

FOR SUBLEASE

214,599 RSF AVAILABLE

PLUG + PLAY | EXPIRES 9.30.25

NEWLY RENOVATED



**FOUNTAIN
PLACE**

1445 Ross Avenue, Dallas, Texas 75202

AREA AMENITIES



BUILDING AMENITIES

- New 10-story parking garage with 1,500 spaces
- Fully renovated lobby
- 30-foot vaulted ceilings
- Food hall planned at the base of the parking garage in the Fountain Plaza
- New tenant lounge on the first floor
- 30 updated elevator cabs
- State-of-the-art, full service fitness center on the 5th floor
- Training room that can accommodate up to 100 people on Mezzanine Level
- 46-Story AMLI Multi-Family Development
- Shuttle Service to: Ross Street Garage, DART Rail Stations, Klyde Warren Park, & local restaurants
- 24/7 On-site security
- Wi-Fi in the lobby, and lounge
- Happy House Deli - B-1 Level
- Sundry Shop - B-1 Level
- Car Wash and Detail Services - B-1 Level
- Dry Cleaner Lockers - B-1 Level
- Wells Fargo, Full-Service Bank - 1st Floor
- Concierge - Building Lobby



SUBLELEASE SPACE

Furniture Included \$27/RSF + E

Full 20th Floor - 26,757 RSF

Full 19th Floor - 28,075 RSF

Full 18th Floor - 30,409 RSF

Full 17th Floor - 31,346 RSF

Full 16th Floor - 31,969 RSF

Full 15th Floor - 33,067 RSF

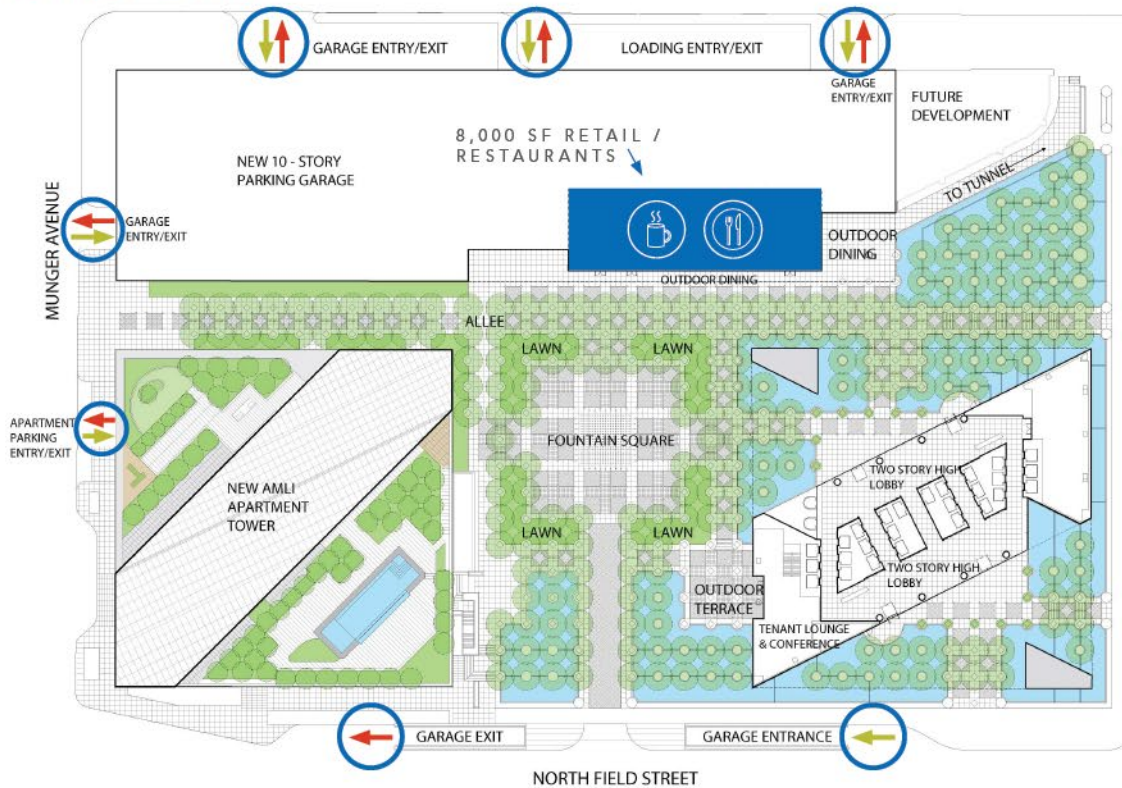
Full 14th Floor - 32,976 RSF

Contiguous
Space
214,599 RSF



SITE PLAN

FREEMAN STREET





14th Floor
 32,976 RSF
 Reception
 Conference
 Break Area



17th Floor
 31,346 RSF
 137 Workstations



20th Floor
 26,757 RSF
 79 Workstations
 3 Offices



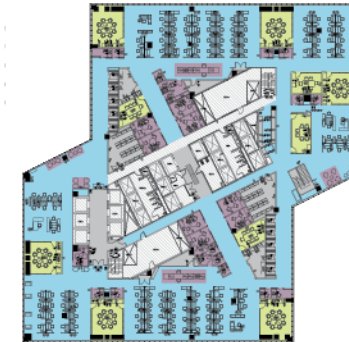
15th Floor
 33,067 RSF
 137 Workstations



18th Floor
 30,409 RSF
 130 Workstations



16th Floor
 31,969 RSF
 152 Workstations



19th Floor
 28,075 RSF
 116 Workstations



14643 Dallas Parkway Suite 950, LB #58
 Dallas, Texas 75254
 214.294.4400

Moody Younger
 214.294.4412
 moody.younger@youngerpartners.com

Kathy Permenter
 214.294.4402
 kathy.permenter@youngerpartners.com

Sean Dalton
 214.294.4441
 sean.dalton@youngerpartners.com



Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

Younger Partners	9001486	moody.younger@youngerpartners.com	(214)294-4400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Moody Younger	420376	moody.younger@youngerpartners.com	(214)294-4400
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sean Thomas Dalton	554323	sean.dalton@youngerpartners.com	(214)294-4400
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
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