

# For Lease



SIGNAGE AVAILABLE OVER SPACE

ONE MOVE IN READY OFFICE SUITE AVAILABLE



851 LAKE CAROLYN PKY | LAS COLINAS, TX 75039

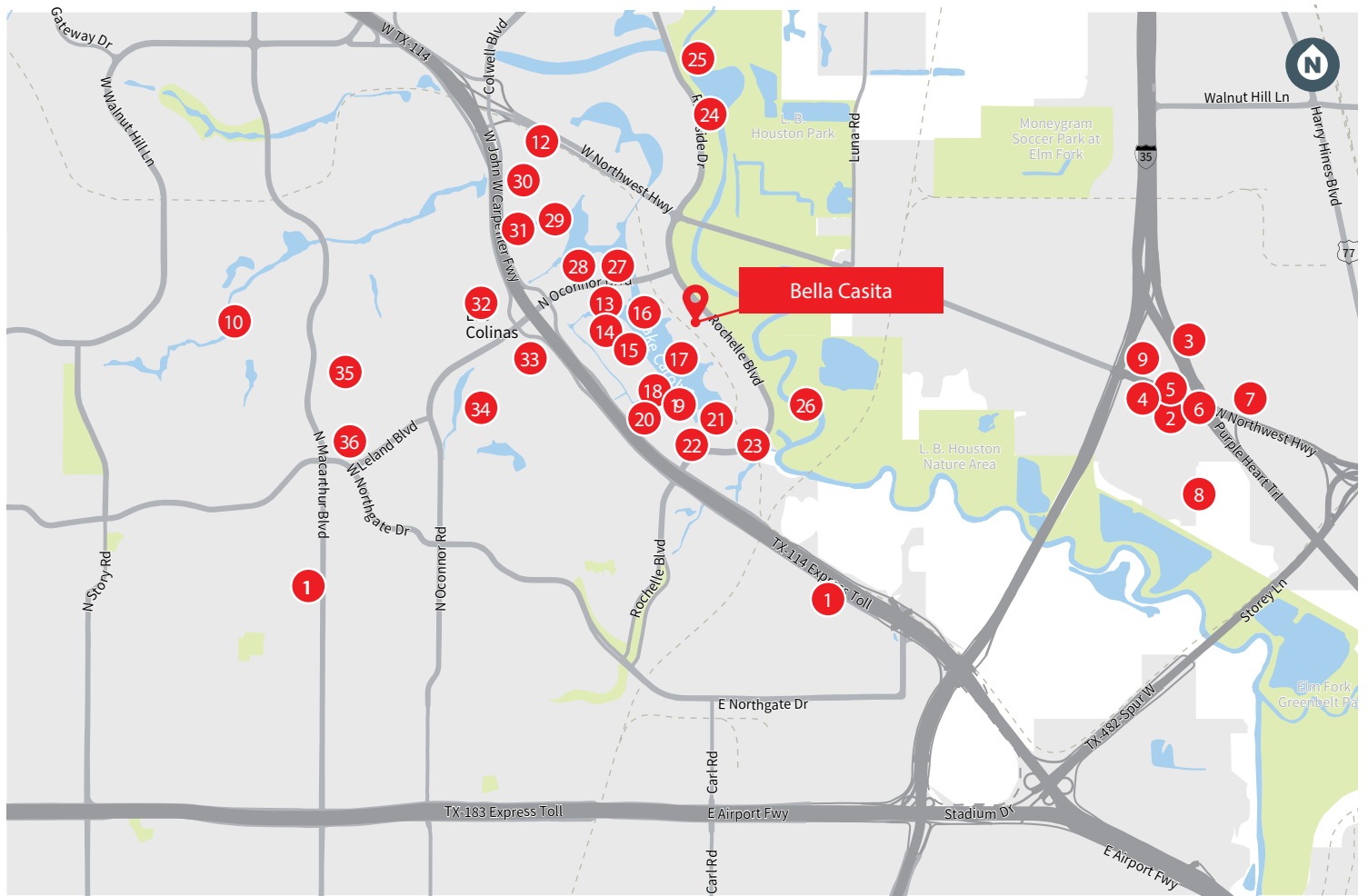
## BUILDING FACTS

- 4,661 SF of Office and Retail
- Built in 2011
- Located Below 268 Multi-Family Units
- Suite A102 B: 1,633 RSF

## BUILDING AMENITIES

- Street Facing Signage Along Lake Carolyn Parkway
- 15 Minute Drive to DFW International Airport
- 20 Minute Drive to Dallas Love Field
- Less than 2 Miles from The Pavilion at Toyota Music Factory, Irving Convention Center, Omni Mandalay Hotel, Four Season Resort and Club, and Dallas Marriott Las Colinas
- Large Selection of Restaurants within a 2 Mile Radius
- Various Parks and Golf Courses within a 5 Mile Radius





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| <ol style="list-style-type: none"> <li>1. University of Dallas</li> <li>2. Gas Monkey Bar 'N' Grill</li> <li>3. Pappadeaux Seafood Kitchen</li> <li>4. Pappas Bar-B-Q</li> <li>5. Raising Cane's</li> <li>6. Red Lobster, Olive Garden</li> <li>7. Starbucks, Waffle House</li> <li>8. Studio Movie Grill</li> <li>9. Pappasito's Cantina</li> <li>10. Cottonwood Valley Golf Course</li> <li>11. Irving Arts Center</li> <li>12. Irving Convention Center at Las Colinas</li> <li>13. El Famoso, Hugo's Invitados, Cork &amp; Pig Tavern, Big Little Market, Creamistry, Go Fish Poke</li> <li>14. Subz N Stuff, Trevi's Restaurant</li> </ol> | <ol style="list-style-type: none"> <li>15. Jinbeh Japanese Restaurant, Hops &amp; Vines, Italian Cafe</li> <li>16. Omni Mandalay Hotel at Las Colinas</li> <li>17. Gorman Cakes &amp; Bakes</li> <li>18. Eagle Postal Center</li> <li>19. Waterway Cafe</li> <li>20. Delicious Deli</li> <li>21. Murphy's Deli</li> <li>22. Chase Bank</li> <li>23. United States Postal Service</li> <li>24. Bird's Fort Trail Park</li> <li>25. California Crossing Park</li> <li>26. Elm Fork Trinity River</li> <li>27. The Cafe at Williams Square</li> <li>28. La Cima Club</li> <li>29. Dallas Marriot Las Colinas</li> </ol> | <ol style="list-style-type: none"> <li>30. Toyota Music Factory, Boi Na Braza, Freshii, Pop Factory, Grimaldi's Pizza, Gloria's Latin Cuisine, Yard House, Kabuki Japanese Restaurant, Thirsty Lion Gastropub &amp; Grill, TCBY, Nosh &amp; Bottle, Bar Louie</li> <li>31. Mason's Cafe</li> <li>32. 122 Urban Cafe, One Stop Deli</li> <li>33. Tiff's Treats, Schlotzsky's, Classic Chicago Gourmet Pizza, Corner Bakery Cafe, Chipotle, Jimmy Johns, Zeytin Mediterranean Grill</li> <li>34. Las Colinas Country Club</li> <li>35. TPC - Four Seasons Resort</li> <li>36. i Fratelli Pizza, Tom Thumb</li> </ol> |
|---|--|--|

For more information, contact:

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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;
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  - 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.

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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
Caroline Leary	700931	caroline.leary@am.jll.com	214-438-6100
Sales Agent/Associate's Name	License No.	Email	Phone

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N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Trevor Franke	444817	trevor.franke@am.jll.com	214-438-6100
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Andrew Scudder	646607	andrew.scudder@am.jll.com	214-438-6100
Sales Agent/Associate's Name	License No.	Email	Phone

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