



TRINITY GROVES
Gateway Office Tower



Class A, 300,000 SF Office





OVERVIEW

Building

Typical floor :: 25,300 rsf

Rentable total :: 298,200 rsf

Gross total :: 322,730 sf

Parking

4.49 per thousand rsf structured :: 1,338
1 below ground, 6 above ground

3.9 per thousand rsf structured :: 1,164
6 above ground

FEATURING



-
- Class A, 300,000 SF office building
 - Absolute Unobstructed views of Dallas
 - Located in the 15 acre entertainment destination of Trinity Groves
 - Located directly next to the Trinity River at the foot of the Margaret Hunt Hill Bridge
 - Structured parking
 - Dining include 12 state of the art on site restaurants – all with indoor seating and sharing an incredible covered outdoor seating area, and exposed patio
 - Kate Weiser Chocolate, Cake Bar, and art galleries (Erin Cluley Art Gallery, The Workroom & Gallery 422)

A gateway building for Trinity Groves with a view of the Dallas central business district beyond the Trinity River.



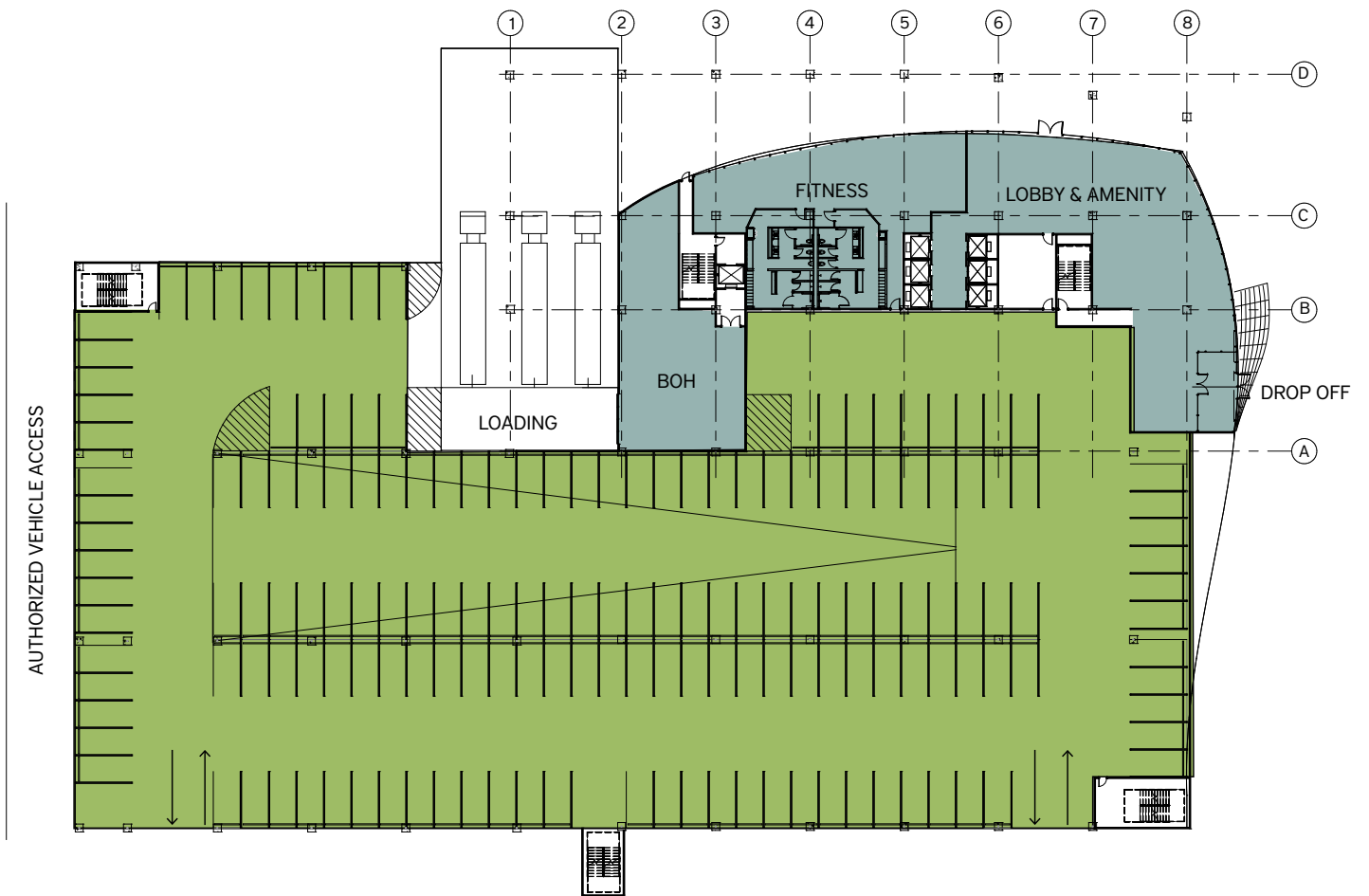
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- Four Corners Brewing Company – a Microbrewery
 - Cypress at Trinity Groves - an urban upscale community featuring studios, and 1-2 bedroom apartments homes apartments under construction and delivering Fall of 2016 (nice rendering on website at <http://www.trinitygroves.com/residences>)
 - 3015 at Trinity Groves – a Culinary Events Center – provide gourmet catering, culinary classes, and plays host to corporate events

LOBBY LEVEL

Parking Level 01

8,200 SF

Parking Count :: 174

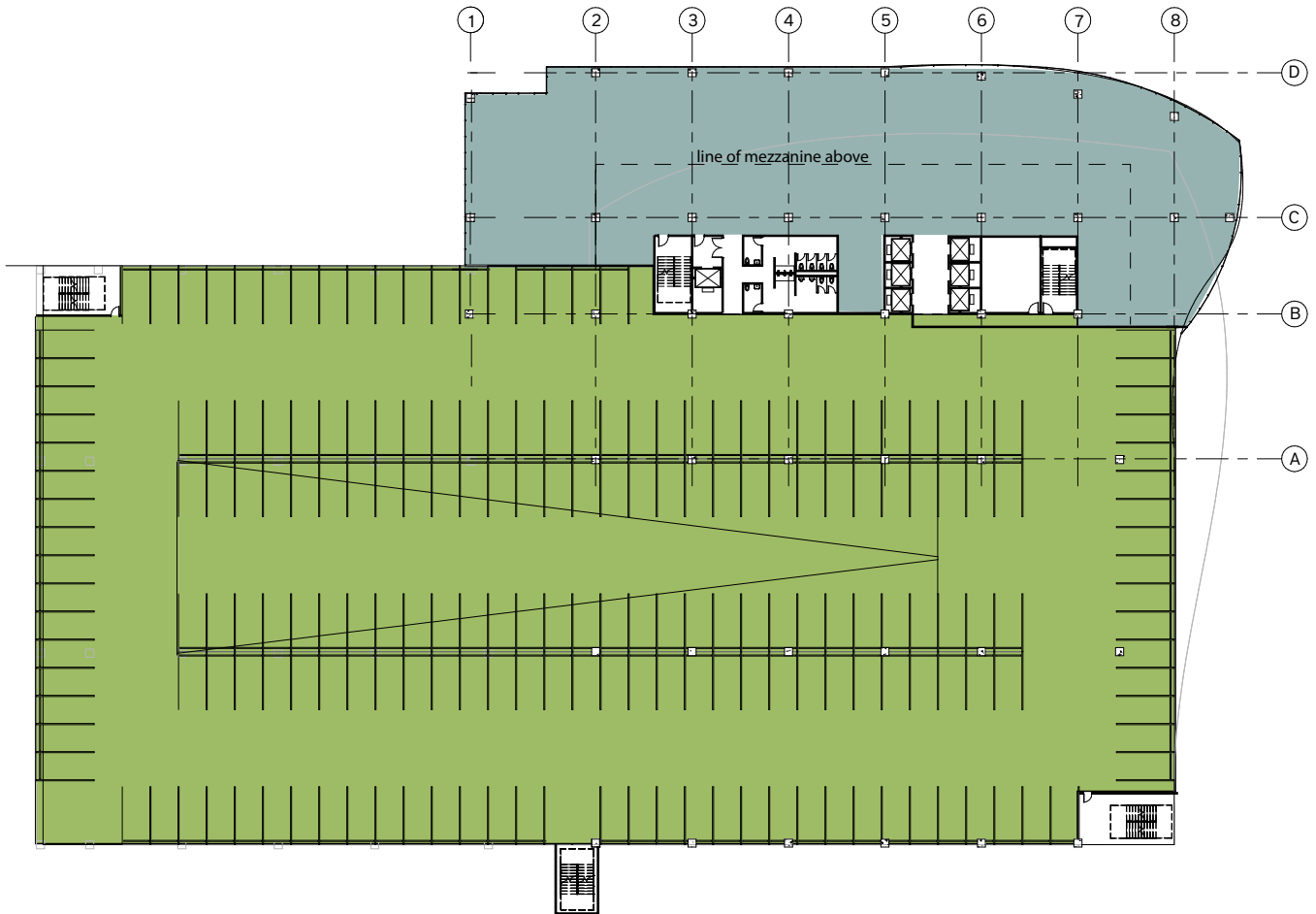


OFFICE LEVELS 03-04

Parking Levels 02-06

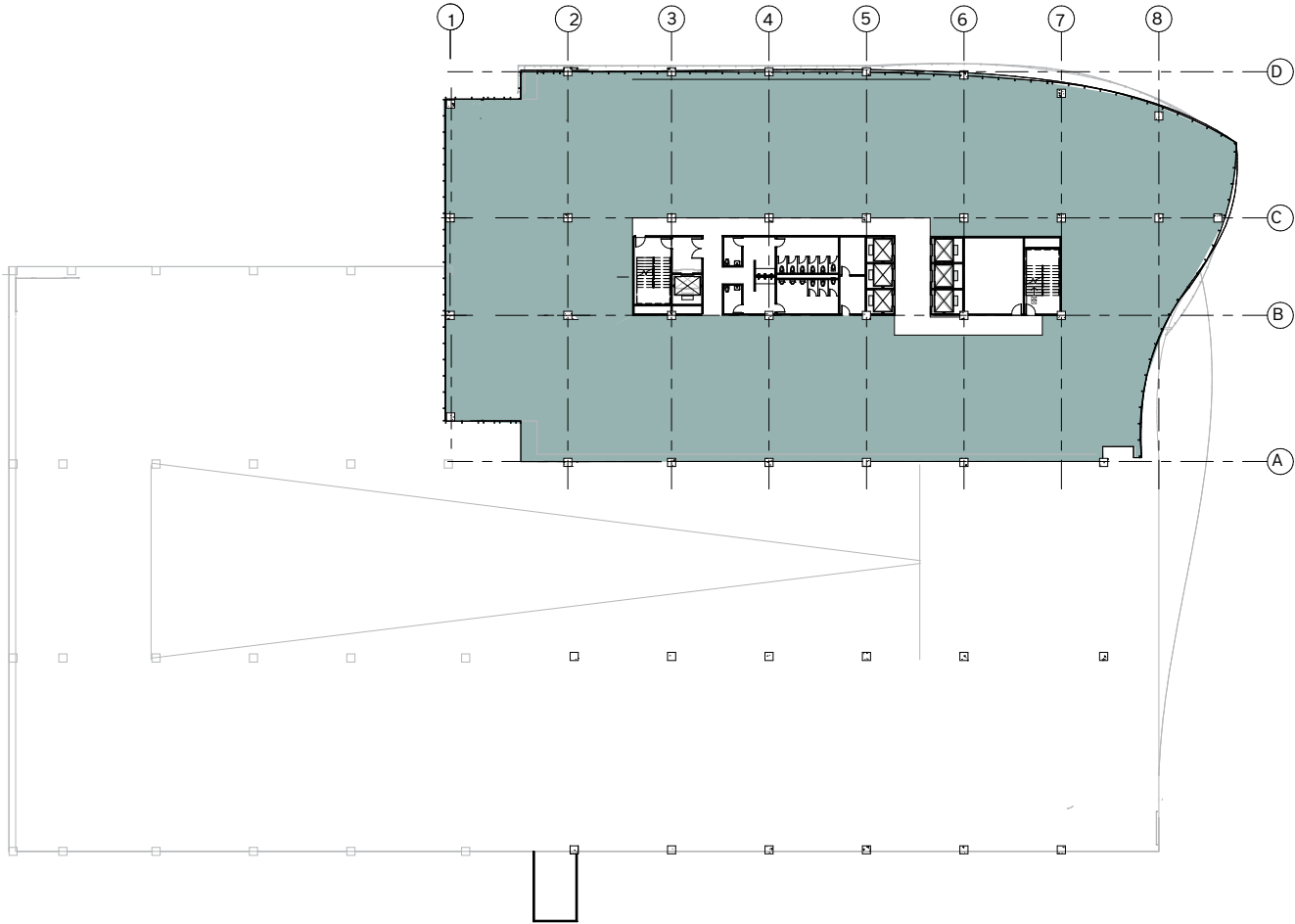
14,400 RSF

Parking Count :: 204



OFFICE LEVEL 05-14

25,300 RSF

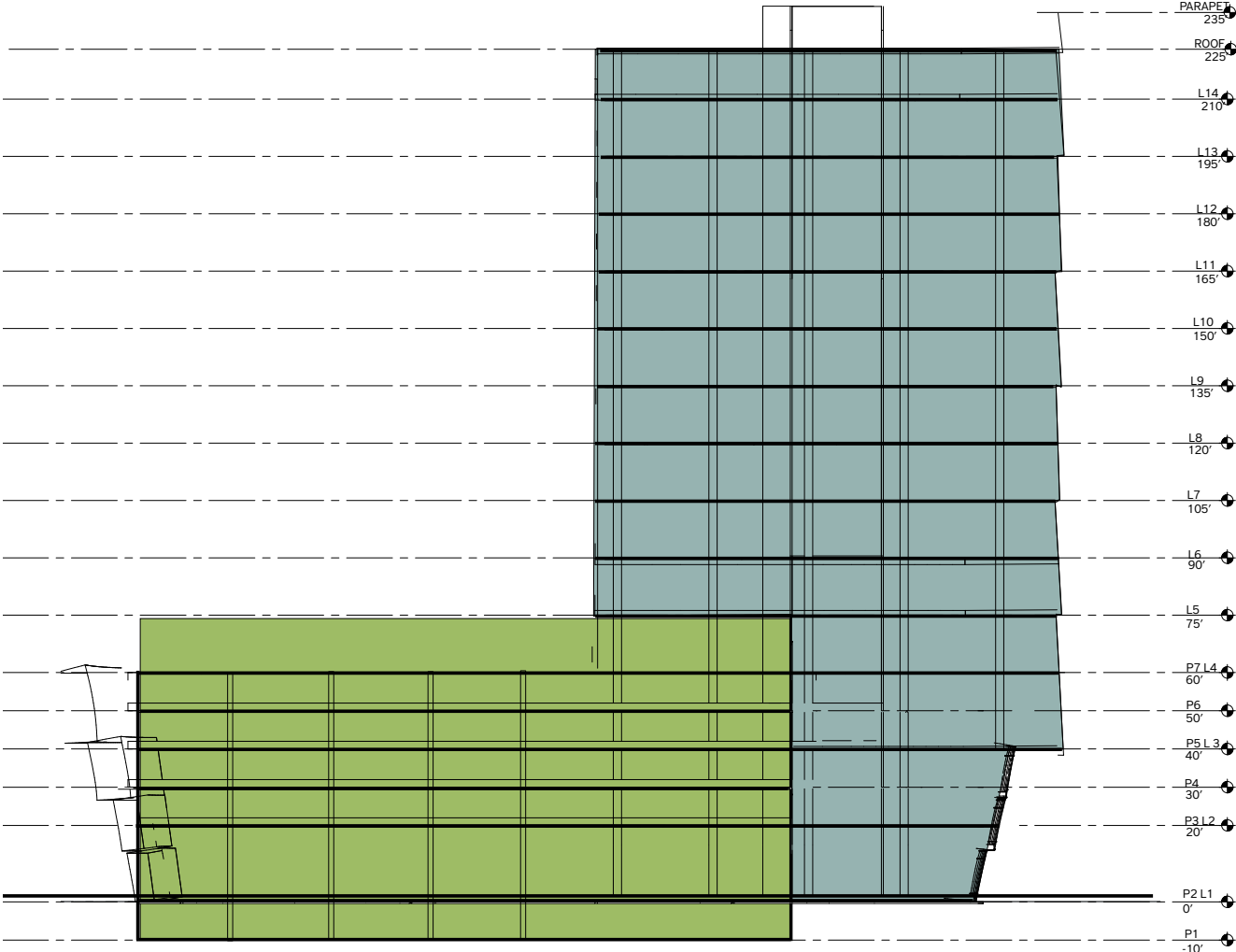


BUILDING SECTION

Level L1: Lobby

Level L2-L4 : Half Office

Level L5-L14: Full Office



AMENITIES

- | | | |
|---------------------------------------|--------------------------|------------------------------------|
| 1. Babb Brothers BBQ and Blues | 9. Flourish | 17. K's House |
| 2. 3015 | 10. Sushi Bayashi | 18. State Farm |
| 3. Cake Bar | 11. Beto & Son | 19. Pressed Roots |
| 4. Kate Weiser Chocolate | 12. Sum Dang Good | 20. Yellow Rose Barber Shop |
| 5. The Hall Bar & Grill | 13. Holy Crust | 21. Dulcet Cafe |
| 6. Amberjax Fish Market Grille | 14. Souk | 22. Steam Theory Brewing Co |
| 7. Saint Rocco'svvvvv | 15. Avo Eatery | 23. Texas Capital Bank |
| 8. V-Eats | 16. Athletic Zone | |



DISTANCE TO...

Klyde
Warren Park

5
minutes

Dallas Love
Field

20
minutes

DFW
International

30
minutes

Downtown
Fort Worth

45
minutes





TRINITY GROVES Gateway Office Tower

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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:

- 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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
Daryl Mullin	319784	daryl.mullin@am.jll.com	214-438-6100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date