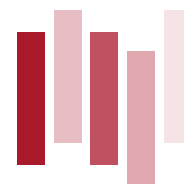




IBC Plaza 3800 MAPLE

OFFICE FOR LEASE

OFFICE FOR LEASE



IBC Plaza
3800 MAPLE

DALLAS, TX 75219

Ideally situated at the corner of Oak Lawn Avenue and Maple Ave directly adjacent to the prestigious Old Parkland Campus and the Dallas North Tollway. This 8-story building features a grand marble lobby with 25 foot full-height glass curtain walls. Its unique architectural angles and glass banded windows rest on a 1 1/2 acre lot.

IBC Plaza offers a wide variety of office spaces and configurations. A convenient 3 level parking garage, and complementary surface parking allows for ample parking. In 2014, this building was awarded LEED certification at the Silver level by the U.S. Green Building Council. AT&T Fiber ready property With speeds up to 1 Gbps.

Property Description

- Full Floor Available
- Total SF available – 61,080 SF
- Owned by IBC Bank
- Located in Central Oak Lawn directly across from Old Parkland Campus and DNT
- Over 100 walkable amenities (dining, retail, hotels, parks)
- Direct access from garage to your floor
- Dramatic views of Uptown and Central Business District
- LEED Silver Certification

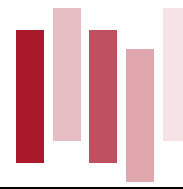


Building Amenities

- Tenant lounge
- Fitness center with locker rooms
- Grab and go deli
- On-site banking
- Move in ready spec suites
- Below grade covered parking
- On-site management
- 24/7/365 on-site security

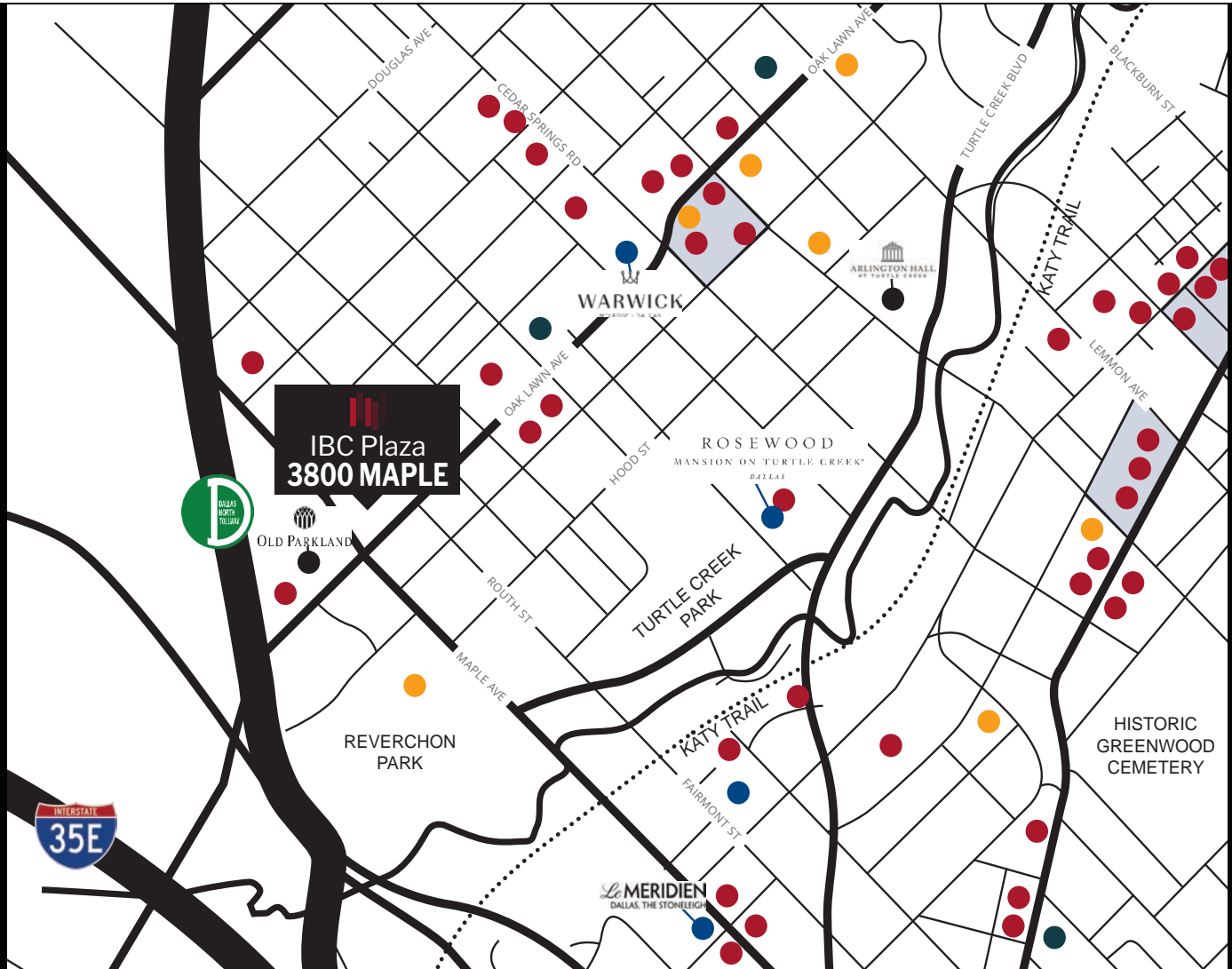


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AMENITIES (~ 1 MILE) NOT A COMPLETE LIST

RESTAURANTS

- Zagan
- 18th And Vine
- Starbucks
- Open Sesame Labenese Grill
- Campuzano Mexican
- The Mansion
- Katy Trail Icehouse
- Texas De Brazil
- Uchi
- Nick & Sam's
- Local Tap & Table
- Stoneleigh P
- The Green Dragon
- Las Palmas
- Fogo De Chao
- Sixty Vines

- Capital Grille
- Truluck's
- The Old Warsaw
- Dragonfly
- Kiss
- Dream Cafe
- Shake Shack
- Moxie's
- Street's Fine Chicken
- Si Lom
- Chipotle
- Velvet Taco
- Breadwinner's Cafe
- Mattitos
- Hunky's Old Hamburgers
- Village Baking Co.
- La La Land Cafe
- Starbucks
- San Martin Bakery
- Urban Donut

FITNESS

- Trophy Club Fitness
- Reverchon Park Recreation Center
- Innergy Fitness
- Simply Fit
- Pilates Studio of Dallas
- Classic Pilates
- Lift House Fitness

HOTELS

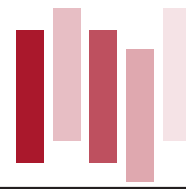
- Rosewood Mansion On Turtle Creek
- Marriott Dallas Uptown

- Le Meridein Dallas, The Stoneleigh
- Warwick Melrose - Dallas

GROCERY

- Whole Food's Market
- Total Wine & More
- Eatzi's Market & Bakery

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LEASING INFORMATION



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The information contained herein was obtained from sources believed reliable; however, Bradford Companies makes no guarantees, warranties, or representation as to the completeness or accuracy thereof.



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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date