building Conference Center
- On-site Café
- 4/1,000 Parking in Parking Garage

# FLOORPLANS

## 18TH FLOOR - 24,383 SF

- Interior stairwell connects 17th and 18th floors



## 17TH FLOOR - 24,825 SF

### Suite 1750 - 12,306 SF

- Huddle Rooms
- Breakroom
- Training Room on 17th floor easily accommodates 60 people with fully equipped butler kitchen

### Suite 1700 - 12,519 SF

- White box condition
- Contiguous to the space, but not currently connected
- Available Tenant Improvement Allowance



# THE LOCATION



125 East John Carpenter





# 18TH FLOOR





# 17TH FLOOR



## FOR MORE INFORMATION PLEASE CONTACT:

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# INFORMATION ABOUT BROKERAGE SERVICES

## 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.

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

<b>Newmark</b>	<b>586696</b>		<b>469-467-2004</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Ran Holman</b>	<b>326735</b>	<b>ran.holman@nmrk.com</b>	<b>469-467-2060</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Sara Fredericks</b>	<b>560005</b>	<b>sara.fredericks@nmrk.com</b>	<b>469-467-2000</b>
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	