

ROYAL RIDGE 2



8081 ROYAL RIDGE PARKWAY, IRVING, TX 75063

**NEWLY RENOVATED LOBBY,
OUTDOOR PAVILION AND AMENITY AREA UNDER CONSTRUCTION**

Full Building, Single Tenant Opportunity - 103,546

BUILDING RSF
103,546 RSF

PARKING SPACES
6/1,000 Parking Ratio

BUILDING HEIGHT
Two Stories

AVAILABLE RSF
103,546 RSF

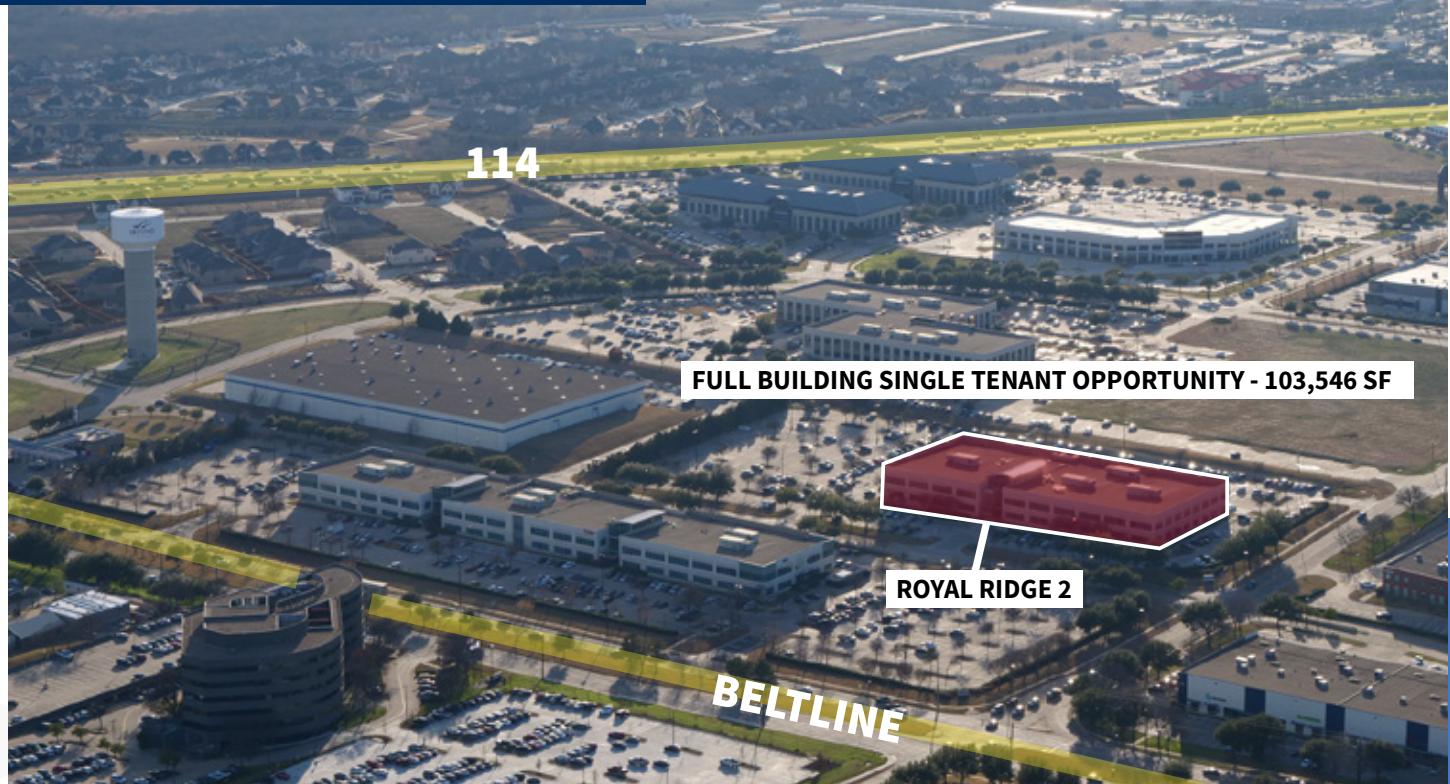
BUILDING SIGNAGE
Building-Top,
Monument and
Entry Signage

IMMEDIATE AVAILABILITY

MENLO EQUITIES

JLL

ROYAL RIDGE



Full Building Single Tenant Opportunity - 103,546 RSF

BUILDING INFORMATION

- 103,546 rsf; 2 Stories
- 575 Parking Spaces
- Built in 1998
- Expansion Land Available
- Fiber Providers: AT&T, Frontier and MCI
- 52,000 SF Floor Plates
- Tenant Café
- Significant Rent Discount to New Construction
- Significant TI Package Available

NEARBY AMENITIES

- Starbucks, Jimmy John's, Whataburger, Bread Zepplin, McAllister's Deli, McDonald's, Local Diner, Cavali Pizza, Salsa's Mexican, Zushi Wok and Grill
- Approximately 20 Hotels in the Immediate Area Including The DFW Airport Marriott, Westin, and Sheraton
- Close Proximity to DFW Airport
- Great Access to Beltline and all major Freeways I-635, SH 114, SH 121, and President George Bush, with access throughout the Metroplex

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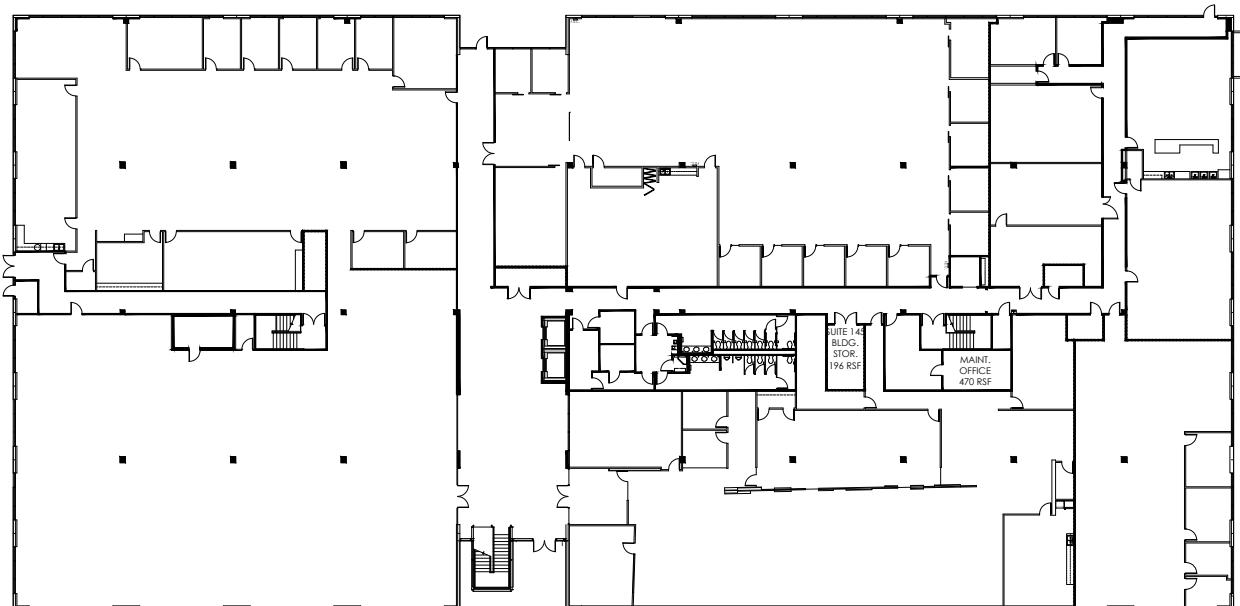
NEW OUTDOOR KITCHEN AND PAVILION UNDER CONSTRUCTION



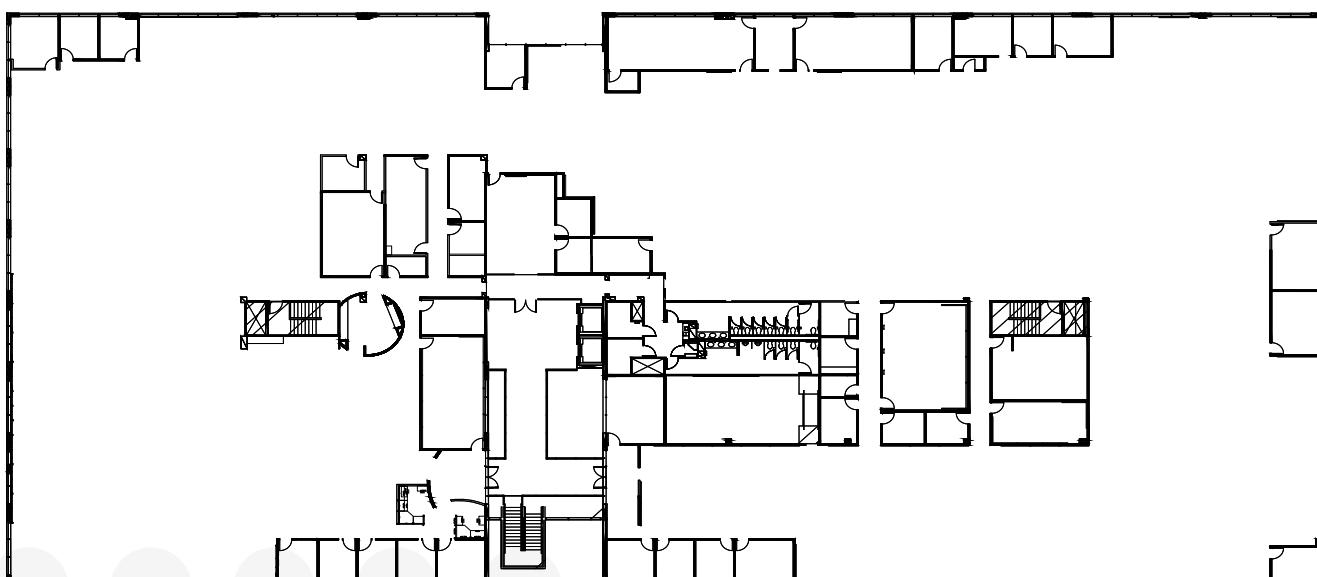
BUILDING RENOVATIONS AND EXTERIOR AMENITIES UNDERWAY

- Updated Lobby Finishes and Furniture
- New Courtyard and Covered Seating
- Bocce Ball, Ping Pong, and Putting Green
- Outdoor Kitchen and Grills
- New LED Light Fixtures Installed Throughout the Premises

FIRST FLOOR - 49,720 RSF



SECOND FLOOR - 53,826 RSF



FOR LEASING INFORMATION:

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MENLO EQUITIES

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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@am.jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bradley Stone Selner	399206	brad.selner@am.jll.com	214-438-6100
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
John F. Brownlee	341054	j.brownlee@am.jll.com	214-438-6100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Michael C. Williams	701809	michael.williams@am.jll.com	214-438-6100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date