

THE MERIDIAN

2711 LYNDON B JOHNSON FWY, DALLAS, TEXAS 75234



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PROPERTY HIGHLIGHTS

- Reserved Garage Parking
- Potential Building Signage
- On-site deli
- Two (2) Tenant Conference Rooms
- On-Site Management
- 24/7 HVAC

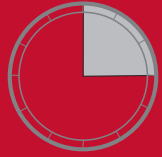
AVAILABILITY

SUITE	RSF	SUITE	RSF
SUITE 122	1,009 RSF	SUITE 650	1,283 RSF
SUITE 150	1,577 RSF	SUITE 670	3,214 RSF
SUITE 200	21,810 RSF	SUITE 741	115 RSF
SUITE 300	2,257 RSF	SUITE 750	5,321 RSF
SUITE 330	2,806 RSF	SUITE 780	1,260 RSF
SUITE 400	17,170 RSF	SUITE 785	112 RSF
SUITE 580	1,850 RSF	SUITE 790	112 RSF
		SUITE 800	9,186 RSF
		SUITE 825	3,953 RSF



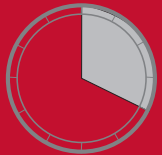
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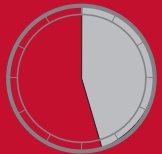
15

MINUTES TO
DALLAS - FORT WORTH
INTERNATIONAL AIRPORT



20

MINUTES TO
LOVE FIELD



27

MINUTES TO
DALLAS CENTRAL
BUSINESS DISTRICT

AREA AMENITIES



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10
9
8
7
6
5
4
3
2
1

— SUITE 800 | 9,186 SF -- SUITE 825 | 3,953 SF

— SUITE 741 | 115 SF -- SUITE 750 | 5,321 SF
— SUITE 780 | 1,260 SF -- SUITE 785 | 112 SF -- SUITE 790 | 112 SF

— SUITE 650 | 1,283 SF -- SUITE 670 | 3,214 SF

— SUITE 580 | 1,850 SF

— SUITE 400 | 17,170 SF

— SUITE 300 | 2,257 SF -- SUITE 330 | 2,806 SF

— SUITE 200 | 21,810 SF

— SUITE 122 | 1,009 SF -- SUITE 150 | 1,577 SF

225,559 SF ----- 22,556 SF ----- 21,810 SF

TOTAL BUILDING SIZE

TYPICAL FLOOR SIZE

LARGEST CONTIGUOUS SF

Disclosure



11-2-2015



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.

Bradford Realty Services of Dallas, Inc	#399375	info@bradford.com	9727767000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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	