

# 6111 PLANO PARKWAY



**PRIME LOCATION  
UNBEATABLE ACCESS**



**1.1 M SQ FT  
OFFICE PARK**



**SURROUNDED BY  
AMENITIES**



Immediate access to Dallas North Tollway and George Bush  
5 min from 50+ restaurants, hotels, retail and child care  
On-site property management and maintenance  
24x7 Security  
Weekly food trucks on-site  
Foodstly food delivery to lobby  
Regularly scheduled tenant events  
100 seat conference center  
On-site fitness center and LA Fitness within 1 mile  
On-demand fuel delivery through Booster Fuels  
Artwork and sculpture gardens  
Multiple parks with water features  
Outdoor plaza and dining areas with grills  
On-site café/deli  
Committed to energy conservation, sustainability & recycling

**WWW.IBPTEXAS.COM** 6111 PLANO PARKWAY, PLANO, TX 75093





- 6100 Plano Pkwy
  - Fitness Center, Market Deli, BBQ Grills
- 6111 Plano Pkwy
  - Basketball Court, BBQ Grills
- 4100 Midway
  - Basketball Court, BBQ Grills
- 6500 International
  - Courtyard, Food Trucks, 100 Seat Conference Room, BBQ Grills
- 6404 International
  - Mini-Market, 12 Seat Conference Room, BBQ Grills
- 4100 International
  - Courtyard with Fountains, BBQ Grills
- 4120 International
  - Market Deli, BBQ Grills

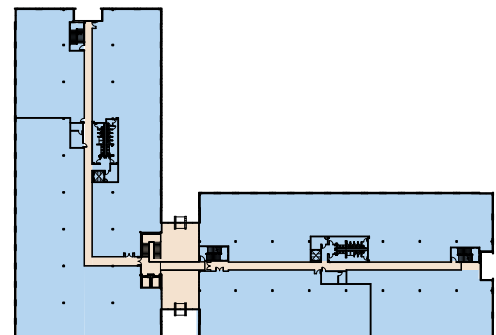
## BUILDING SPECIFICS

Built In 2014  
 181,711 Total SF  
 Three Stories  
 Carports Available  
 Multi Tenant Factor 15%  
 Single Tenant Factor 6.5%  
 Energy Star Certified  
 Utilizing 100% Renewable Energy  
 Fitness Center (6221 W. Plano Pkwy)  
 Conference Room (6221 W. Plano Pkwy)



## TYPICAL FLOOR PLAN

60,000 SF Floor Plates  
 30' x 30' Column Spacing  
 15' Floor to Floor  
 10' Ceiling Height



FOR LEASING INFORMATION: Trevor Franke, Gini Rounsaville | Phone: 214 438 6100

**BILLINGSLEY**  
COMPANY

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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.

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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