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S H E R R Y
L A N E



WORK IN THE HEART OF IT ALL

www.5950SL.com



Jones Lang LaSalle Brokerage, Inc.



MODERN DAY ELEGANCE DESIGNED TO WORK

INTERPRISE



INTERPRISE



THE PROPERTY

5950 Sherry Lane is an illustrious nine-story Class A office building conveniently located in the heart of the prestigious Preston Center submarket. The interior of the building features a tasteful mixture of stone and wood finishes providing a warm, upscale design. The exterior of the building is renowned for its exquisite architectural features, comprised of an iconic six-tier design and accentuated by cast stone and reflective glass.

196,993 RSF TOTAL BUILDING SIZE

.....

21,888 RSF TYPICAL FLOOR SIZE

.....

BUILT IN 1999; RENOVATED IN 2016 & 2023

.....

4.00/1,000 RSF PARKING RATIO

.....

100% GARAGE PARKING

.....

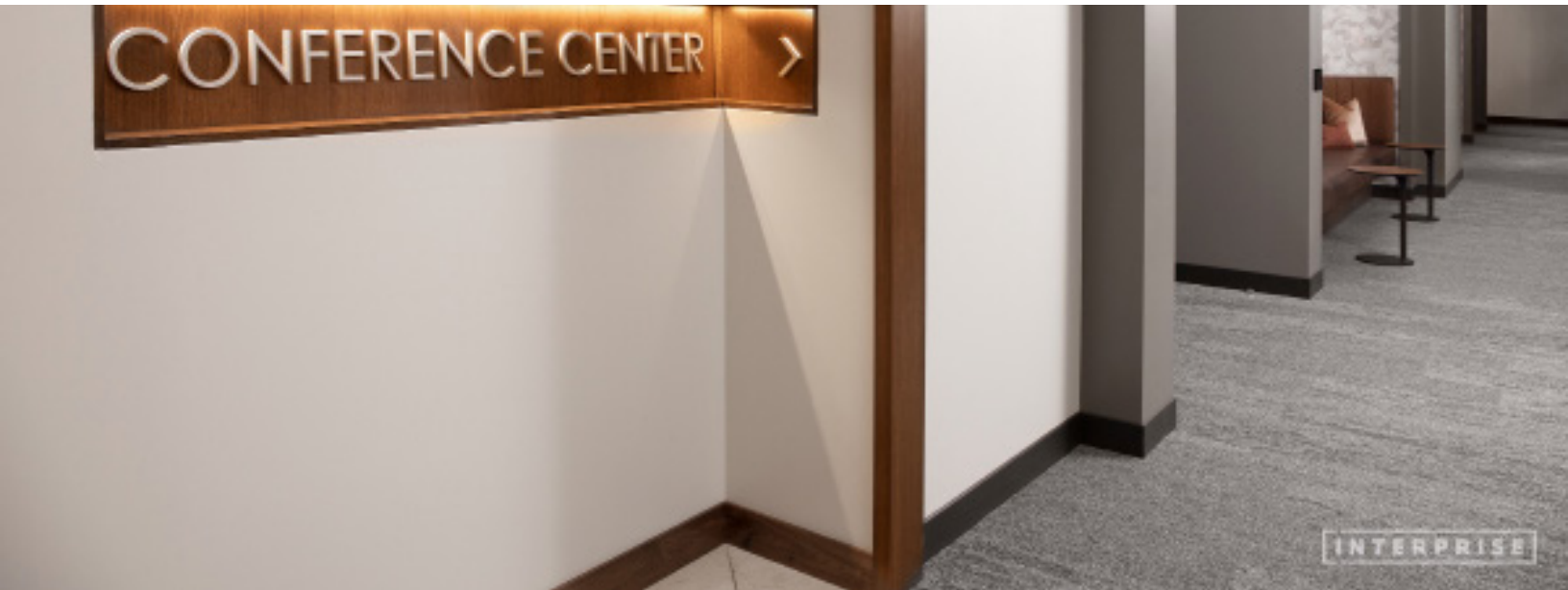
INSTITUTIONAL OWNERSHIP



FEATURES THAT BALANCE WORK AND LIFE WITH EASE

PROPERTY FEATURES

- Garage parking, 7 foot clearance height
- Executive reserved parking available
- Convenient visitor parking
- Fitness Center with locker rooms and towel service
- 80 person conference room, 4 person huddle, and 8 person board room
- Customer lounge
- Grab+Go Market
- On-site property management and building ownership
- 24/7 Building Security
- Energy Star and LEED Certification
- FitWel Certification

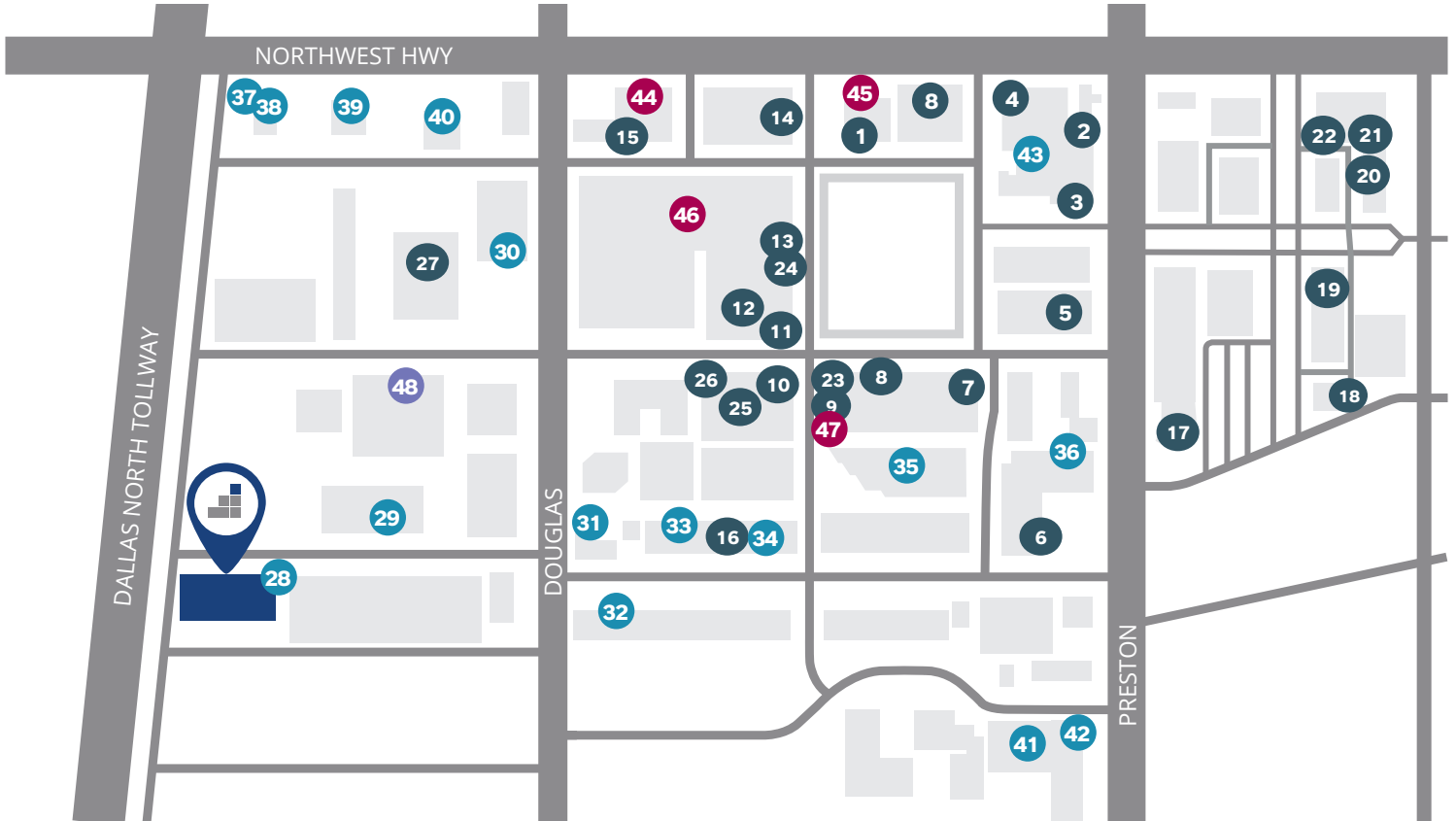




TOP TIER AMENITIES AT YOUR DOORSTEP



PROMINENTLY POSITIONED WITH EXTRAORDINARY
VISIBILITY AND SUPERIOR ACCESS



RESTAURANTS

- 1. Einstein Bros Bagels
- 2. Jia Modern Chinese
- 3. Jersey Mike's Subs
- 4. Starbucks
- 5. Sciafani's New York Bagels and Sandwiches
- 6. Sevy's Grill
- 7. Malai Kitchen
- 8. Taco Joint
- 9. Burning Rice
- 10. Hopdoddy Burger Bar
- 11. Roti Preston Hollow
- 12. Au Troisième
- 13. Yolk
- 14. Yonkers Pizza Company
- 15. Southpaws Grill
- 16. Unrefined Bakery

- 17. Hillstone
- 18. R+D Kitchen
- 19. Muchacho
- 20. Trova Wine + Market
- 21. Nekter Juice Bar
- 22. il Bracco
- 23. Montlake Cut
- 24. Salata
- 25. GO FISH POKE
- 26. The GEM Organic Food & Juice
- 27. White Rock Coffee

BANKS

- 28. First Citizens Bank
- 29. Prosperity Bank
- 30. PNC Bank
- 31. PlainsCapital Bank
- 32. Chase Bank
- 33. Independent Financial
- 34. TBK Bank
- 35. Veritex Bank
- 36. First United Bank
- 37. Beal Bank
- 38. Truist
- 39. Vista Bank
- 40. Regions Bank
- 41. Chase Bank
- 42. Chase ATM
- 43. Oakwood Bank

FITNESS CENTERS

- 44. Lift House Fitness
- 45. SoulCycle
- 46. JOHN REED Fitness
- 47. CrossFit Katy Trail

HOTELS

- 48. Hilton Dallas/Park Cities



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JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. JLL shapes the future of real estate for a better world by using the most advanced technology to create rewarding opportunities, amazing spaces and sustainable real estate solutions for our clients, our people and our communities. JLL is a Fortune 500 company with annual revenue of \$19.4 billion, operations in over 80 countries and a global workforce of more than 100,000 as of March 31, 2022. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.





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.

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
Trevor Franke	444817	trevor.franke@jll.com	214-438-6174
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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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
Gini Rounsaville	619260	gini.rounsaville@jll.com	214-438-3954
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date