

1111 FREEPORT PARKWAY

ENTIRE BUILDING AVAILABLE



Property Highlights

Size:	96,500 SF
Stories:	2
Year Built:	1998
Parking Ratio:	5:1,000 Structured covered parking
Features:	<ul style="list-style-type: none">– 1750 KW Backup Generator– Newly installed <u>Steril-Aire UV Light System</u> helps kill airborne viruses and bacteria to create a safer work environment– Easily accessible throughout the metroplex via Highways 635, 114 and 121



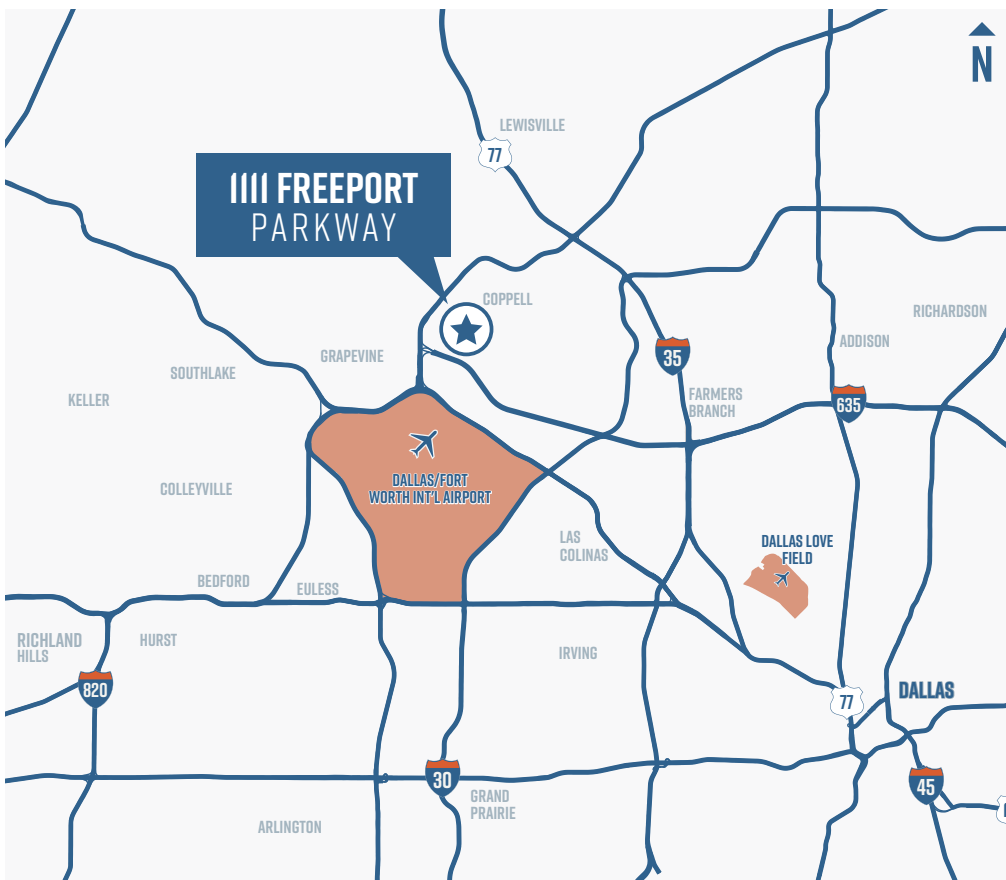
LOBBY

JEFF WOOD
JONES LANG LASALLE BROKERAGE, INC.
+1 214 438 3959
JEFF.WOOD@AM.JLL.COM

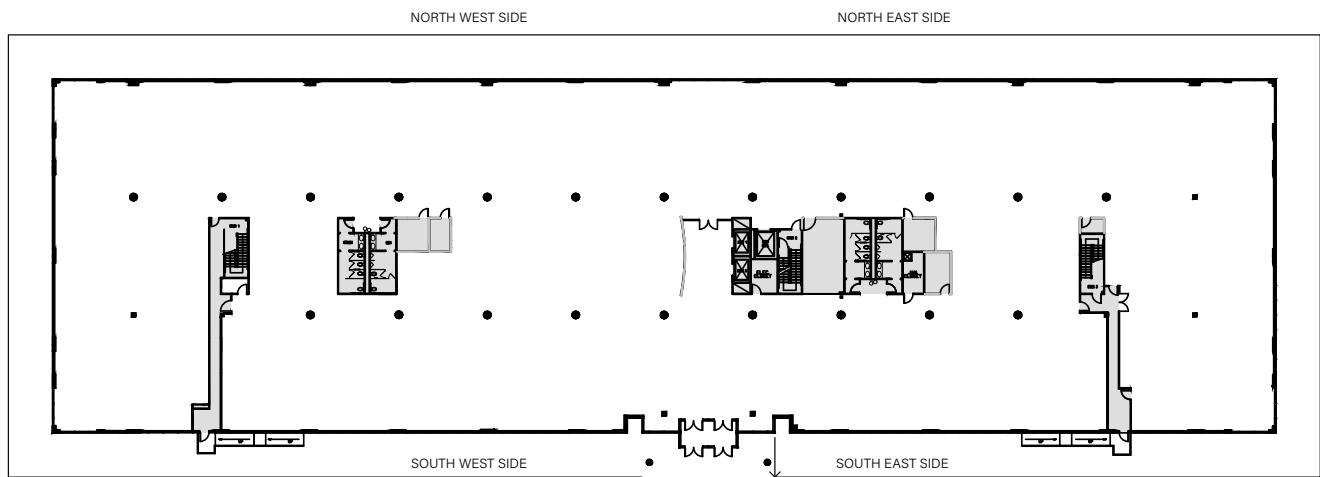


TOP OF BUILDING SIGNAGE AVAILABLE

PROMINENT VISIBILITY FRONTING LBJ FREEWAY



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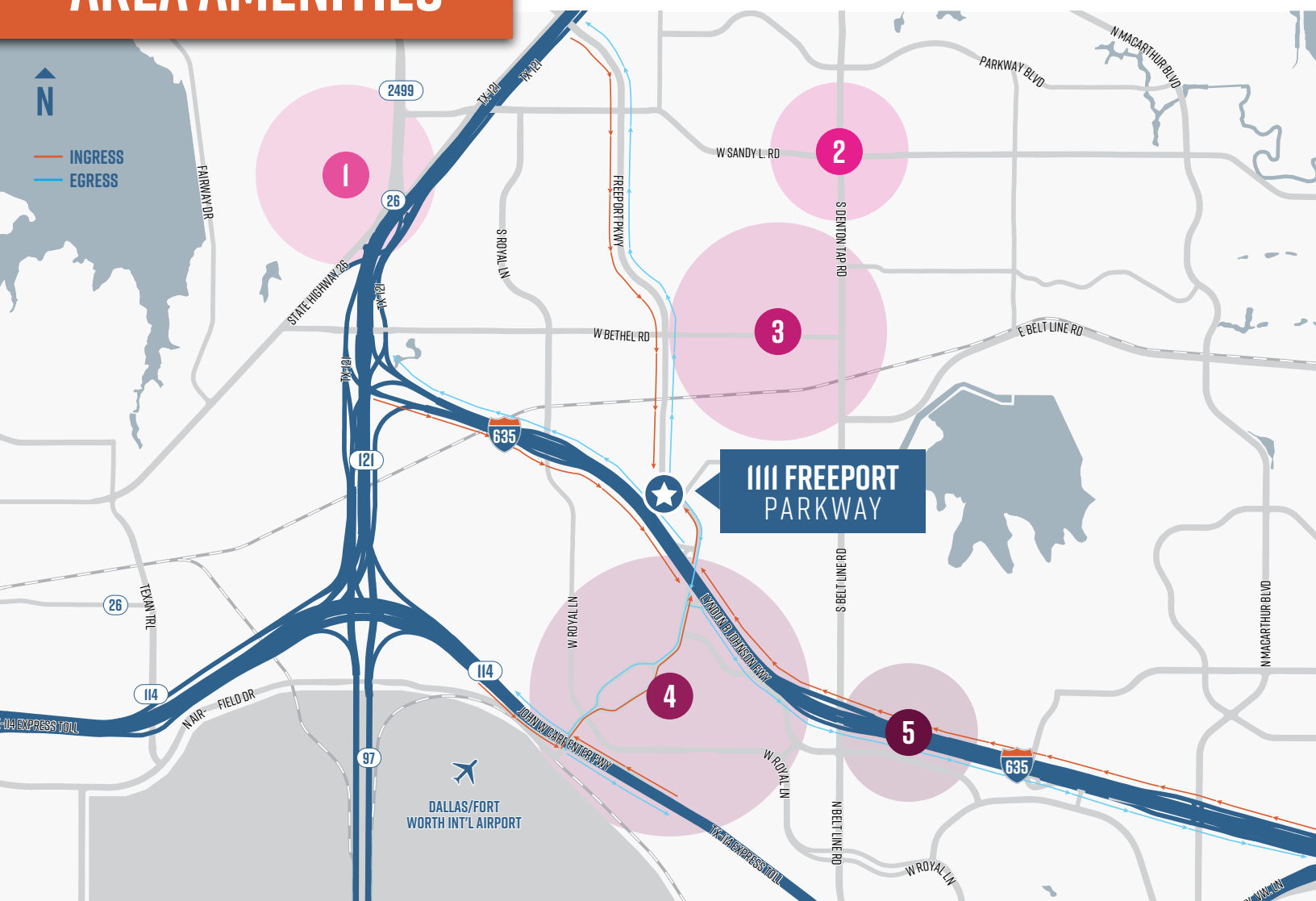


1ST FLOOR | 48,250 SF



2ND FLOOR | 48,250 SF

AREA AMENITIES



1

FUDRUCKERS
BLUE GOOSE CANTINA
CRACKER BARREL
FUZZY'S TACO SHOP
DAAN SUSHI ASIAN BISTRO
& BAR
PHOXPRESS
APPLEBEE'S BAR & GRILL
CHIPOTLE
RAINFOREST CAFE
CHICK-FIL-A
CHINA BUFFET
CHARLEY'S PHILLY STEAKS
CHILI'S GRILL & BAR

2

EINSTEIN'S BROS. BAGELS
JERSEY MIKE'S
ZOE'S KITCHEN
PHO YEN PHI
SCHLOTZKY'S
SMASHBURGER
MI COCINA
I FRATELLI PIZZA
ANAMIA'S TEX MEX
J. MACKLIN'S GRILL
PALIO'S PIZZA CAFE
LITTLE GREEK FRESH GRILL
ZENA SUSHI RESTAURANT
CHIPOTLE

3

HARD EIGHT BBQ
TWISTED ROOT BURGER CO.
LOCAL DINNER
COPPELL DELI
TACO NAAN
DICKEY'S BARBEQUE PIT
ROZANA MARKET & RESTAU-
RANT
CHICKEN EXPRESS
DOMINO'S PIZZA
DAIRY QUEEN

4

MARRIOTT
BEST WESTERN
COMFORT INN
HAWTHORN SUITES
HOMWOOD SUITES COURTYARD
CLARION INN & SUITES
COMFORT SUITES
HOLIDAY INN EXPRESS
SHERATON HOTEL
DOUBLETREE BY HILTON
THE WESTIN
WINGATE BY WYNDHAM
RESIDENCE INN

5

PITA PIT
FRESHII
DUNKIN DONUTS
CHIPOTLE
COWBOY CHICKEN
JIMMY JOHN'S
WHISKEY CAKE KITCHEN & BAR
MCALISTER'S DELI
BLACK SEASAME
STARBUCKS
VITO'S PIZZA & PASTA
SALSA'S MEXICAN GRILL
SALADWORKS
CAVALLI PIZZA



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
Jeff Wood	586631	jeff.wood@jll.com	214-438-3959
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date