

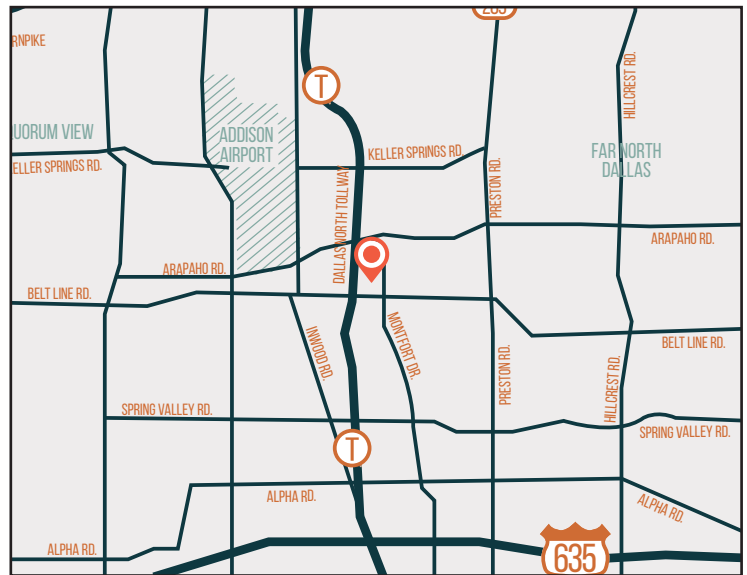
PRESTONWOOD TOWER

5151 BELT LINE | DALLAS, TX 75254



PROPERTY FACTS

- 12-Story office tower
- Efficient 20,000 SF floorplates
- On-site management & maintenance
- Recently renovated interiors
- Wifi café and sundry
- Grab-N-Go fresh food kiosk
- LunchDrop and Foodsby
- Shared tenant conference center and Tenant lounge with complimentary WiFi
- Complimentary shoe shine
- Dry cleaning service
- Courtesy officer
- Security cameras inside building and all parking areas
- Express mail drop
- 4.8/1,000 surface parking and 3/1,000 covered parking
- Convenient access to 100+ neighboring retail and service amenities



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NEARBY DESTINATIONS



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SURROUNDING AMENITIES



BUSINESS

Mariloff Diamonds
 Western Union
 Mariner Finance
 Manolo Salons

RETAIL

Walgreen's
 Bank of America

DINING

La Madeline
 Whataburger
 Taco Cabana
 Jersey Joe's
 Sonic Drive-In
 Chick-Fil-A
 Pie Five Pizza
 In-N-Out Burger

MEDICAL

Surepoint ER

RETAIL

Men's Warehouse
 GNC
 Massage Envy
 Barnes & Noble
 DSW
 Ulta Beauty
 Petco
 Five Below
 Michael's
 Walmart
 Wells Fargo
 Chase Bank

DINING

Thirsty Lion
 Corner Bakery
 Starbucks
 Panera Bread

Wingstop
 McAlister's Deli
 Taco Bell
 Panda Express

MEDICAL

Vision Vertas

RETAIL

Nails Now
 Hand & Stone Massage
 The Pretty Kitty Addison
 Whole Foods Market
 Sleep Experts
 Boardroom Salon for Men
 Reno Lash & Beauty Bar
 Jessica Titus Cosmetology
 Relax the Back
 francesca's
 Diamondtrigue of Dallas
 24 Hour Fitness
 Wax & Whine
 Mattison Avenue
 Zoe Mercado Hair Studio
 A Feel Good Experience Spa
 Sweet Lemon Spa
 Comerica Bank

DINING

Sidecar Social Addison
 Gorji
 Flying Fish
 Sherlock's Baker St. Pub
 Twin Peaks
 The Original Pancake House
 Gloria's Latin Cuisine
 Snooze an A.M. Eatery
 Creamistry
 RA Sushi Bar
 Yardhouse
 Lazy Dog Restaurant
 Hopdoddy Burger Bar
 Pluckers Wing Bar

BUSINESS

Exodus Advisors, LLC.
 Quest IRAOn Time Lending
 Inworks Credit Solutions
 Addison Town Hall

DINING

Chipotle
 Little Greek Fresh Grill
 iFratelli Pizza
 Addison Cafe-French Bistro
 Flowerchild
 Gyu-Kaku Japanese BBQ
 Cafe Gecko
 Logies on Belt Line
 Blue Mesa Grill
 Chamberlain's Steak and
 Chophouse

RETAIL

Sunstone FIT
 Golftec North Dallas
 Castle Nail Spa
 Orange Theory Fitness
 Kent James Salone
 Signature Diamonds

MEDICAL

CityVet
 Courtyard Marriott

DINING

Ida Claire
 The Magic Time Machine

RETAIL

Wellsfargo
 Frost Bank

BUSINESS

Cornerstone Staffing
 Concentra
 Parker + Lynch
 Euler Hermes
 Dresser
 Regus
 F & T Mortgage, Inc.
 Filework Dallas
 Credera
 J. Christopher Roska DDS
 Willis Towers Watson
 VAI Architects
 Palm Harbor Homes
 Community National Title

HOTEL

Best Western Plus
 La Quinta Inn & Suites
 Renaissance Dallas Addison

BUSINESS

Fluent Financial
 Konica Minolta Bus. Solutions
 Supreme Lending
 Glast, Phillips, & Murray, PC
 Electrolysis for Men
 Ambiance Realty
 Community National Title
 Bottle Rocket
 Savorista Kitchen & Catering
 TForce
 Aperia
 Kim International
 Firehouse Advertising
 eWomen Network, Inc.
 RD&F Advertising
 Relevel Health
 Glazers Beer and Beverage
 GAF
 Texas Political Subdivision

DINING

Table 13
 Jason's Deli
 Benihana
 Burning Rice
 Freebirds World Burrito
 Pho Que Huong
 The Melting Pot
 Thai Orchid
 Salata
 Buffalo Wild Wings
 Pane Vino Osteria
 Starbucks
 Addison Walk
 Kenny's Wood Fired Grill

RETAIL

Addison Improv Comedy Club
 ChiroSport Specialist of Dallas
 Chevron
 Addison Salon Suites & Spa
 TD Hair Braiding
 Merci Beauty & Esthetics
 Nail Bloom
 7-Eleven
 Verizon
 Pure Barre
 Nail Lounge
 Blo Blow Dry Bar
 Smoothie King
 Amazing Lash



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:
 - 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 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.

Younger Partners, Dallas, LLC	9001486		214-294-4400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Moody Younger	420370	moody.younger@youngerpartners.com	214-294-4412
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date