



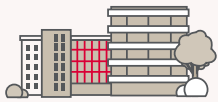
CROWN CENTRE
CASTLE HILLS

CROWN CENTRE I

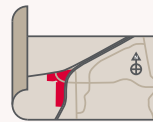
1921 HIGHWAY 121 LEWISVILLE TX 75056



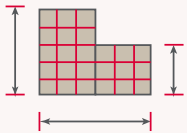
PROPERTY HIGHLIGHTS



PART OF A 140-ACRE MASTER PLANNED DEVELOPMENT



IMMEDIATE ACCESS TO SH 121 + FM544



25,000 SF FLOORPLATE
BUILDING TOTALING 104,712 SF



4/1,000 PARKING COVERED GARAGE



TENANT LOUNGE



LOCKER ROOMS



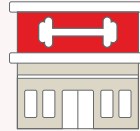
EXPERIENCE A NEW KIND OF WORKPLACE

Crown Centre I offers a uniquely curved layout with floor to ceiling windows and industrial design elements for an edgy aesthetic. Employees can easily transition from the pace of the office to an outdoor oasis, uncovering the beauty of their surroundings.

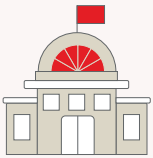
ECONOMIC INCENTIVE AVAILABLE TO QUALIFYING TENANTS



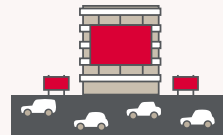
CAFÉ



FITNESS CENTER



CONFERENCING CENTER



MONUMENT SIGNAGE AVAILABLE
(OVER 100,000 CARS PER DAY)



FITNESS CENTER



LOCKER ROOMS



SECOND FLOOR



CONFERENCE



STACKING PLAN

AVAILABLE SPACE
2ND FLOOR - 4,819 RSF






LOBBY & ENTRANCE



LOBBY

MASTER PLAN

-  PRIMARY RESIDENTIAL USES
-  FREESTANDING RETAIL USES
-  PRIMARY NON-RESIDENTIAL USES
(OTHER THAN OFFICE)
-  PRIMARY OFFICE USES

Crown Centre at Castle Hills offers a respite to find harmony in everyday life. The 140-acre development will be a fully integrated environment designed to create a healthy work-life balance. Upon completion, 35 buildings including office, residential, dining, shopping and hotels will all be interconnected by extensive walking trails lined with native Texas landscaping, gorgeous water features, bridges, and outdoor seating.



2,000 APARTMENT UNITS



500-KEY HOTEL



3 MILLION RSF OFFICE



140,000 SF RETAIL

AMENITY MAP

LAKE LEWISVILLE

LEWISVILLE

CROWN CENTRE
CASTLE HILLS

THE REALM
CASTLE HILLS

CASTLE HILLS
VILLAGE SHOPS & PLAZA
2 MINUTE DRIVE

4,500+ LUXURY HOMES
10+ DINING
RETAIL
THE LAKES AT CASTLE HILLS
COUNTRY CLUB

GRANDSCAPE

LEWISVILLE TOWNE CROSSING
5 MINUTE DRIVE

30+ DINING
20+ RETAIL
TOP GOLF
STUIDO MOVIE GRLL
KROGER

THE STAR

LEGACY WEST

HALL OFFICE PARK
Common Desk University of North Texas
Cardtronics
Amica Insurance
Altair Global
Paycor
Transplace

THE SHOPS AT LEGACY

INTERNATIONAL BUSINESS PARK
Hyundai Capital America
ReachLocal
Keste
Finastra

 13 minutes to DFW Airport

161

35E

121

121

FRISCO

THE COLONY

JOSEY

PARKER

DALLAS NORTH TOLLWAY

LEGACY

DALLAS NORTH TOLLWAY

PRESTON

ADDISON

COPPELL



MCKINNEY



GRANITE OFFICE PARK
 Ford Motor Company
 Coca-Cola North America
 Jim Beam Brands
 Fannie Mae
 Wells Fargo Home Mortgage
 United Healthcare
 Siemens Corporation
 Heartland
 NTT Data
 Wells Fargo Home Mortgage
 Zoe's Kitchen Headquarters

LEGACY CORPORATE OFFICES
 About 5 miles east of Crown Centre

121

LEGACY

DALLAS NORTH
TOLLWAY

PRESTON



PLANO

190

- | | | |
|---------------------------|-------------------|------------------------------|
| A Intuit | F Boeing | L Pepsico |
| B JP Morgan Chase | G Toyota | M McAfee |
| C Libery Mutual Insurance | H Pizza Hut | N Capital One |
| D FedEx | I Frito Lay | O USAA |
| E NTT Data | J Bank of America | P Dr Pepper
Snapple Group |
| | K Ericsson | |

CITY LINE DEVELOPMENT
 Raytheon
 State Farm

GARLAND

RICHARDSON



AVERAGE HOME PRICE

1-MILE	\$421,604
3-MILE	\$330,115
5-MILE	\$291,496

PARKING GARAGE BENEFITS

96°

AVERAGE JULY
& AUGUST
TEMPERATURES
IN DALLAS

139°

AVERAGE IN-CAR
TEMPERATURE IN
JULY & AUGUST



PROTECTS YOUR CAR FROM
EXTREME WEATHER



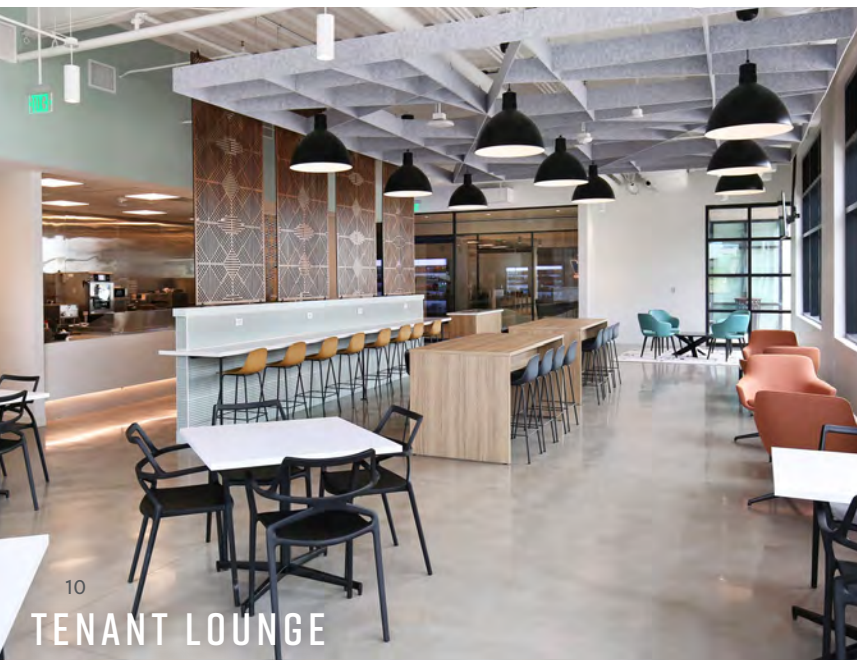
KEEPS YOU COOLER



SAFETY



SUPPORTS VEHICLE
PERFORMANCE





TERRACE



OUTDOOR PARK

FOR LEASING INFORMATION

JAMES ESQUIVEL

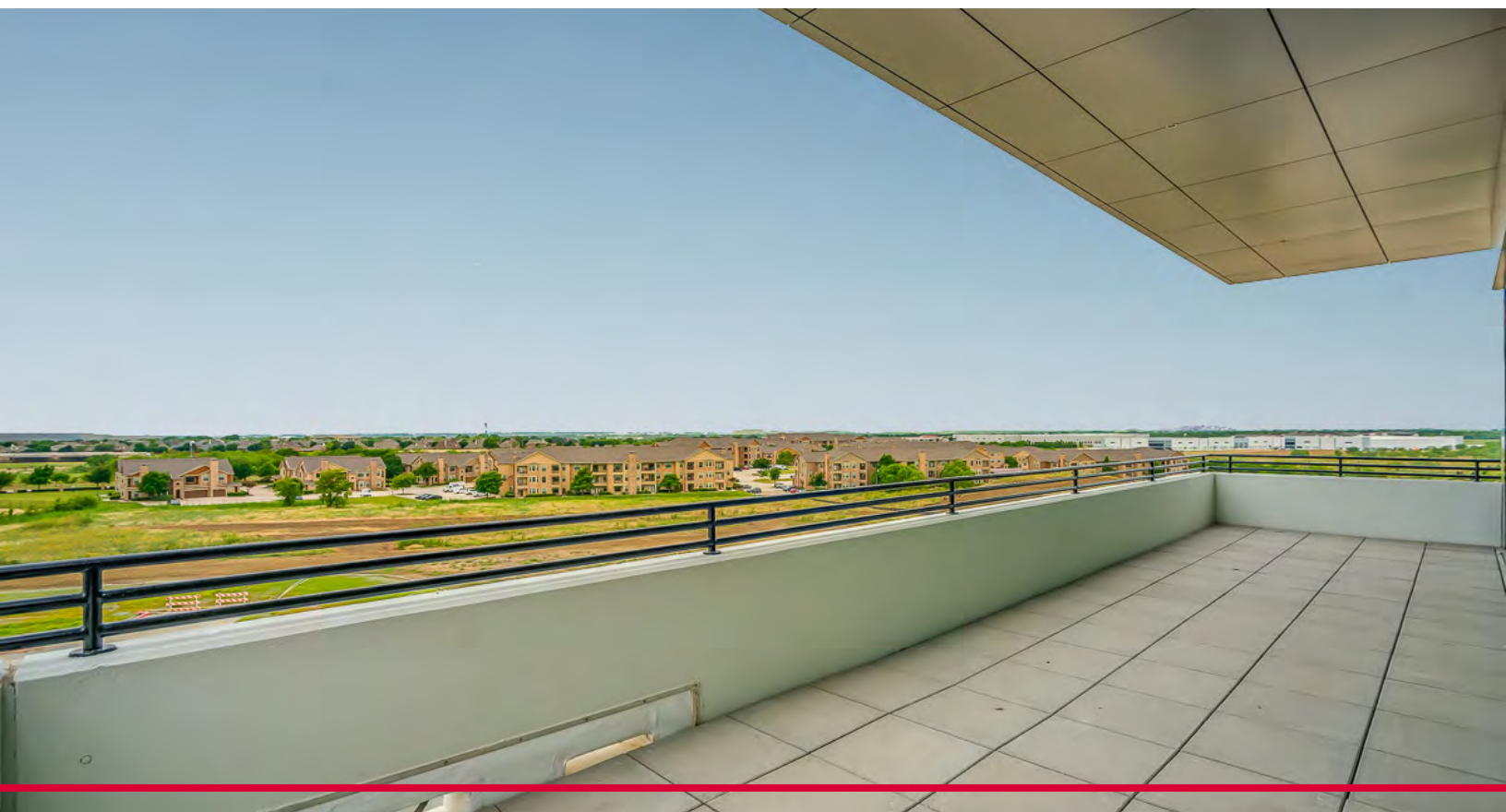
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ASHLEY CURRY

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LAUREN HALSTEDT

214 438 6155
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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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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
James Esquivel	408736	james.esquivel@jll.com	214-438-6152
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ashley Winchester	639992	ashley.curry@jll.com	214-438-6348
Sales Agent/Associate's Name	License No.	Email	Phone

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Sales Agent/Associate's Name	License No.	Email	Phone

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