

TOWER 1320

1320 Greenway Dr., Irving Texas

SUBLEASE



Well-below Market

- ◆ 49,528 SF Sublease
- ◆ Outstanding underlying credit
- ◆ 5.2/1,000 Parking ratio
- ◆ Above-standard:
 - » Reception area
 - » Elevator lobbies
 - » Kitchen/break area
 - » Steelcase furniture
- ◆ 80/20 Office-to-cubicle ratio
- ◆ Social distancing furniture and layout
- ◆ 15 minutes to either Love Field or DFW International Airport



For Information:

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TOWER 1320: 49,528 SF Sublease



Sublease Facts

- ◆ Expires April 30, 2025
- ◆ 49,528 RSF (divisible by floor):
 - » ± 24,734 RSF in Suite 900
 - » ± 24,794 RSF in Suite 1000
- ◆ Additional 52,822 RSF available on a direct basis on floors 7 and 8 sharing same elevator bank
- ◆ Starting \$15.75/RSF + Electric
- ◆ \$.50 annual bumps
- ◆ Electric \$1.79/RSF, Est. 2024 Op EX \$8.85/RSF
- ◆ 5.2/1,000 parking at NO CHARGE
 - » 254 total spaces
 - » 15 executive reserved garage
 - » 15 unreserved garage
 - » 224 surface spaces
 - » Ability to secure additional garage spaces
 - » Abundant visitor parking at no charge



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Services & Amenities

- ◆ Shared tenant conference center – 36-person capacity
- ◆ Fitness center with state-of-the-art cardio and strength equipment, showers
- ◆ Deli offers a full array of breakfast and lunch options
- ◆ Tenant lounge/game room
- ◆ Energy Star, providing competitive operating efficiencies
- ◆ On-site property management and leasing services
- ◆ Security M-F: 7:30 AM to 11:30 PM, Sat: 8 AM to 1 PM
- ◆ Building access 24/7
- ◆ High-speed telecom and fiber-Verizon, TW Telecom, Logix, Cbeyond and Ntegrated
- ◆ Walking distance to hotels and restaurants and multifamily housing
- ◆ Over 100 restaurants within a 2 mile radius offering million SF
- ◆ 15 Minute drive to DFW Airport

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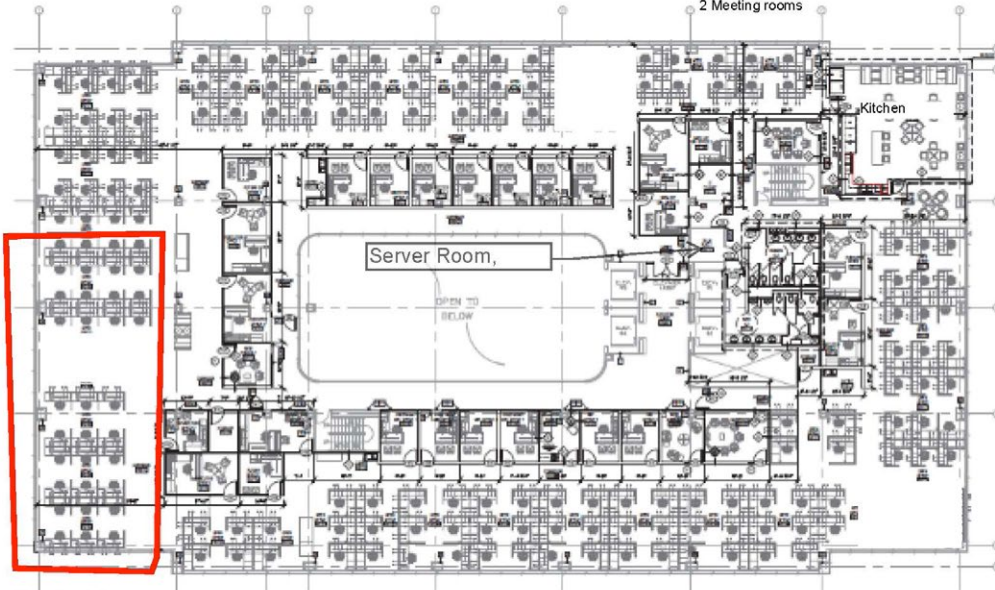
TOWER 1320: 49,528 SF Sublease

167 Cubicles
25 Offices
1 Banquette Pod
4 Meeting rooms

20 Cubicles
3 Offices
1 Meeting room

30 Cubicles
7 Offices

10 Cubicles
3 Offices
2 Meeting rooms

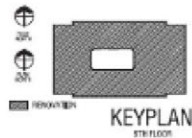


25 Cubicles
2 Offices
1 Meeting room

Although not shown as cubicles, the area in red has 32 cubicles

50 Cubicles
10 Offices
1 Wellness room
1 Storage
2 Conference

Q 1 9TH FLOOR PLAN



9th Floor

- ◆ +/-24,734 Rsf
- ◆ 25 offices
- ◆ 2 conference rooms
- ◆ 121 cubicles

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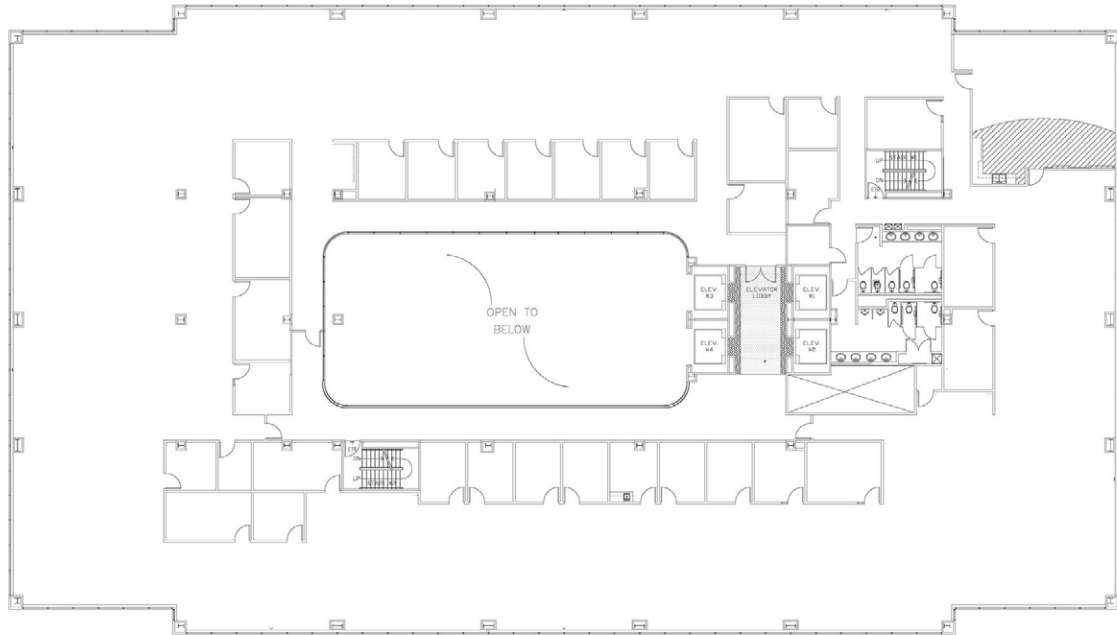
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TOWER 1320: 49,528 SF Sublease

9th Floor



9th Floor
25,456 rsf

* Note the building has remeasured each floor, we are honoring the smaller measurements for the sublease term.

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Total for the Floor

58 Person Conference or Training Area, accordion wall allows easy divisibility
102 Cubicles
17 Offices
1 Meeting room
1 Storage Room
4 Large conference rooms
2 Smaller conference rooms
2 Banquette pods in office area
Large kitchen with banquette, high top and table seating.

5 Offices
2 Conference rooms
1 Work room
1 Banquette pod

30 Cubicles



6 Offices
Kitchen
3 Large conference rooms
8 Cubicles

22 Cubicles
6 Offices
1 Storage room
1 Conference Room
1 Banquette

42 Cubicles
1 Meeting room

10th Floor

- ◆ ± 24,794 RSF
- ◆ 20 Offices
- ◆ 6 conference rooms
- ◆ 106 cubicles
- ◆ 58 Person conference or training area, accordion wall



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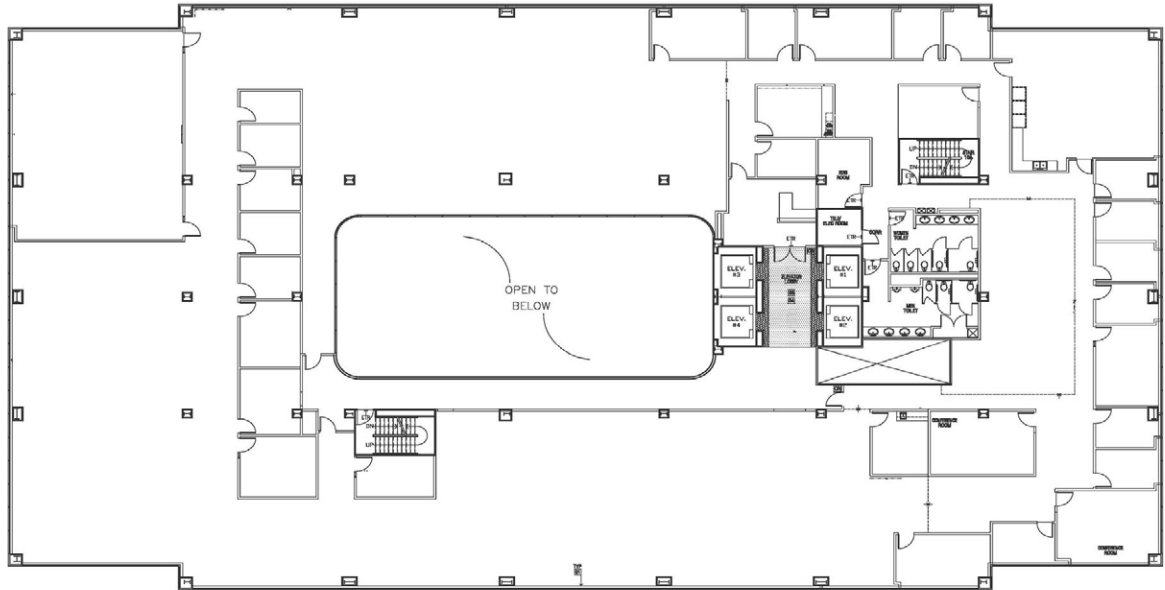
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TOWER 1320: 49,528 SF Sublease

10th Floor



10th Floor
25,454 rsf

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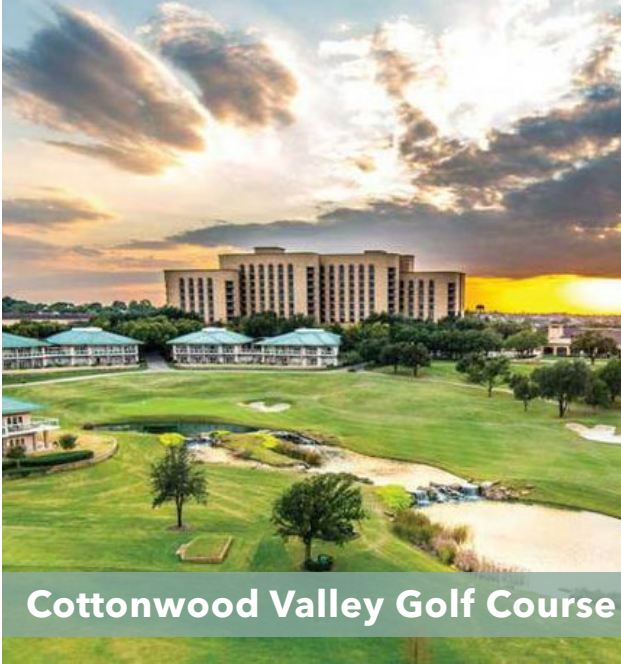


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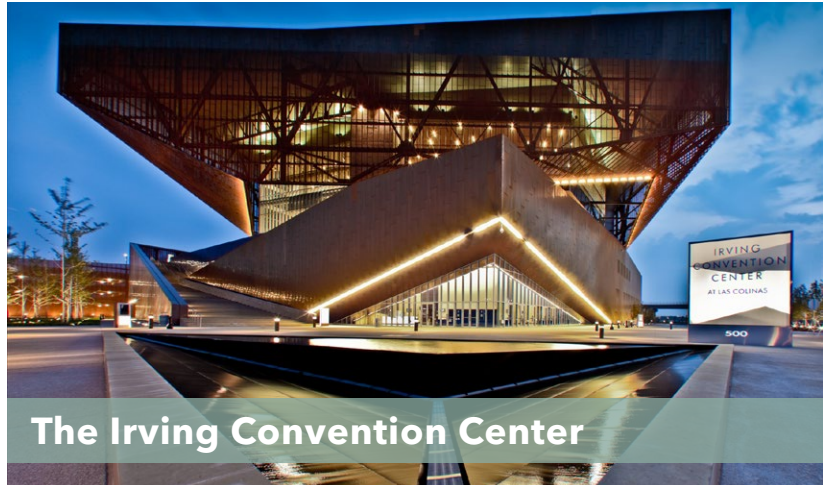
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Cottonwood Valley Golf Course



The Music Factory



The Irving Convention Center

Area Amenities

The Urban Towers offer an abundance of nearby amenities:

- ◆ The Music Factory
- ◆ The Irving Convention Center
- ◆ DART Light Rail Station
- ◆ Omni Mandalay Hotel, Dallas Marriott Las Colinas and many other hotels
- ◆ Dozens of fine restaurants, as well as fast-food options



DART Light Rail System

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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.

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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Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date