



CROWN CENTRE  
CASTLE HILLS

## CROWN CENTRE II

1961 SH 121, LEWISVILLE, TX 75056

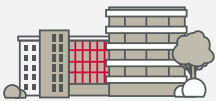


NEW CLASS A OFFICE  
AVAILABLE NOW



Jones Lang LaSalle Brokerage, Inc.

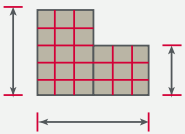
# PROPERTY HIGHLIGHTS



PART OF A 140-ACRE MASTER  
PLANNED DEVELOPMENT



IMMEDIATE ACCESS  
TO SH 121 + FM544



35,700 - 37,300 SF FLOORPLATES  
BUILDING TOTALING 147,000 SF



4/1,000 PARKING  
COVERED GARAGE



WALKING TRAIL



SCENIC LAGOON



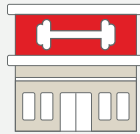
# EXPERIENCE A NEW KIND OF WORKPLACE

Crown Centre II 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



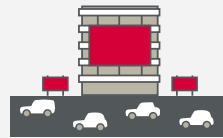
CAFÉ



FITNESS CENTER



CONFERENCING CENTER



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



OUTDOOR PATIO



WALKING TRAIL



TENANT LOUNGE



CONFERENCE

CROWN CENTRE II



# ENTIRE BUILDING AVAILABLE

147,000 RSF

1ST FLOOR : 35,700 SF

2ND FLOOR: 37,300 SF

3RD FLOOR: 37,300 SF

4TH FLOOR: 36,700 SF





FITNESS CENTER

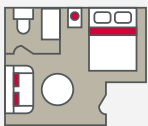


LOCKER ROOMS

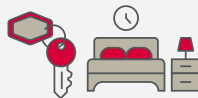
# MASTER PLAN

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

Crown Centre II 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

## HALL OFFICE PARK

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

 THE STAR

FRISCO

DALLAS NORTH TOLLWAY

 LEGACY WEST

THE COLONY

LAKE LEWISVILLE

 GRANDSCAPE

121

LEGACY

THE REALM  
 CASTLE HILLS

LEWISVILLE

 CROWN CENTRE  
 CASTLE HILLS

THE SHOPS AT LEGACY

PARKER

JOSEY

 LEWISVILLE TOWNE CROSSING  
 5 MINUTE DRIVE  
 30+ DINING  
 20+ RETAIL  
 TOP GOLF  
 STUDIO MOVIE GRLL  
 KROGER

DALLAS NORTH TOLLWAY

PRESTON

 CASTLE HILLS  
 VILLAGE SHOPS & PLAZA  
 2 MINUTE DRIVE  
 4,500+ LUXURY HOMES  
 10+ DINING  
 RETAIL  
 THE LAKES AT CASTLE HILLS  
 COUNTRY CLUB

INTERNATIONAL BUSINESS PARK  
 Hyundai Capital America  
 ReachLocal  
 Keste  
 Finastra

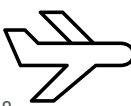
121

COPPELL

35E

ADDISON

161

 13 minutes to DFW Airport



**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



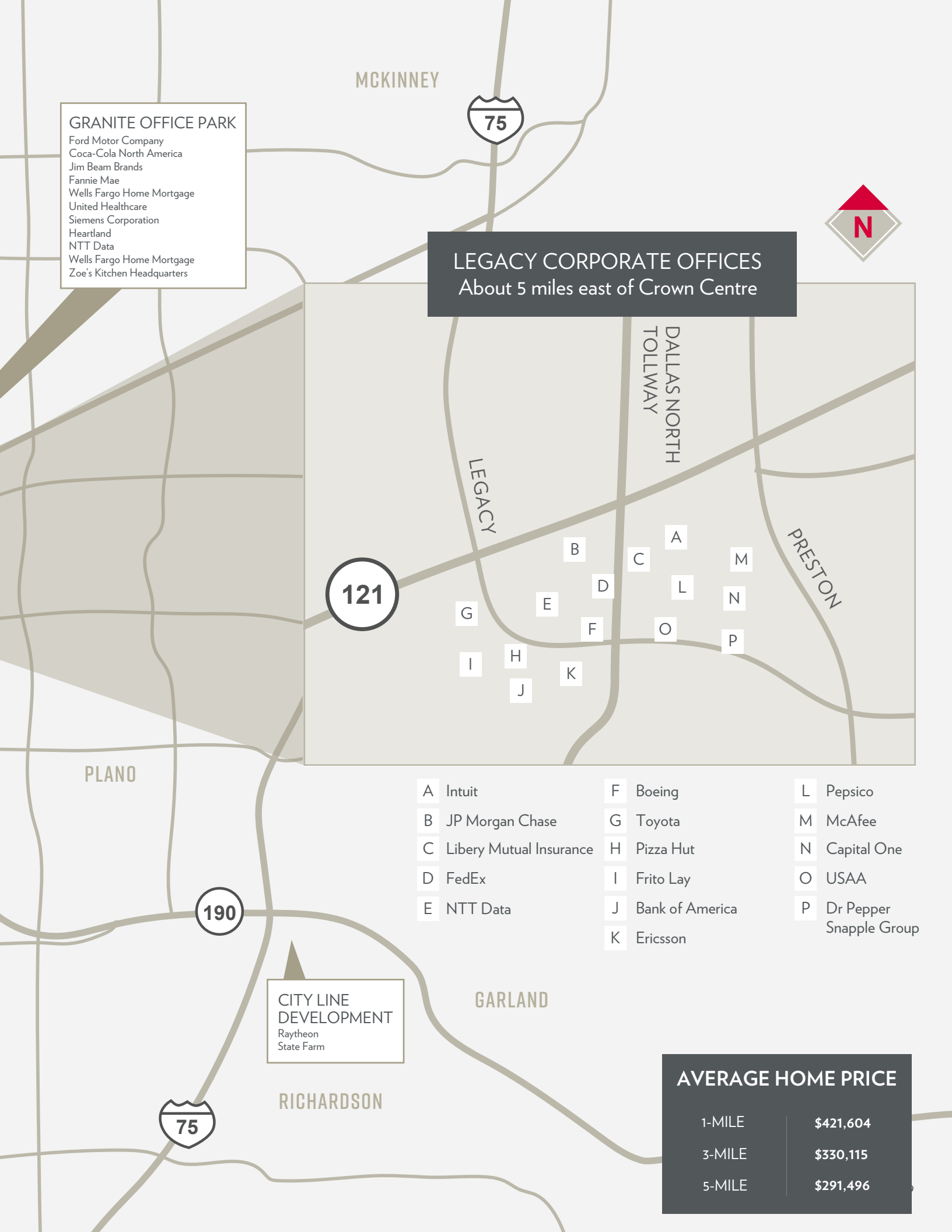
**121**

- |                           |                   |                              |
|---------------------------|-------------------|------------------------------|
| 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<br>Snapple Group |
|                           | K Ericsson        |                              |

**CITY LINE DEVELOPMENT**  
Raytheon  
State Farm

**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



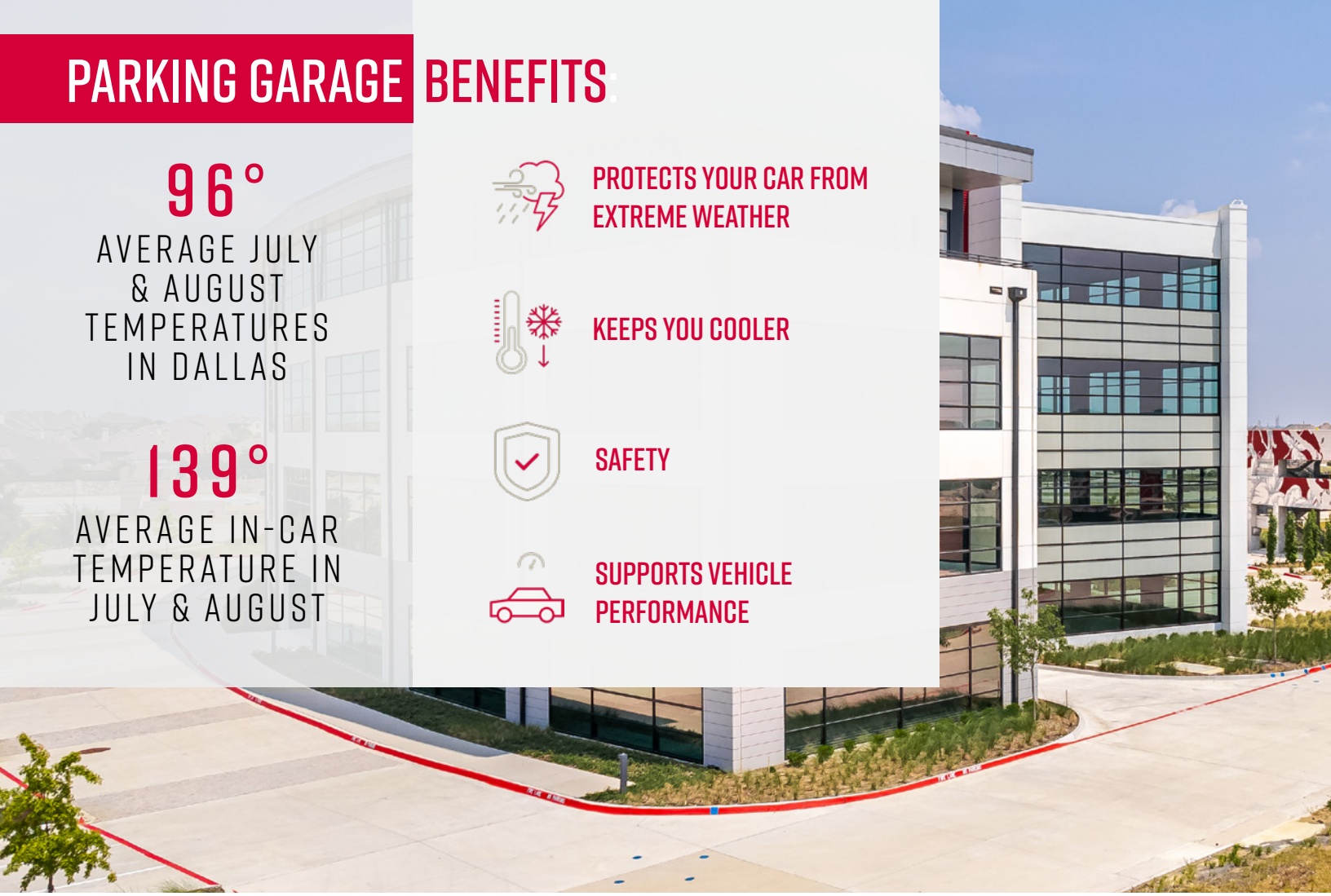
KEEPS YOU COOLER



SAFETY



SUPPORTS VEHICLE  
PERFORMANCE



CROWN CENTRE II

CROWN C

ENTIRE BUILDING AVAILABLE

4,819 SF AVAILABLE  
-2ND FLOOR



## WALKING TRAILS



## OUTDOOR PARK



# FOR LEASING INFORMATION

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**LAUREN HALSTEDT**

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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;
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**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@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
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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