

1901 N State Hwy 360
Grand Prairie, TX

In the heart of the
Metroplex

CAPITAL
COMMERCIAL
INVESTMENTS, INC.





Tower 360

Elevated Office For Lease

Presenting an exceptional property with a rentable building area of 105,541 square feet spread across six stories. Located in a centralized DFW location with easy access to major highways. Meticulously maintained by proactive ownership and an on-site building engineer. Enjoy recently renovated common areas including a tenant lounge, indoor pickleball and basketball court, and elegant locker rooms. Offering monument signage, ample parking options, and spec suites for immediate occupancy. Host impressive events in the on-site conference center with advanced audio/visual capabilities. Experience professionalism and excellence at its finest.



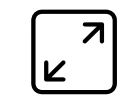
105,541 RSF



6 Floors



Built 1984



3.6/1,000 RSF



Elevated common areas, including large tenant lounge, indoor basketball court, and country club style locker rooms

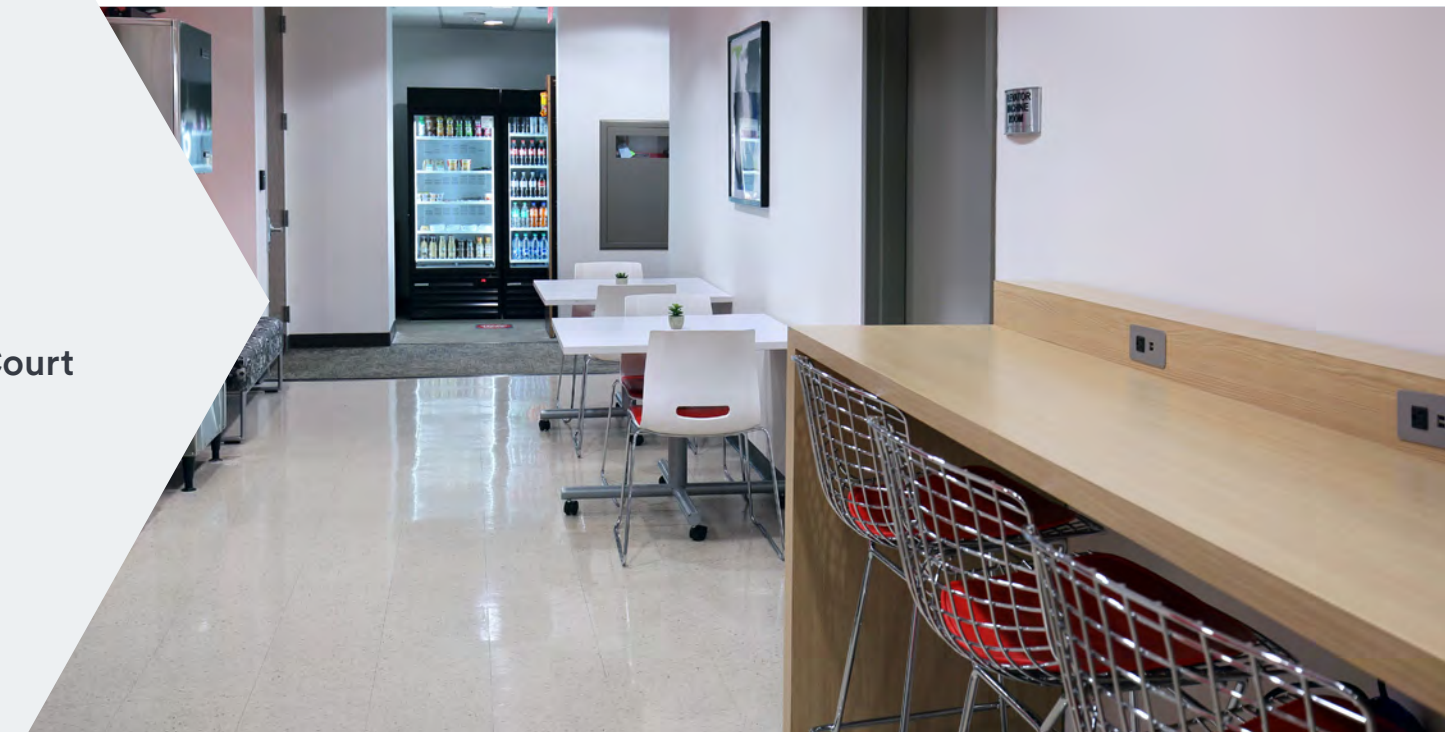


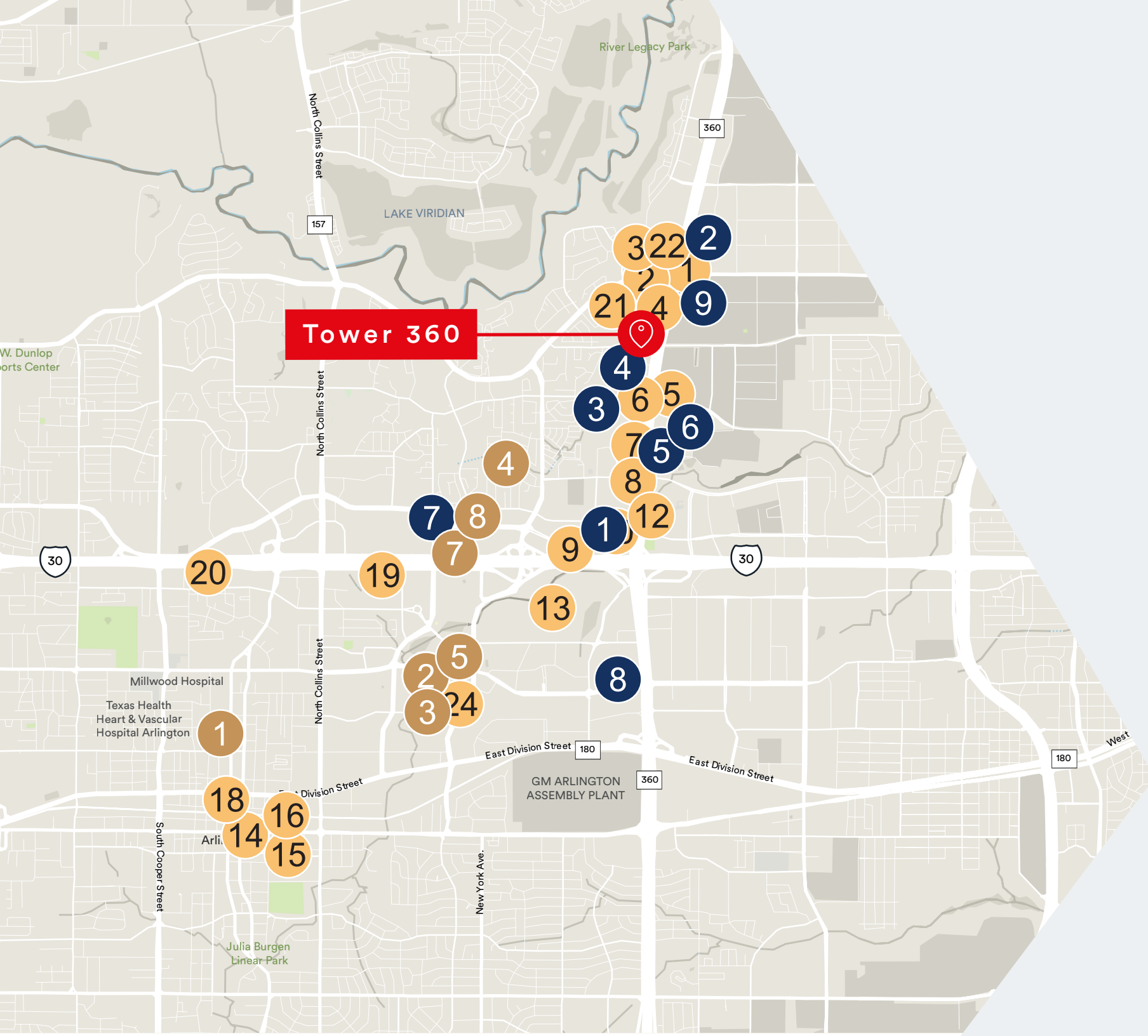
Covered Parking: \$50.00/space/month subject to availability



Amenities

- Conference Room
- Locker Rooms & Showers
- Ten Minutes to DFW International Airport
- Twenty Minutes to Love Field Airport
- Grab & Go Market
- Garage Parking
- Indoor Pickleball & Basketball Court
- Locker Rooms & Showers





Restaurants

- | | | |
|--------------------------------------|---------------------------------|-------------------------------------|
| 1. Taco Bell | 11. Red Crab - Juicy Seafood | 21. Spazzio's Italian Cantina |
| 2. KFC | 12. Denny's | 22. El Pollo Loco |
| 3. McDonald's | 13. Johnny Rockets | 23. Lockhart Smokehouse - Arlington |
| 4. Schlotzsky's | 14. Twisted Root Burger Co. | 24. Sweet Baby Ray's |
| 5. Mixed Up Burgers | 15. Fuzzy's Taco Shop | 25. Pudge's Pizza |
| 6. Subway | 16. Shipley Do-Nuts | 26. Guy Fieri's Taco Joint |
| 7. Cracker Barrel Old Country Store | 17. Babe's Chicken Dinner House | 27. Sports & Social Arlington |
| 8. Wendy's | 18. Torchy's Tacos | 28. Troy's |
| 9. Saltgrass Steak House | 19. Pappadeaux Seafood Kitchen | |
| 10. Boston's Restaurant & Sports Bar | 20. Pappasito's Cantina | |

Hotels

- | | | |
|---|--|--|
| 1. Hilton Arlington | Arlington/Grand Prairie | Entertainment District |
| 2. Comfort Suites Grand Prairie - Arlington North | 6. Tru by Hilton Grand Prairie Dallas | 9. Sheraton Arlington Hotel |
| 3. DoubleTree by Hilton Arlington DFW South | 7. Crowne Plaza Suites Arlington, an IHG Hotel | 10. Best Western Plus Arlington North Hotel & Suites |
| 4. Studio 6 Arlington, TX | 8. Four Points by Sheraton Dallas Arlington | 11. Live! by Loews - Arlington, Texas |
| 5. Hyatt Place Dallas/North | | |

Entertainment

- | | | |
|-------------------------|-------------------------------|--|
| 1. Six Flags Over Texas | 4. AT&T Stadium | 7. K1 Speed - Indoor Go Karts, Corporate Event Venue, Team Building Activities |
| 2. Texas Live! | 5. Choctaw Stadium | |
| 3. Globe Life Field | 6. Hurricane Harbor Arlington | |



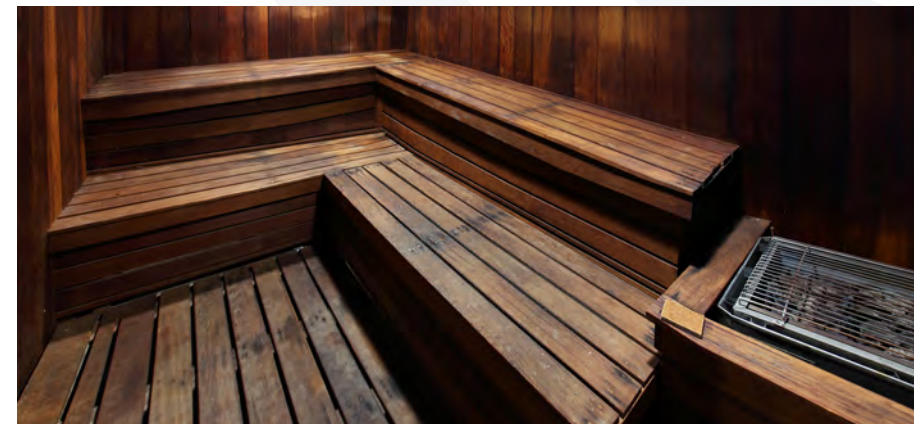


Interior Gallery

Lobby



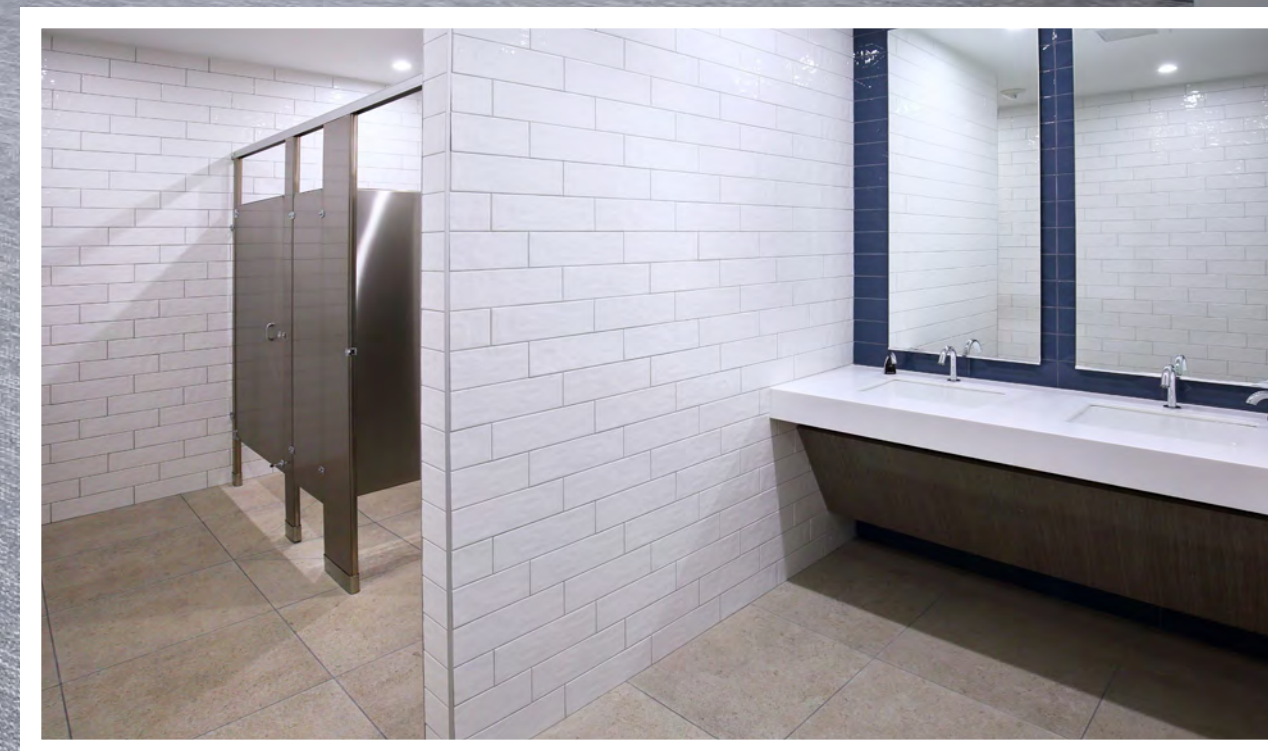
Locker Room, Showers & Sauna



Conference room



Pickleball & basketball court



Move in Ready,
Fully Furnished Spec Suites



Z6 TOWER

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For more information, please contact

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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:
 - 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:

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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
Hudson Neuhoff	788605	hudson.neuhoff@jll.com	214-438-6487
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Caroline Leary	700931	caroline.leary@jll.com	214-438-3953
Sales Agent/Associate's Name	License No.	Email	Phone

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