



V | ZIENT P O N T

250 & 290 EAST JOHN CARPENTER FWY | IRVING TX

propertyHIGHLIGHTS

145,890 SF \ 250 EJC

411,253 SF \ 290 EJC

Large, efficient floorplates

Floor plates/glass lines offer abundant amount of natural light

Full amenity package including a new zen garden

On-site management

24/7 on-site security

Abundant parking – covered and surface

Easy ingress/egress

Visibility from 114

DART bus/rail service nearby

Proximity to Las Colinas amenities including Toyota Music Factory, Las Colinas Country Club and The Four Seasons



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UPGRADED AMENITIES

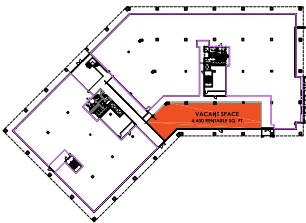
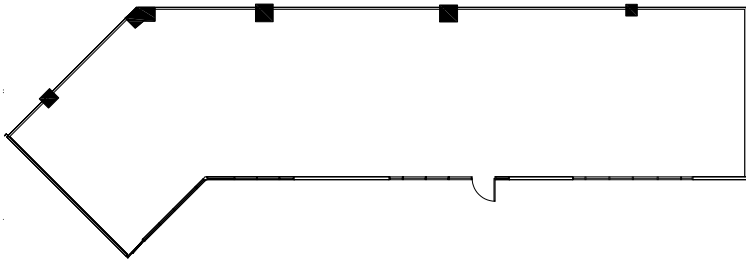
Zen garden

Updated locker rooms in the fitness center

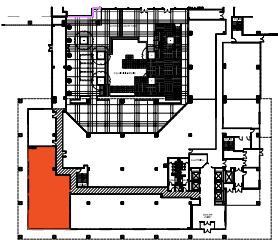
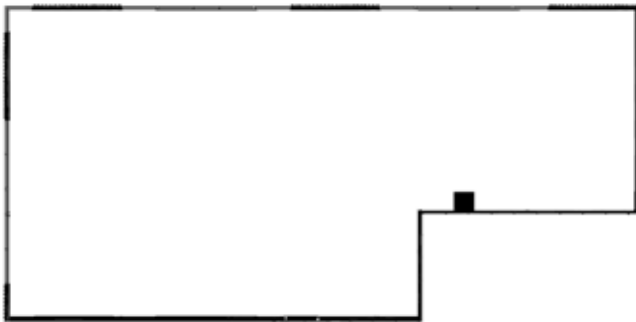
Upgraded lobby furniture

New patio/tenant lounge

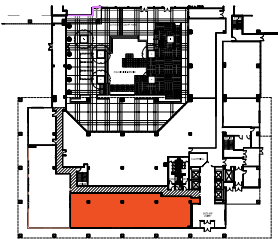
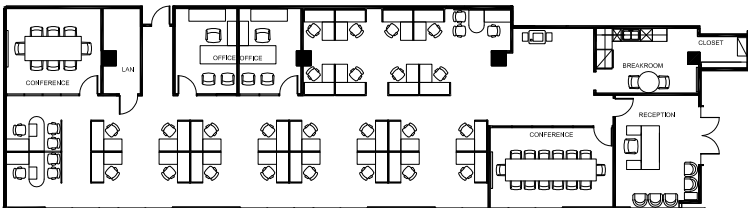
availableSPACE



250 EJCF
1st Floor // 4,400 SF



290 EJCF
1st Floor // 2,851 SF



290 EJCF
1st Floor // 4,536 SF

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VIZIENT
POINT



propertyAMENITIES

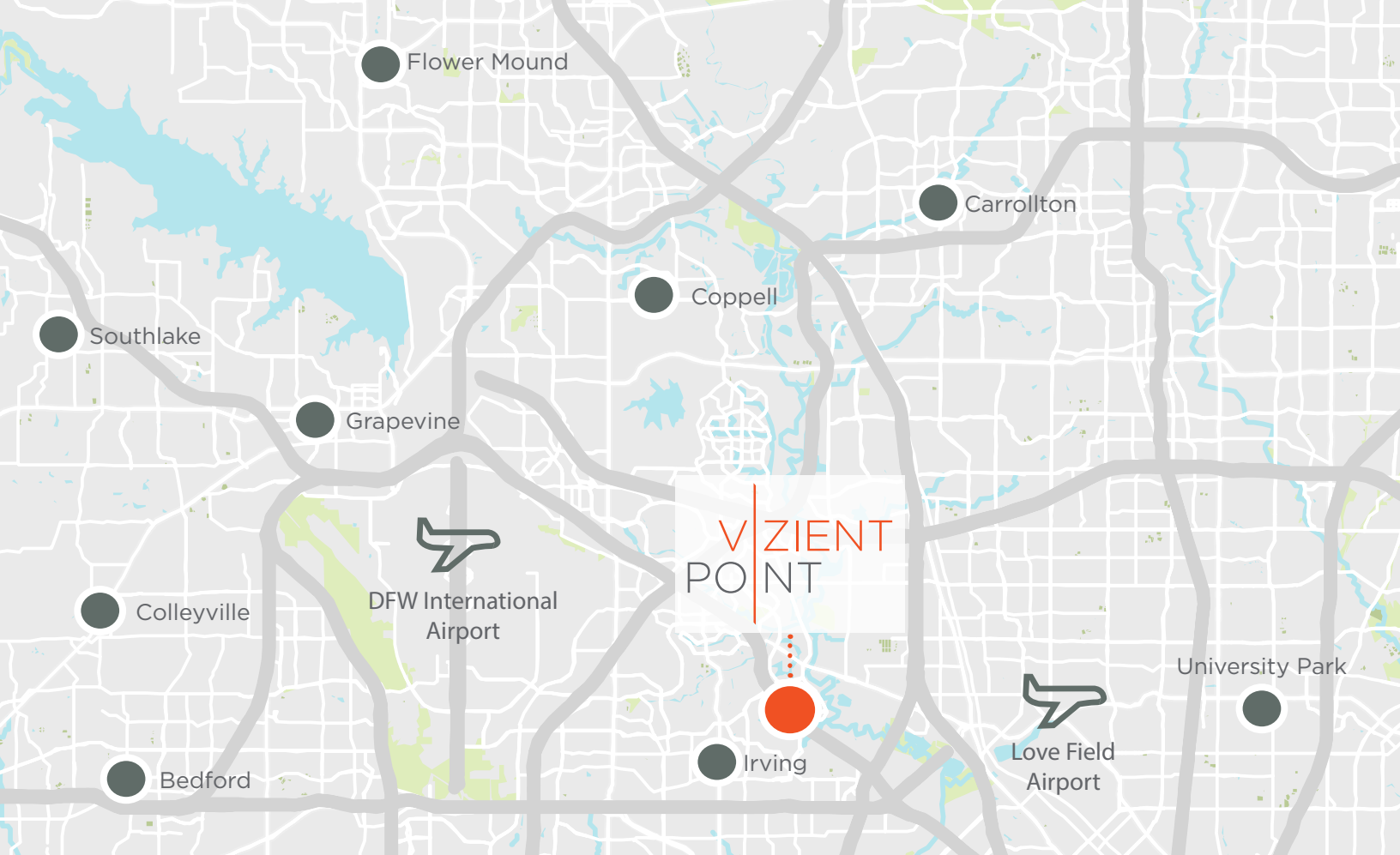
State-of-the-art fitness center with massage room, instructor-led classes, and locker rooms/showers

The Cove: private building courtyard/outdoor tenant lounge with Wi-Fi and koi fish pond

Large indoor tenant seating area/lounge

Starbucks

On-Site café – Mason's Deli



areaINFORMATION

No.1

Texas is the #1 state for doing business 10 years in a row (CEO magazine)

3.9M

people make up the Dallas/Fort Worth workforce, making it the 2nd largest workforce in America

13.48

The average distance to Vizient Point from surrounding cities is 13.48 miles

183K

Passengers travel through Dallas airports daily due to high accessibility and central location

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V|ZIENT POINT





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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.

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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:

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 - 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.

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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 Eckert	497530	jeff.eckert@jll.com	214-438-6153
Sales Agent/Associate's Name	License No.	Email	Phone

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Date



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