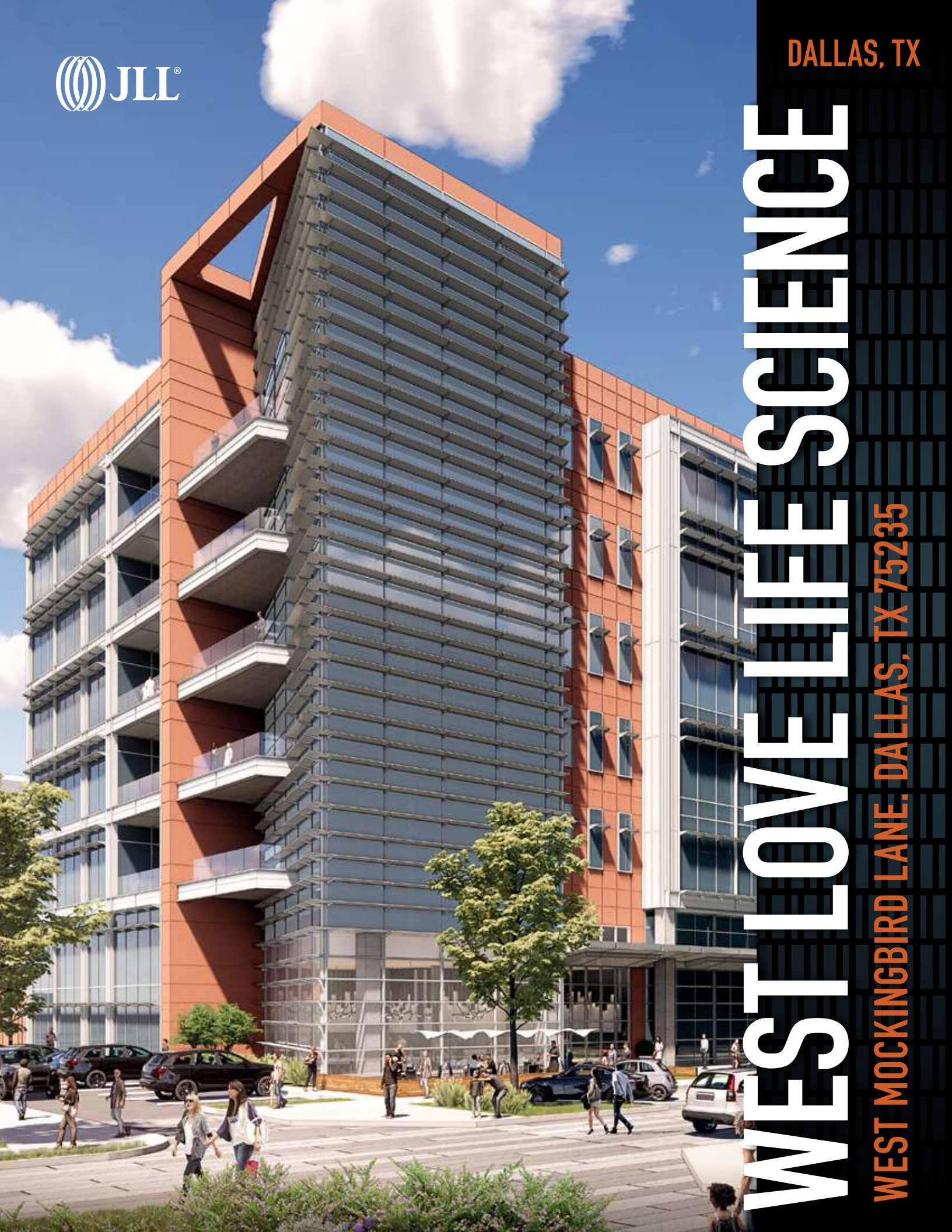




DALLAS, TX

WEST LOVELL LIFE SCIENCE

WEST MOCKINGBIRD LANE, DALLAS, TX 75235



THE PROJECT WEST LOVE



LIFE SCIENCE DEVELOPMENT OPPORTUNITY IN THE EMERGING DALLAS CLUSTER

- West Love Life Science is a new Class A Life Science Campus that will unite the best minds in medicine, science academia, and commerce to rapidly drive new research breakthroughs.
- Entitlements for up to 600,000 RSF that will provide multi-tenant options, customizable labs and ground floor retail.
- Prominently located on Mockingbird Lane which offers an urban, high profile location with superior access.

- With immediate access to I-35, Dallas Tollway and close proximity to the Southwestern Medical District, restaurants, entertainment, and residential developments.
- Just one block from the Dallas Love Field Airport and 15 minutes away from the Dallas International Airport.

WEST LOVE

- A 37-acre mixed-use development located between Dallas' two largest economic engines - Love Field Airport and the Southwestern Medical District.
- The development is anchored by hospitality, residential, medical, retail, food and beverage uses.



Office/ Lab Specifications

Class A

600,000 RSF

Multi-Tenant Options

Customizable Labs

One block from Dallas Love Field Airport and the Southwestern Medical District

Easy Access to I-35 and Dallas North Tollway

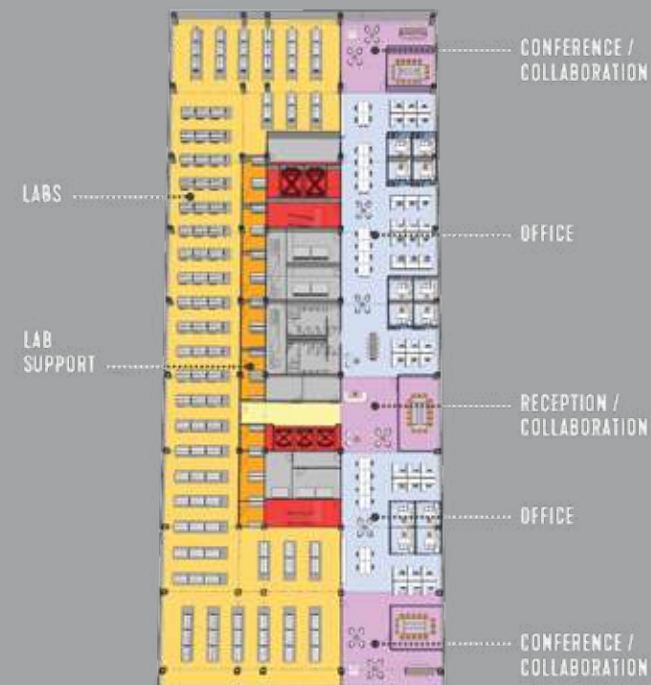
CONCEPT PLAN



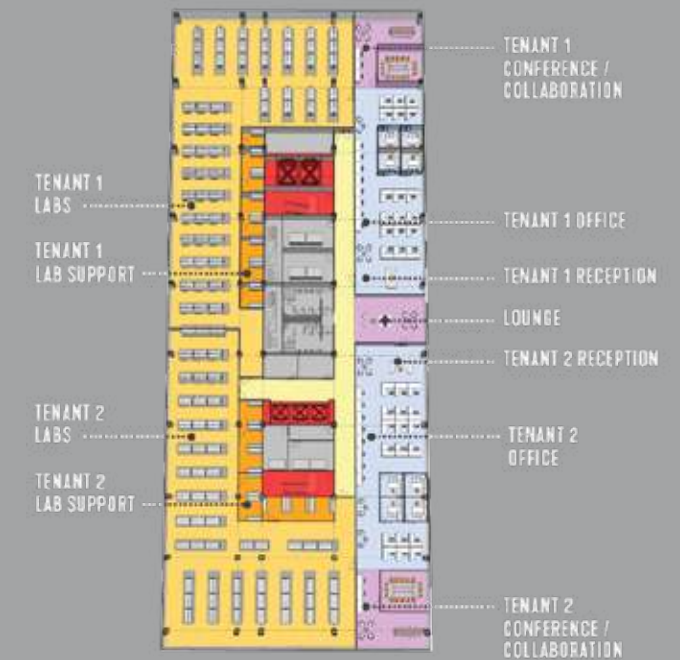
SCAN THE CODE WATCH VIDEO



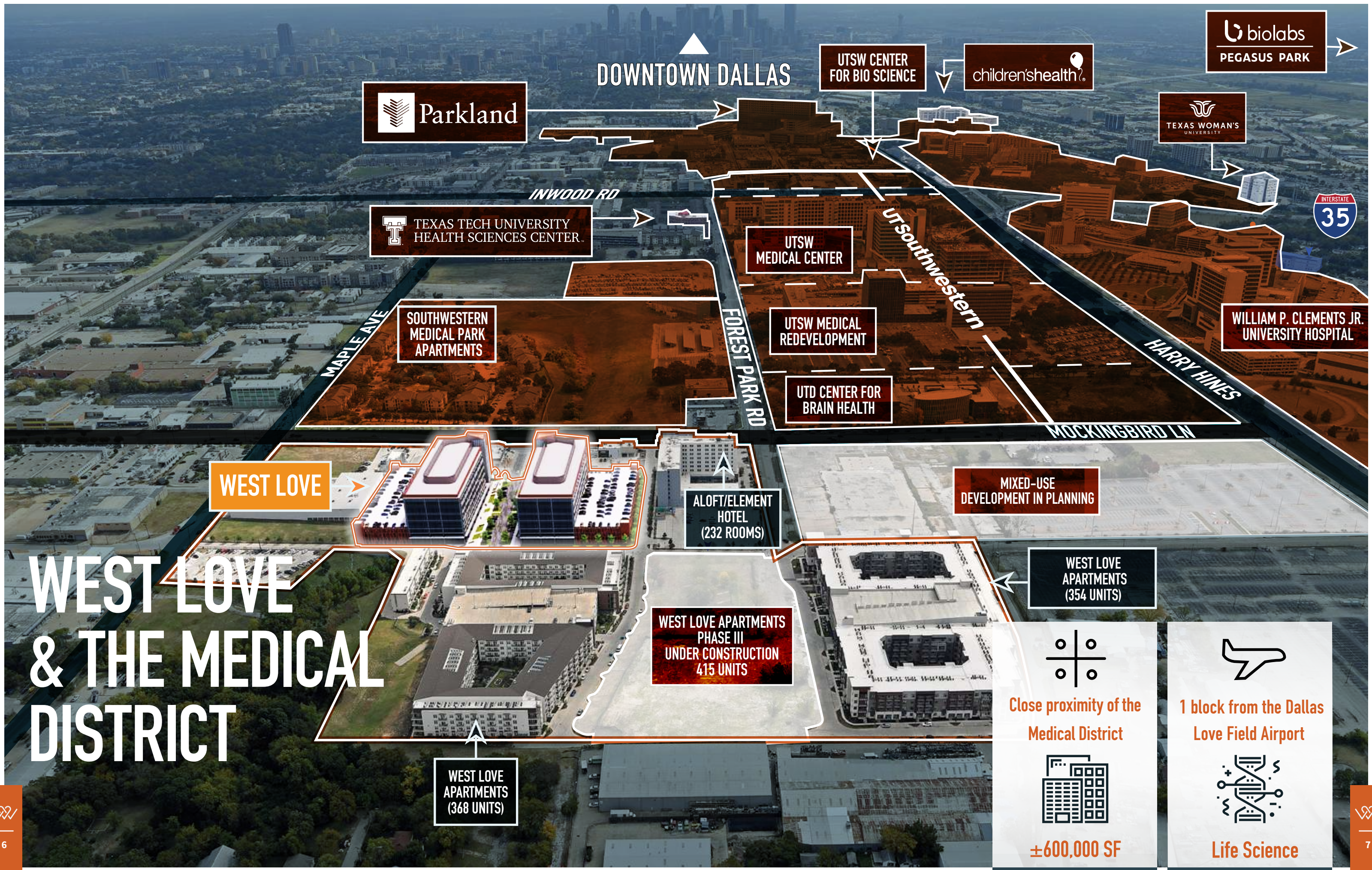
UPPER LEVEL - ONE TENANT



UPPER LEVEL - TWO TENANT



CONCEPT PLAN



WEST LOVE & THE MEDICAL DISTRICT

 Parkland

DOWNTOWN DALLAS

UTSW CENTER FOR BIO SCIENCE

children'shealth?

biolabs
PEGASUS PARK

TEXAS WOMAN'S UNIVERSITY

TEXAS TECH UNIVERSITY HEALTH SCIENCES CENTER

UTSW MEDICAL CENTER

UTSW MEDICAL REDEVELOPMENT

UTD CENTER FOR BRAIN HEALTH

SOUTHWESTERN MEDICAL PARK APARTMENTS

WILLIAM P. CLEMENTS JR. UNIVERSITY HOSPITAL

WEST LOVE

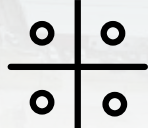
ALOFT/ELEMENT HOTEL (232 ROOMS)

MIXED-USE DEVELOPMENT IN PLANNING

WEST LOVE APARTMENTS (354 UNITS)

WEST LOVE APARTMENTS PHASE III UNDER CONSTRUCTION 415 UNITS

WEST LOVE APARTMENTS (368 UNITS)


Close proximity of the Medical District


1 block from the Dallas Love Field Airport


±600,000 SF


Life Science

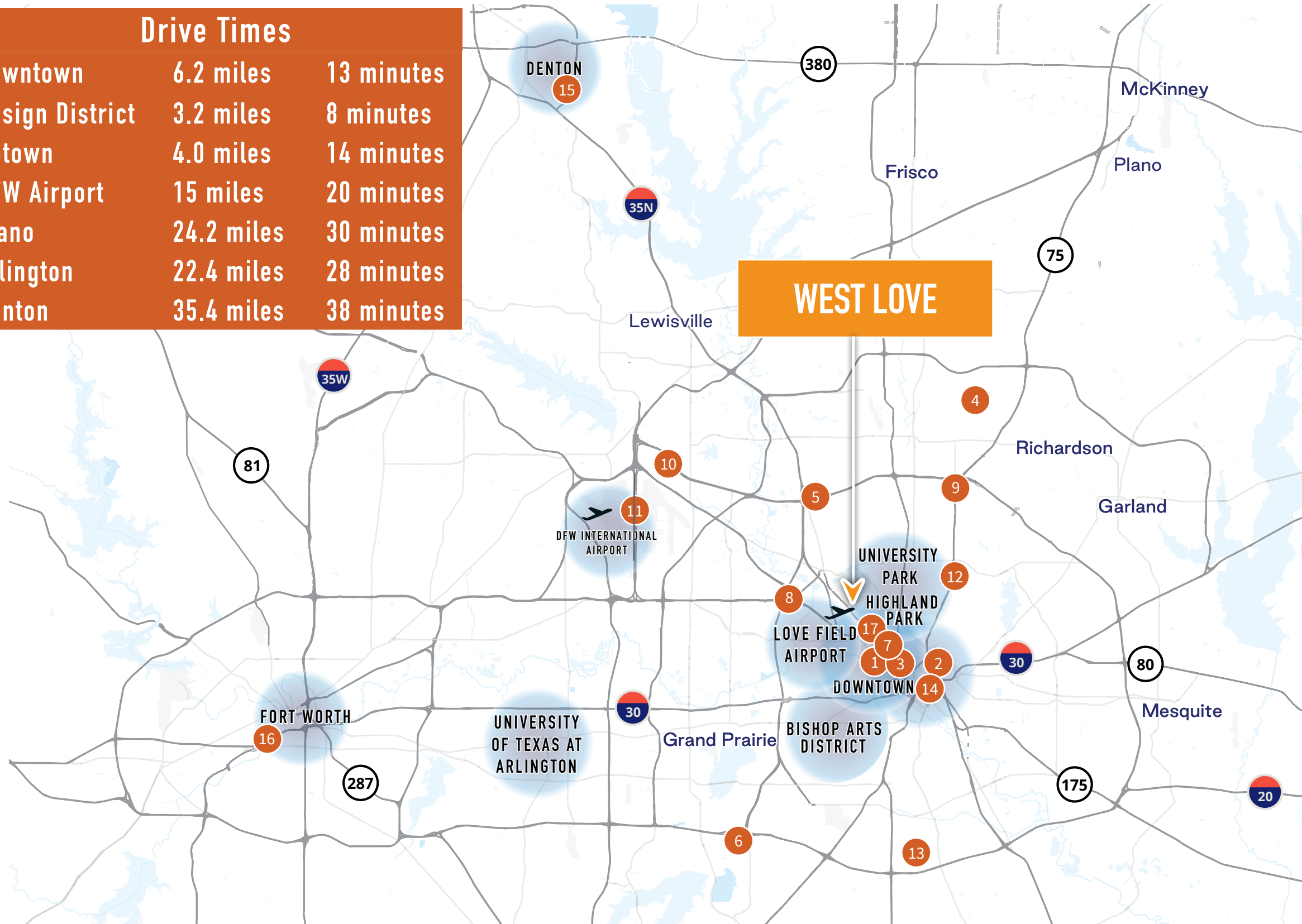
**RIGHT
WHERE YOU
NEED TO BE**



POINTS OF INTEREST

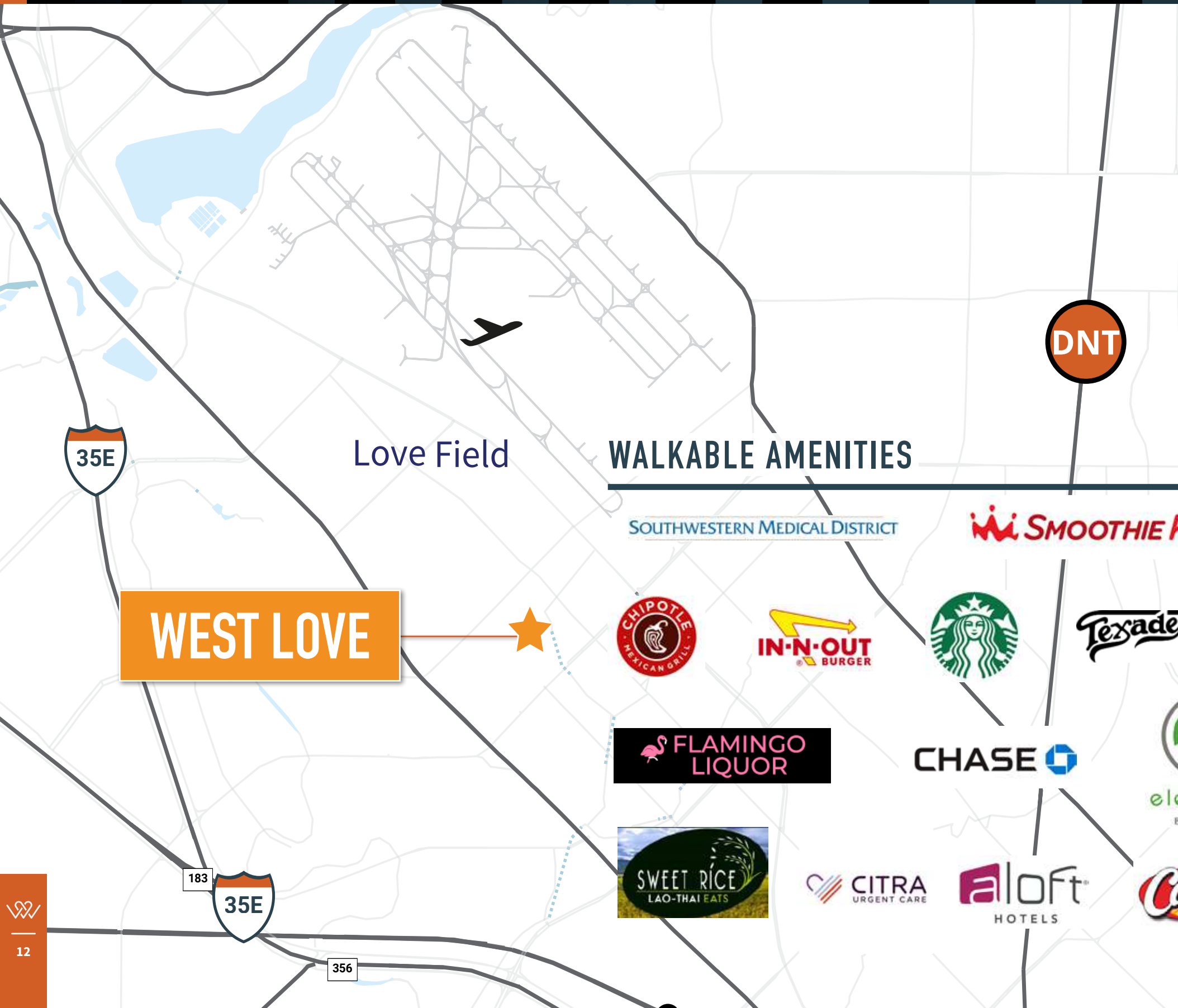
Drive Times

Downtown	6.2 miles	13 minutes
Design District	3.2 miles	8 minutes
Uptown	4.0 miles	14 minutes
DFW Airport	15 miles	20 minutes
Plano	24.2 miles	30 minutes
Arlington	22.4 miles	28 minutes
Denton	35.4 miles	38 minutes



1. Pegasus BioLabs
2. Baylor Medical Center
3. Southwestern Medical District
4. University of Texas at Dallas
5. Strayer University
6. Dallas International University
7. Texas Woman's University
8. University of Dallas
9. University of Phoenix
10. DeVry University
11. Dallas/Fort Worth International Airport
12. Southern Methodist University
13. University of North Texas at Dallas
14. Universities Center At Dallas
15. University of North Texas (UNT)
16. UNT Health Science Center
17. Dallas Love Field
18. University of Texas At Arlington

AMENITIES



OTHER NEARBY AMENITIES

- | | |
|----------------------------|--|
| 1. Luna's Tortillas | 1. Brook Hollow Golf Club |
| 2. Hudson House | 2. Burbank Station |
| 3. Whataburger | 3. The Home Depot |
| 4. Social Pie | 4. Tesla Car Dealer |
| 5. Sonic Drive-In | 5. Lowe's Home Improvement |
| 6. Taco Bell | 6. LA Fitness |
| 7. Big Al's Smokehouse BBQ | 7. Park Place Motorcars Mercedes-Benz Dallas |
| 8. Whataburger | 8. Planet Ford Dallas |
| 9. IHOP | 9. Chevron |
| 10. McDonald's | 10. QuikTrip |
| 11. Heim Barbecue | 11. DoubleTree by Hilton Hotel |
| 12. Burger King | 12. Sewell Lexus of Dallas |
| 13. Chick-fil-A | 13. BMW of Dallas |
| | 14. MINI of Dallas |
| | 15. Amegy Bank |
| | 16. 7-Eleven |
| | 17. Uptown Chrysler Dodge Jeep Ram FIAT |
| | 18. CVS |
| | 19. Bank of America (with Drive-thru ATM) |
| | 20. Frontiers of Flight Museum |
| | 21. DART Northwest Rail Operating Facility |
| | 22. Dallas Area Rapid Transit (DART) |
| | 23. Amazon |
| | 24. NXT Fitness |
| | 25. Sherwin-Williams |
| | 26. Pet Resort Dallas |
| | 27. Coca-Cola Co |
| | 28. Maple Landing |



aloft
HOTELS

WHY DALLAS – EMERGING LIFE SCIENCE CLUSTER

01 Sector Diversity

DALLAS' INNOVATION ECOSYSTEM EXPANDS ACROSS MANY INDUSTRIES IN A VARIETY OF SECTORS.

02 Dallas/Fort Worth Diverse Workforce

DFW RANKS NO. 1 IN THE COUNTRY FOR JOB CREATION AND NO. 5 IN MOST HIGH-TECH OCCUPATIONS ADDED.

03 Access to Innovative Academic Institutions

UNIVERSITY OF TEXAS INSTITUTIONS ARE RANKED NO. 3 IN THE TOP 100 WORLDWIDE UNIVERSITIES GRANTED U.S. PATENTS FOR 2019.

04 Access to Capital

AS OF 2019 MORE THAN \$5.5B WERE INVESTED IN HIGHLY VALUABLE COMPANIES THAT WERE FOUNDED IN NORTH TEXAS.

05 Solution to an Ever-Growing Problem

AS INNOVATION ECOSYSTEMS BECOME SATURATED IN THE EAST AND WEST COASTS, DALLAS IS A GREAT HUB TO EXPAND BIOTECH DEVELOPMENT IN THE MIDDLE OF THE COUNTRY.

DALLAS: BY THE NUMBERS

#1

In total job growth.

#2

Largest state based on population.

#3

For number of patents received annually.

#6

Largest tech talent pool nationally.

#6

U.S. in highest retention rate of higher education graduates who stay and work in the region.

#9

In world's largest economies, home to 20+ Fortune 500 companies.



Airline Hub

Dallas Love Field Airport is hub to Southwest Airlines, the largest domestic airline in the country which is one block away.

28 Major Hubs

DFW International Airport is the hub for American Airlines and also a cargo network that connects the region to 28 major hubs around the world.

Affordable

No personal or corporate income tax.

2nd Largest

Dallas Fort Worth International is one of just two airports in North America to have a CEIV Pharma certified community and the 2nd largest airport in the U.S.

Access

Access to every major city in the continental U.S. within 4 hours.

WHY DALLAS - EMERGING LIFE SCIENCE CLUSTER

IN GOOD COMPANY

DFW HAS A GROWING COMMUNITY OF SEASONED AND SUCCESSFUL BIOTECH ENTREPRENEURS, VENTURES, AND LEADING CORPORATIONS.



UNIVERSITIES



76%

Of UTD students graduate with STEM Degrees.



DFW has 3 Carnegie R-1 Universities.



UTSW Medical Center is the only academic medical center in the world to serve as home to 6 Nobel Laureates.



Mary Crowley Research Center located at Medical City Dallas hospital is one of the world's largest gene therapy investigative facilities.

\$3.1 Billion

R&D expenditures across UT institutions, the highest in Texas and second highest in the nation among public higher education systems.

\$1.1 Billion

In Venture Capital Funding.

\$585M

Awarded by Cancer Prevention & Research Institute of Texas (CPRIT) to DFW since 2009.

\$400M

Received by UTSW in National Institutes of Health (NIH) funding annually.

DFW

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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.



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.hamptom@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
Ethan Garner	480568	ethan.garner@am.jll.com	214-438-6100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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11-2-2015



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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
Megan Andrew	697251	megan.andrew@am.jll.com	214-438-6100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date