



For Sublease

600 E Las Colinas Blvd Irving, TX 75039

Suite 1600
9,311 rsf Available

Building Overview:

- 5-level parking garage
- Close proximity to walking trails, Levy Events Plaza and Park as well as other Las Colinas attractions
- On-site amenities including, fitness center, full service deli, dry cleaners, shoe shine, common area conference room, on-site management and security, overnight drop boxes
- Quick access to DFW via Hwy 114, Hwy 183, I-35 and DART
- Common area updates in progress
- Floor-to-ceiling views of Las Colinas, Lake Carolyn, and downtown Dallas

Suite 1600



16th floor



Training & Conference Rooms



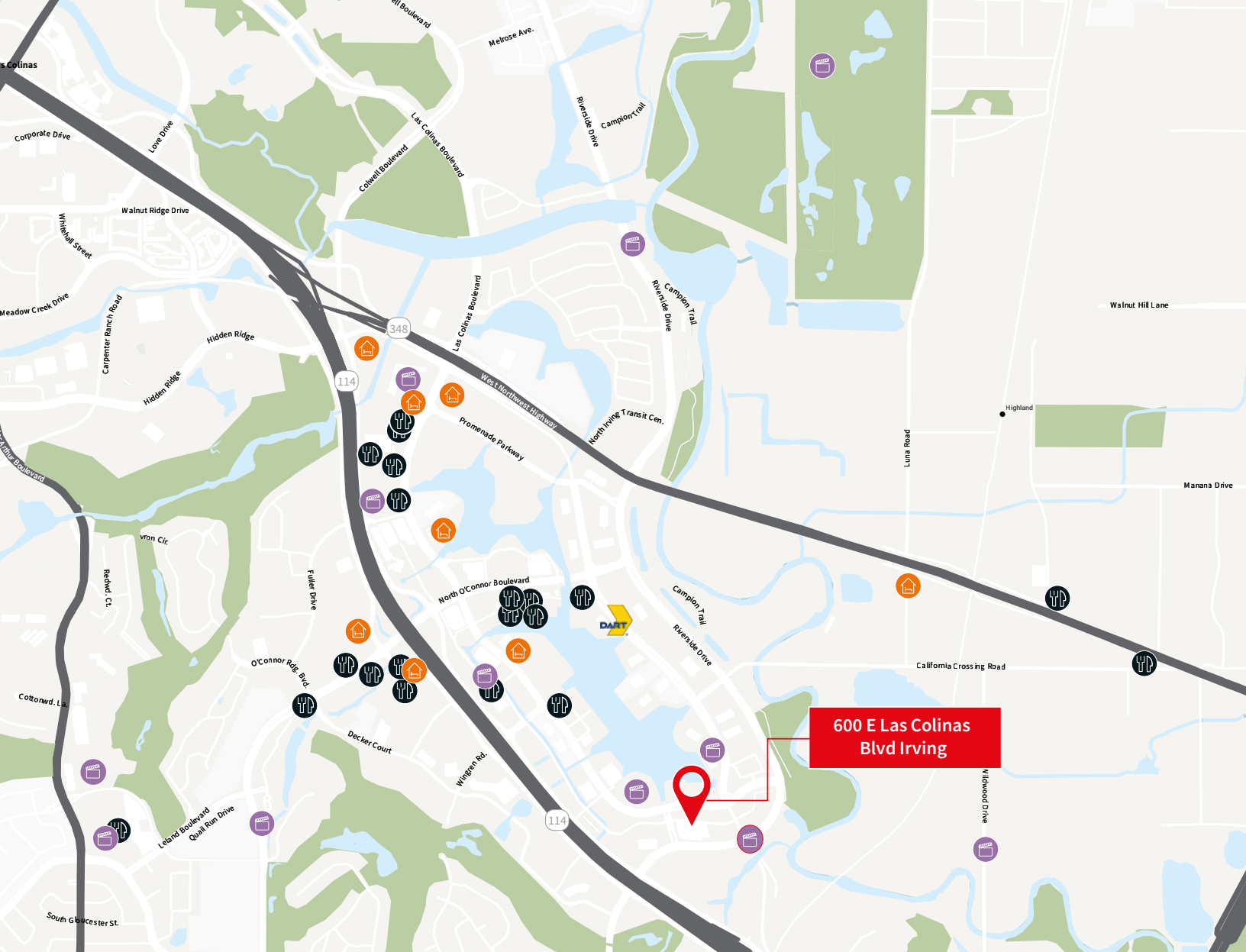
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Break room



22 offices



Restaurants



- Pacific Table - Las Colinas
- Italian Café
- Chipotle Mexican Grill
- Le Peep of Las Colinas
- Riverview Cafe & Grill
- Hugo's Invitados
- Cork & Pig Tavern
- The Ginger Man
- McDonald's
- Schlotzsky's
- Zeytin
- Venetian Terrace
- Blaze Brazilian Steakhouse
- Bar Louie - Music Factory
- Thirsty Lion Gastropub - Music Factory
- The Green Gator at Toyota Music Factory
- Yard House
- Via Real Restaurant
- Longhorn Icehouse
- Habana Blue Bar - Restaurant

Entertainment



- Las Colinas Country Club
- L.B. Houston Nature Trails Wildwood Trailhead
- Luna Vista Golf Course
- Bird's Fort Trail Park
- Levy Event Plaza
- Founder's Park
- TPC Four Seasons Las Colinas
- Row House
- Irving Convention Center at Las Colinas
- Toyota Music Factory
- Mandalay Canal Walk at Las Colinas
- Opitz Park

Hotels



- Tropicana Inn & Suites
- Omni Las Colinas Hotel
- Aloft Las Colinas
- Marriott Dallas Las Colinas

- Holiday Inn Irving - Las Colinas, an IHG Hotel
- The Westin Irving Convention Center at Las Colinas
- Texican Court
- Holiday Inn Express & Suites Irving Conv Ctr - Las Colinas, an IHG Hotel

Transportation



- Las Colinas Urban Center Station



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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@am.jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bradley Stone Selner	399206	brad.selner@am.jll.com	214-438-6100
Designated Broker of Firm	License No.	Email	Phone
	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ashley Winchester	639992	ashley.curry@am.jll.com	214-438-6100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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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

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