

FOR SUBLEASE

DOUGLAS CENTER

8343 DOUGLAS AVENUE, DALLAS, TX 75225



Jones Lang LaSalle Brokerage, Inc.

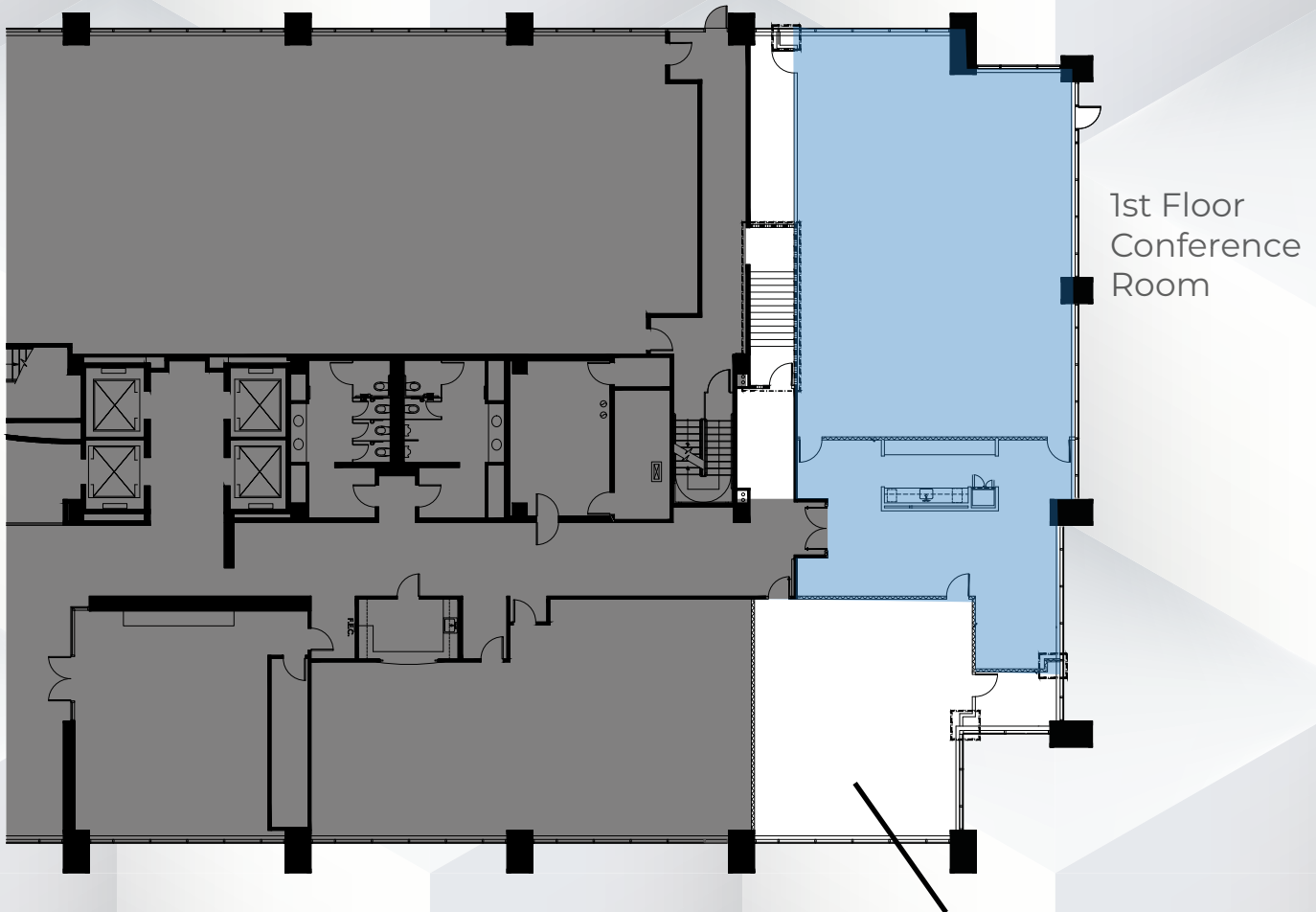
SUBLEASE HIGHLIGHTS

Total of **44,107 RSF** | Partial 1st Floor: **1,255 RSF**

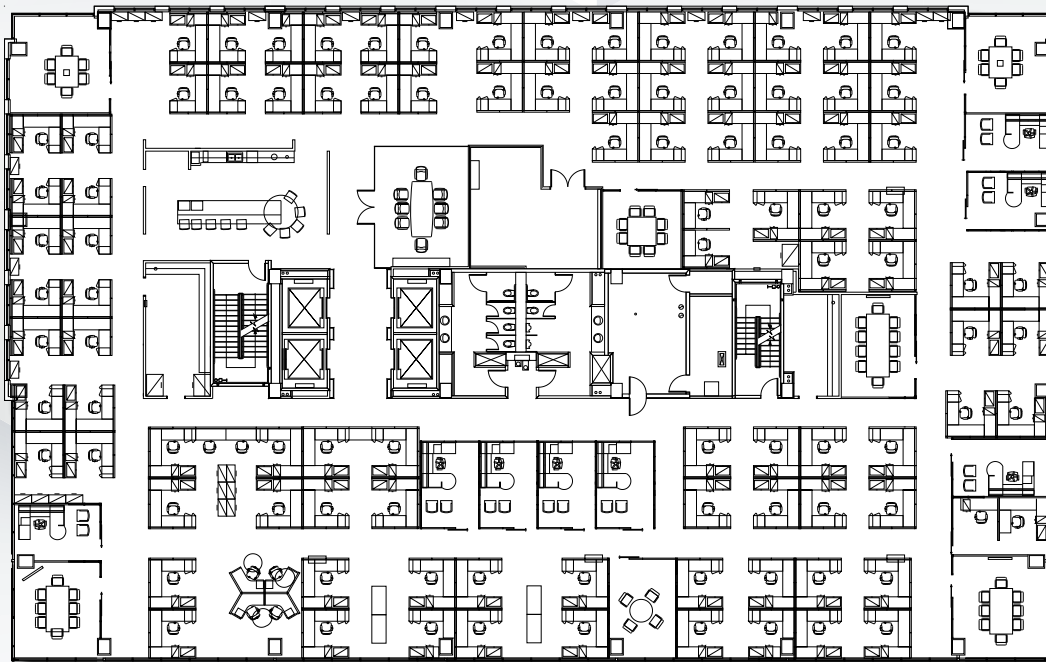
5th Floor: **21,426 RSF** | 6th Floor: **21,426 RSF** |

Lease Expiration Date: **December 31, 2029** | Furniture **Included**

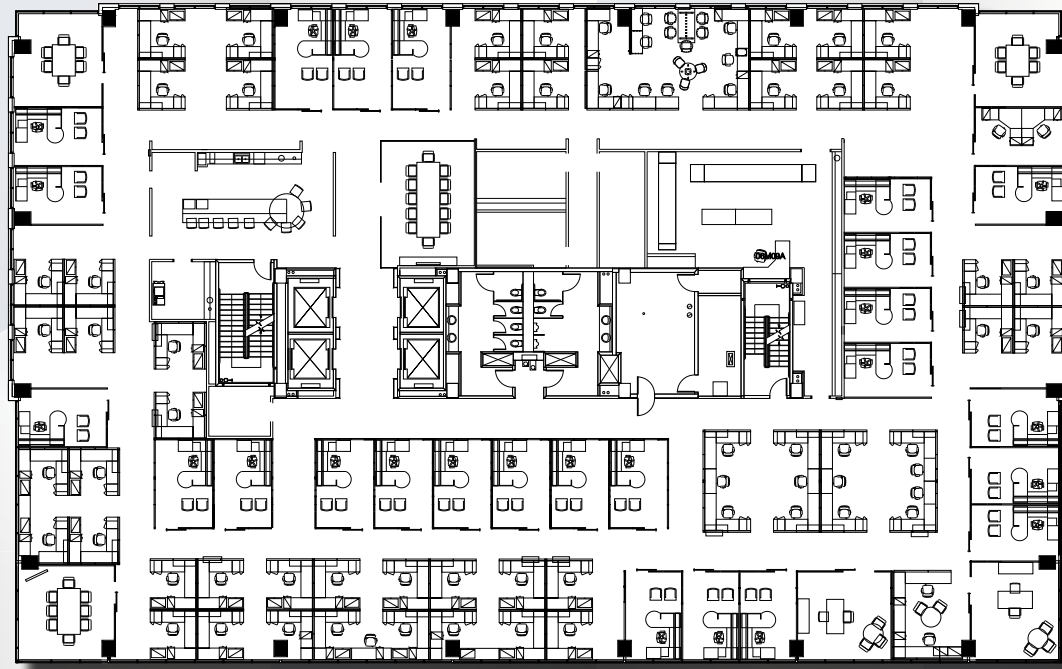
Parking Ratio: **4.0 / 1,000 RSF** | Rental Rate: **\$29.75 / RSF NNN**



1st Floor: **1,255 RSF**



5th Floor
21,426 RSF



6th Floor
21,426 RSF



BUILDING AMENITIES

Conference Center | Fitness Center
White Rock Coffee | WiFi Lounge | On-Site Property Management
Shoeshine Services | 24-Hour Security | Full Service Deli





PRESTON CENTER

AMENITY MAP

DOWNTOWN D



RESTAURANTS

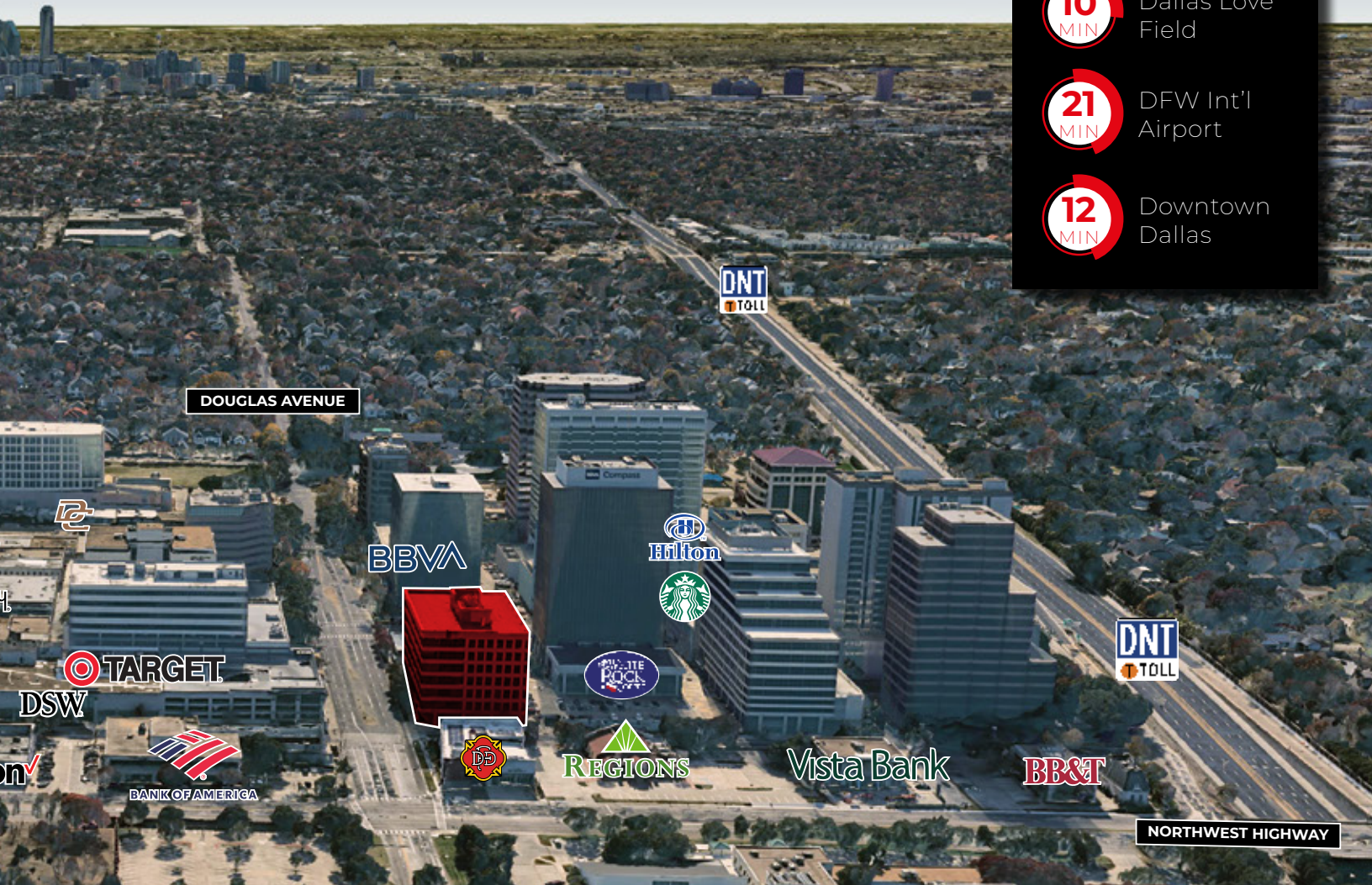
R+D Kitchen
 Muchacho
 nékter
 il Bracco
 Sprinkles
 True Food Kitchen

Hillstone
 Nick & Sam's
 Sevy's Grill
 California Pizza Kitchen
 Jersey Mike's
 Taco Joint

Jimmy John's
 Montlake Cut
 Susie Cakes
 Hopdoddy
 rōti
 Salata

Jamba Juice
 Einstein Bagles
 Starbucks
 White Rock Coffee

DALLAS



DRIVE TIMES

- 10 MIN** Dallas Love Field
- 21 MIN** DFW Int'l Airport
- 12 MIN** Downtown Dallas

DOUGLAS AVENUE

NORTHWEST HIGHWAY

EVERYDAY CONVENIENCES

Tom Thumb
 Chevron
 Iberia Bank
 Spec's
 Chase Bank
 Frost Bank
 Veritex Bank

Class Studios
 Larry North Fitness
 District Climb
 CVS
 Marshalls
 Target
 DSW

FedEx
 Soulcycle
 Wells Fargo
 Verizon
 Bank of America
 BBVA
 Hilton Hotel

Regions Bank
 Vista Bank
 BB&T
 ... and **many** more!



For more
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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:
 - 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.

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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
Jeff Wood	586631	jeff.wood@am.jll.com	214-438-6100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date