

8505 FREEPORT PKWY

Irving, TX 75063



CAPITAL
COMMERCIAL
INVESTMENTS, INC.





BUILDING FACTS

| | |
|--------------------|--|
| Building size | 123,099 RSF |
| Stories | 6 |
| Year built | 1982 |
| Common area factor | 17.26% |
| Parking | 4.5/1,000 RSF Covered Parking: 0.5/1,000 RSF for \$50.00 per space per month |
| Telecom | Verizon, AT&T, Level 3 and Logix |
| Building hours | Monday to Friday: 7:00 am - 7:00 pm; Saturday: 7:00 am - 1:00 pm After hours HVAC is \$50/hour with a 2-hour minimum |
| Amenities | Three minutes to DFW International Airport Building conference room on-site Brand New Grab+Go Market on 1st Floor On-site Security: Monday to Friday 10:00 am - 6:00 pm On-site Management Garage Parking |



123,099 RSF
Building Size



4.5/1,000 RSF
Parking Ratio



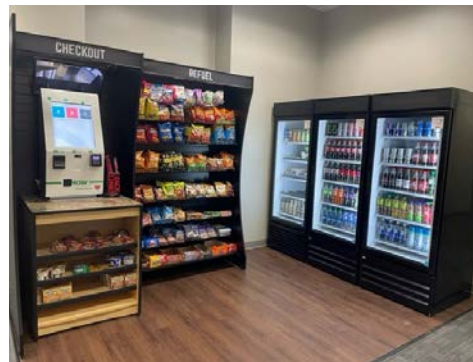
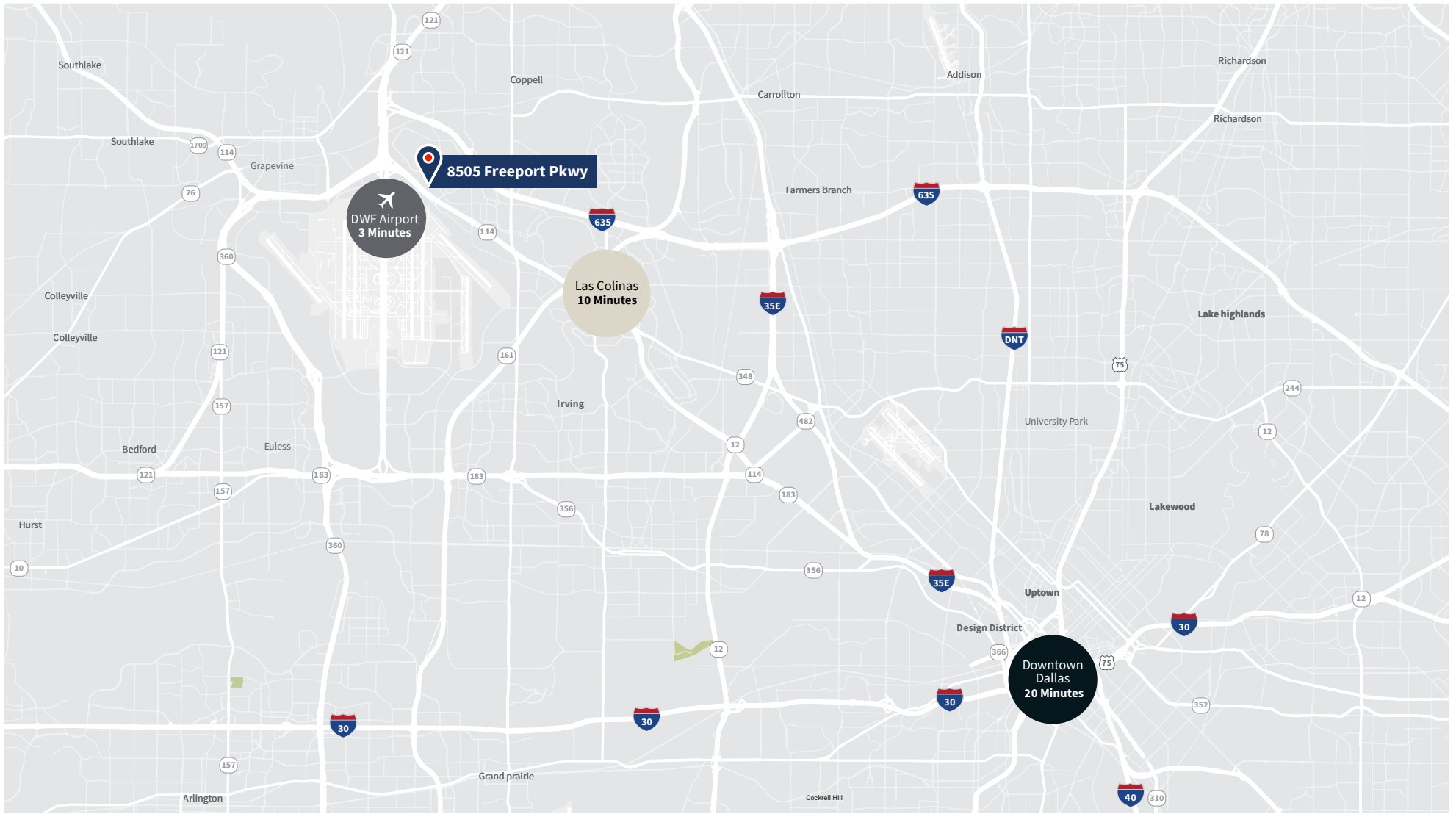
On-site
Security



On-site
Property Management



Convenient
Access to DFW Airport





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For Leasing Information:

Hudson Neuhoff
hudson.neuhoff@jll.com
214 438 6487

Gini Rounsaville
gini.rounsaville@jll.com
214 438 3954

Trevor Franke
trevor.franke@jll.com
214 438 6174

8505freeport.com

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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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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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| | 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 |

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

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