



# PALISADES CENTRAL



## **PALISADES CENTRAL II**

2435 North Central Expy,  
Richardson, TX



## **PALISADES CENTRAL I**

2425 North Central Expy,  
Richardson, TX



PACIFIC OAK

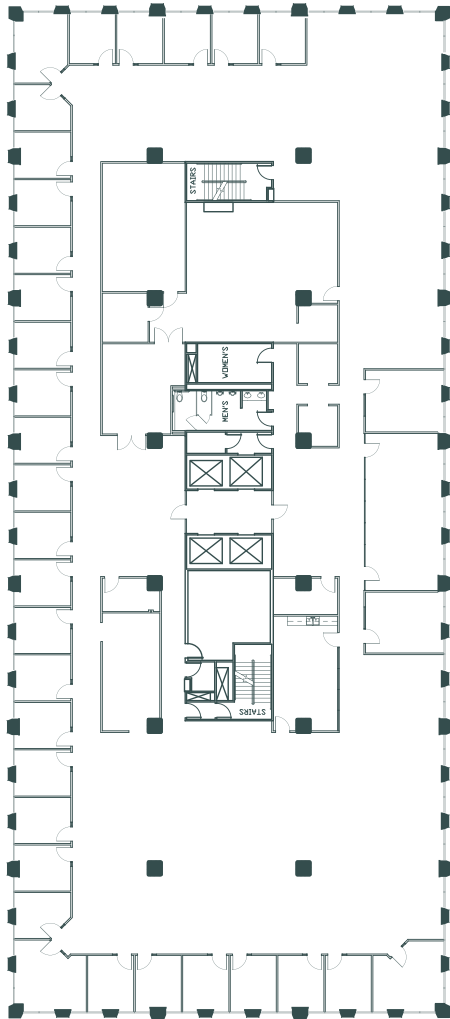
Jones Lang LaSalle Brokerage, Inc.





# PALISADES

CENTRAL I



Suite 600 Floor Plan





**180,496**

TOTAL SF

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**10**

FLOORS

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**4:1,000**

PARKING

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**1,299 - 18,800**

SF AVAILABLE

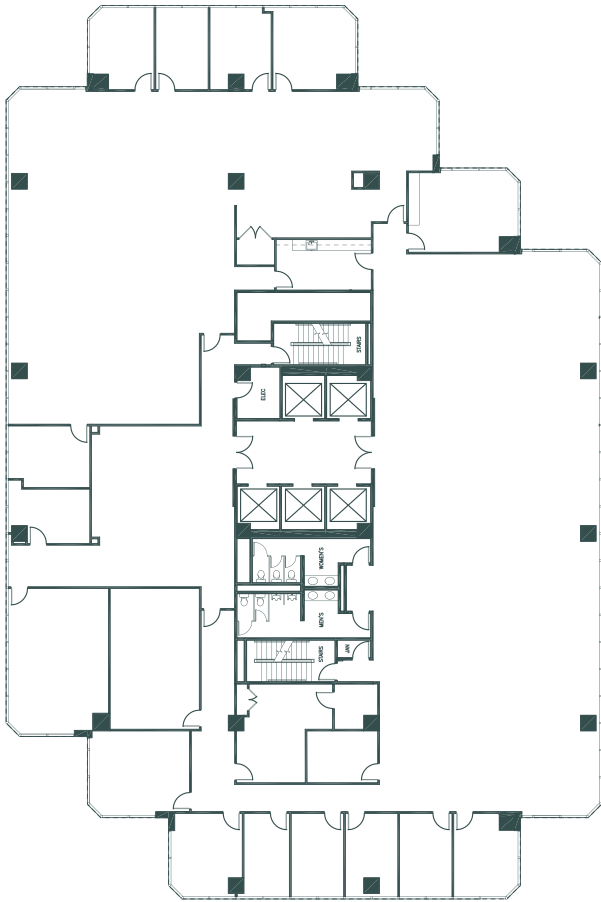
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PALISADES CENTRAL II



# PALISADES

## CENTRAL II



Suite 500 Floor Plan





**247,634**

TOTAL SF

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**16**

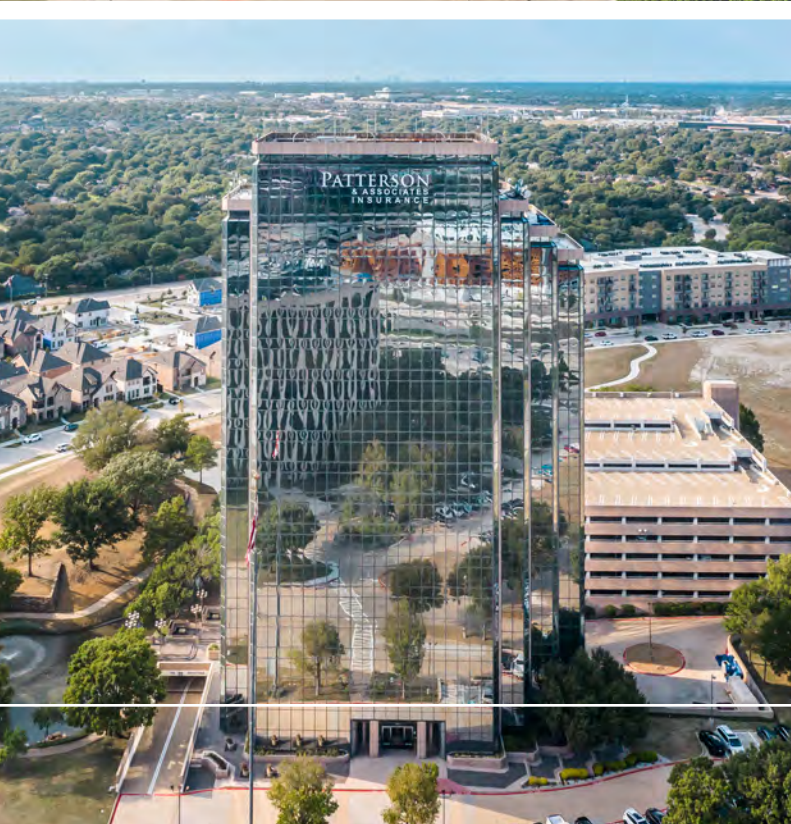
FLOORS

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**4:1,000**

PARKING

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**1,685 - 14,388**

SF AVAILABLE

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**PALISADES CENTRAL II**

# LOCAL AMENITIES

## ① CITYLINE

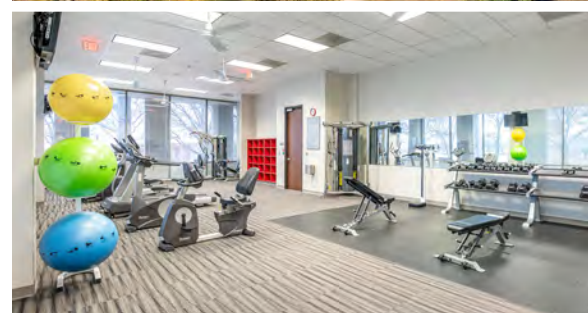
Good Union Urban BBQ  
Fixin Grill  
Fooda  
Nestlé Toll House Café  
Red Mango  
Starbucks  
Subway  
The Kitchen Table  
The Green House  
Coal Vines  
Jasper's  
P.O.D. Market  
TOM+CHEE  
Top Pot Hand-Forged  
Doughnuts & Coffee  
Tricky Fish  
WXYZ Lounge  
Fernando's Mexican Cuisine  
Edoko Sushi 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

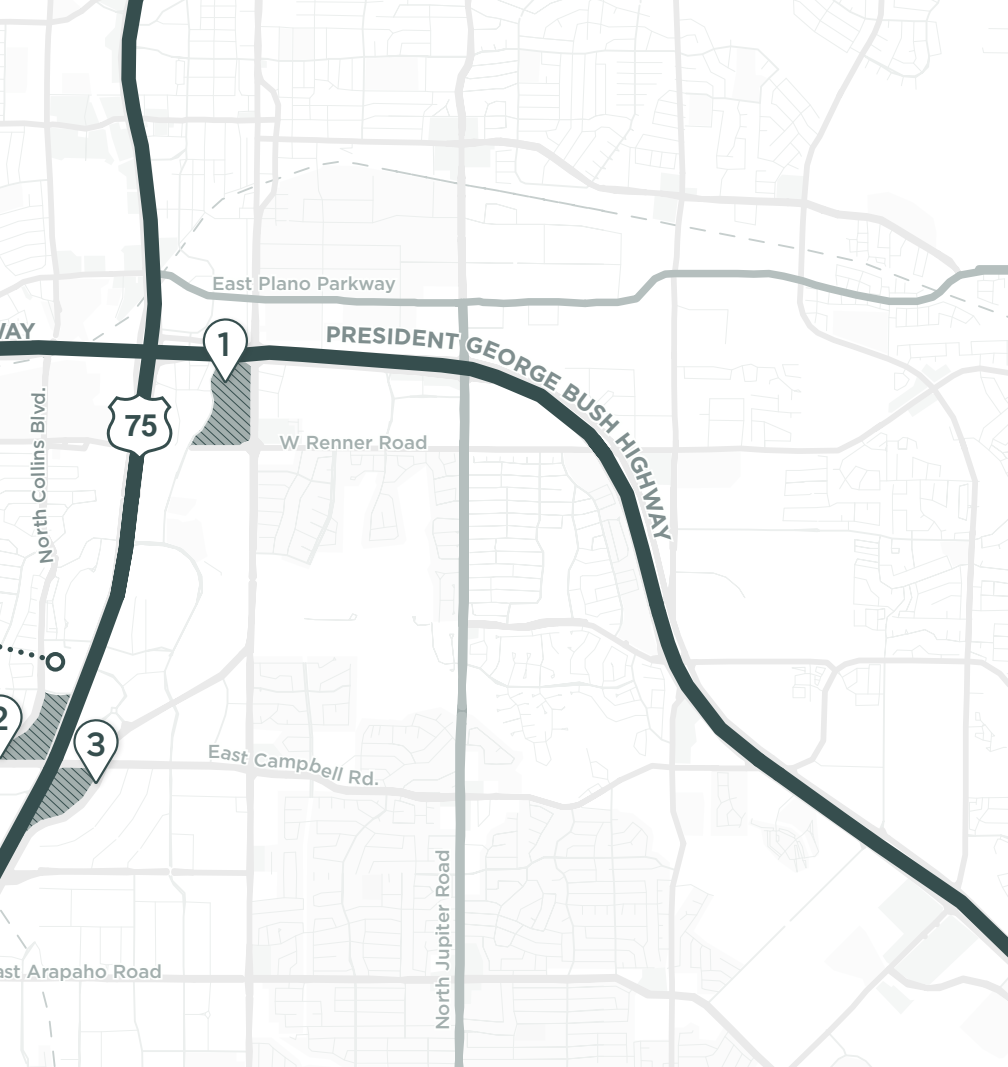
Ali Baba Mediterranean Grill  
Cafe Brazil  
Sushi Sake  
Kung Fu Tea  
Taco Cabana  
Fox & Hound  
McDonald's  
Dimassi's Mediterranean  
Buffet  
Zoes Kitchen  
Royal Chopstix  
Freebirds  
Torchy's Tacos  
Snappy Salads  
Nothing Bundt Cakes  
SPIN! Neapolitan Pizza  
Mumtaz Indian  
Chipotle  
Burger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



# PROPERTY & NEIGHBORHOOD HIGHLIGHTS



Fitness Center



Convenient access and prominent signage along Central Expressway



On-site Security



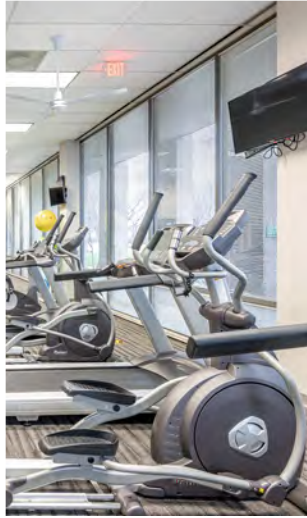
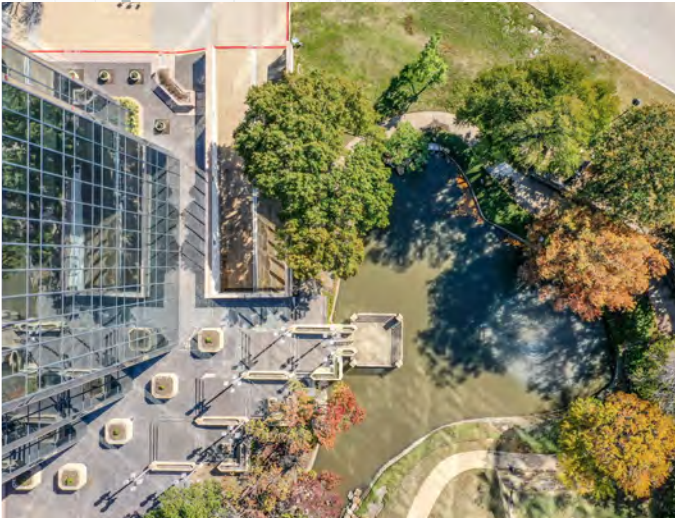
Minutes from DART light rail station



Garage Parking



Surrounded by recreational spaces: Prairie Creek Park, Crowley Park, Sherrill Park Golf Course and many more





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## FOR MORE INFORMATION

**Daryl Mullin, CCIM**  
214.438.6388  
daryl.mullin@jll.com

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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
Daryl Mullin	319784	daryl.mullin@jll.com	214-438-6388
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date