



NORTHWOOD TOWER



5757 ALPHA ROAD
DALLAS, TEXAS 75240

A PROJECT OF:



LEASED AND MANAGED BY:



Location.

EXCELLENT VISIBILITY FROM LBJ
PROMINENT LOCATION NEAR GALLERIA
EASY ACCESS TO LBJ AND DNT
14 MINUTES TO DALLAS LOVE AIRPORT
16 MINUTES TO DFW AIRPORT

VILLAGE ON THE PARKWAY

Neighborhood Services, RA Sushi, Hopdoddy, Yard House, Lazy Dog, Gloria's, Flying Fish, Sidecar Social, CAVA, Whole Foods, AMC Theatre

BELTLINE AT MONTFORT

Chipotle, Great Outdoors, Panera Bread, La Madeline, La La Land, Corner Bakery, Chick-fil-A, Shake Shack, McAllister's Deli, Flower Child, Blue Mesa

BELTLINE AT PRESTON

Chick-fil-A, Superchix, Snappy Salad, Torchy's Tacos, Dave's Hot Chicken, Taco Joint

RESTAURANT ROW

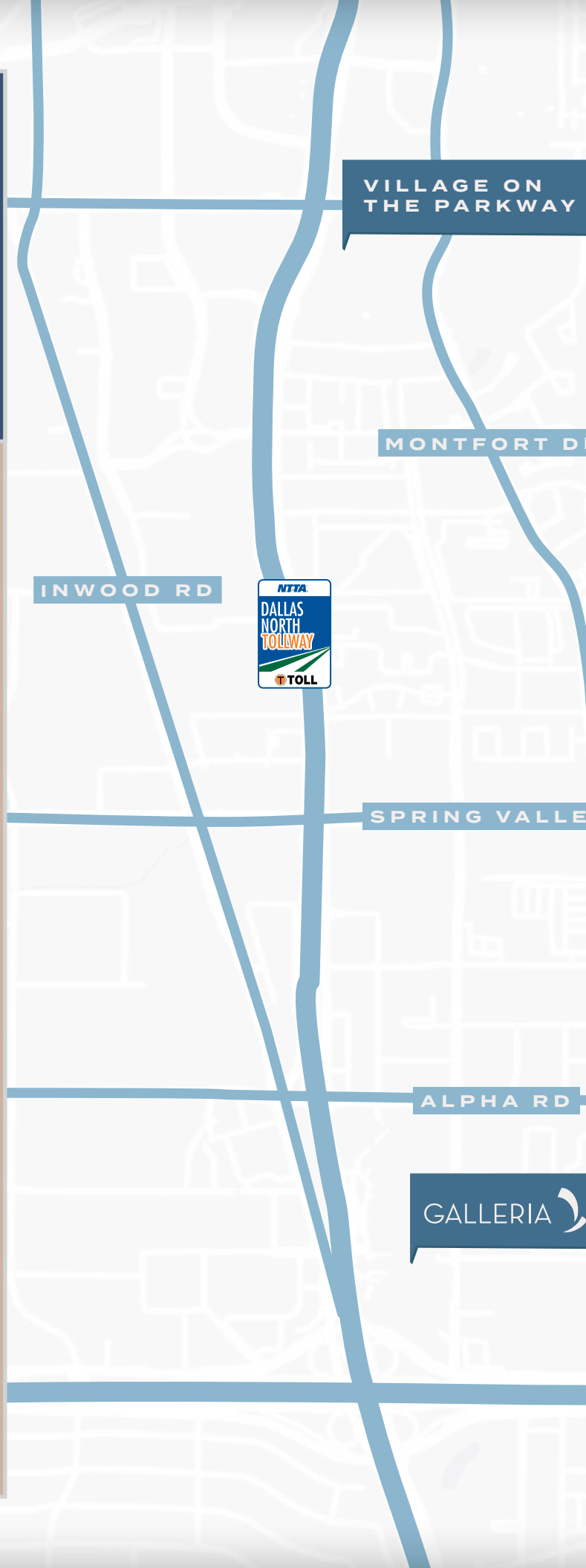
Kenny's Wood Fire Grill, Ida Claire, Salata, BJ's Restaurant, Chuy's, Chamberlin's, Starbucks, Mesero, TGI Fridays, Buffalo Wild Wings, Texas de Brazil, In & Out Burger, Lupe Tortilla

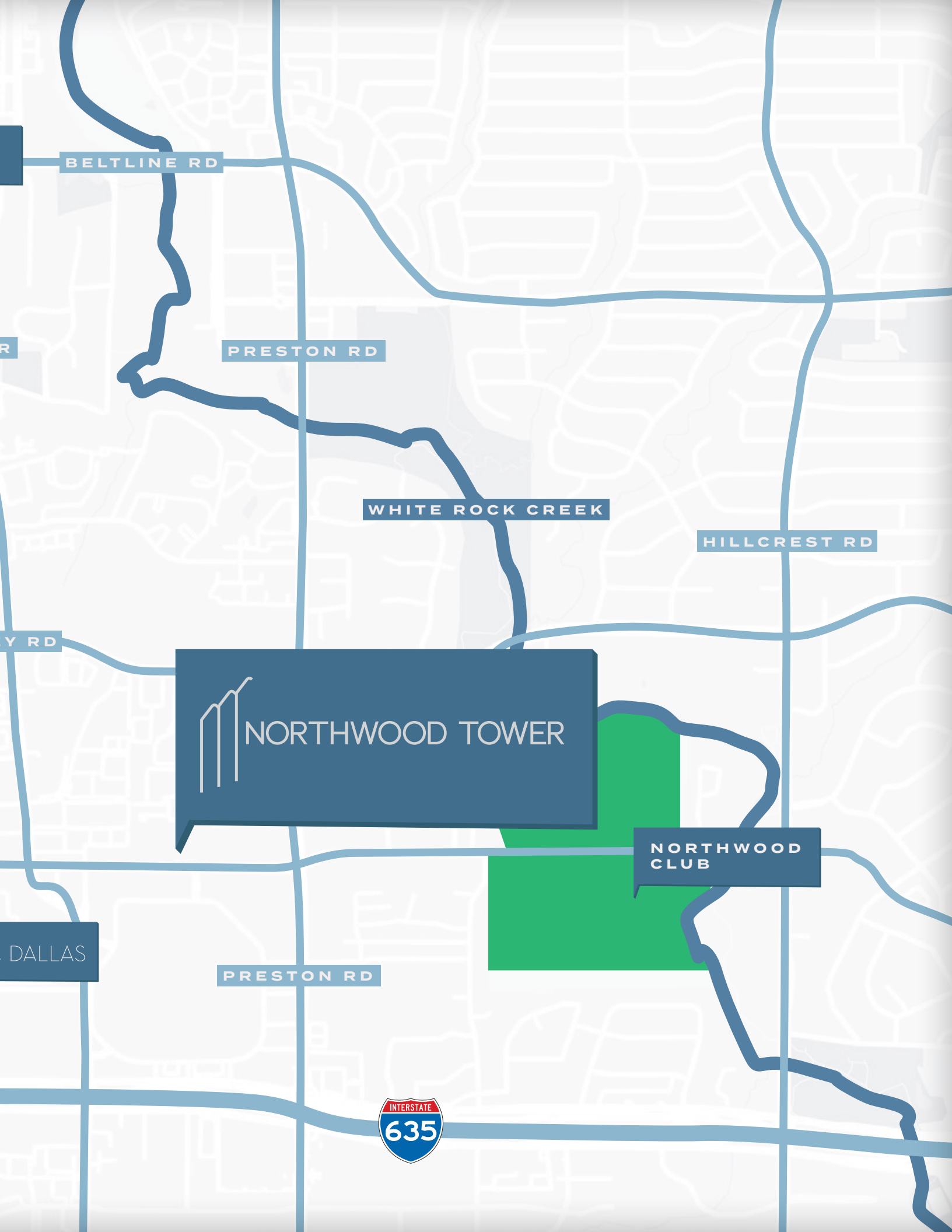
PRESTON AND ALPHA

Dunkin Donuts, Starbucks, WingStop, Subway, Taco Bell, Domino's Pizza

GALLERIA MALL

Blue Fish, Five Guys, Canes, Oceanaire, Little Katana, Mi Cocina, Starbucks, Grand Lux Café





BELTLINE RD

PRESTON RD

WHITE ROCK CREEK

HILLCREST RD

Y RD



NORTHWOOD TOWER

NORTHWOOD CLUB

DALLAS

PRESTON RD





BUILDING

Built 1980

10 Floors

Total Size 168,328 RSF

Typical Floor Plate 17,709 RSF

SECURITY

24/7 Access to Building via Key Card Access

On-Site Camera Monitoring

On-Site Security Guard

Secured Garage



ON-SITE AMENITIES

24-Person Conference Room

Tenant Lounge

Grab-n-Go Deli

On-Site Security

5 Level Secured Garage



2019 RENOVATIONS

Lobby and Corridors

Restrooms

Parking Garage

Elevator Modernization

Updated Cooling System

Conference Room

Tenant Lounge

PARKING

4:1,000

5-Level Secured Garage



TELECOM / FIBER

AT&T

Foremost Technologies

Logix

Spectrum

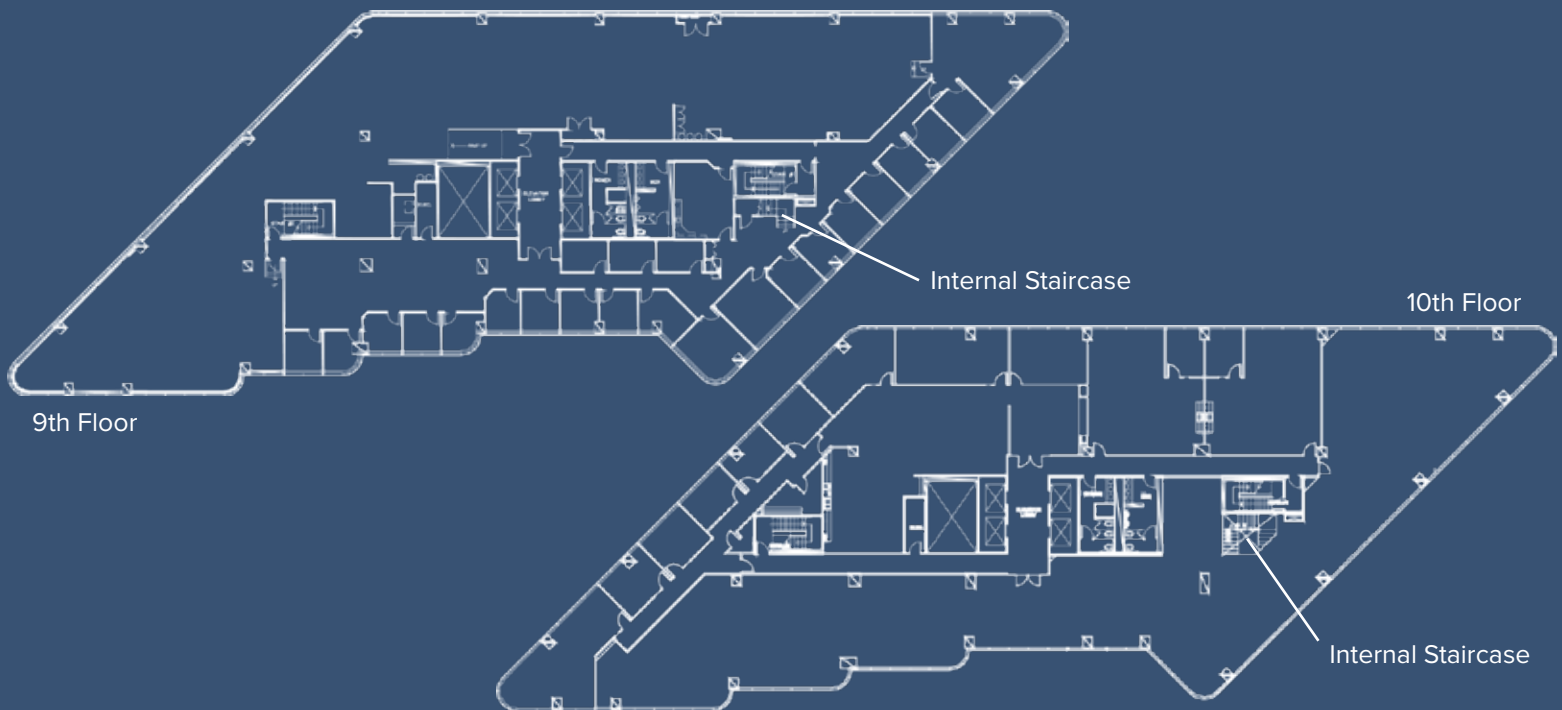
CenturyLink

Big Block 9th & 10th Floor Availability

26,902 RSF CONNECTED VIA INTERNAL STAIRCASE

Suite 900: 17,709 RSF

Suite 1050: 9,193 RSF



Spec Suites

MOVE IN READY SPEC SUITES WITH FRESH FINISHES
RANGING FROM 742 RSF TO 2,322 SF





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A N D R E W S C U D D E R

andrew.scudder@am.jll.com

214 438 1580

T R E V O R F R A N K E

trevor.franke@am.jll.com

214 438 6174



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
Trevor Franke	444817	trevor.franke@jll.com	214-438-6174
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Designated Broker of Firm	License No.	Email	Phone
	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Andrew Scudder	646607	andrew.scudder@jll.com	214-438-1580
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date