

STADIUM & COPELAND

1200 & 1250 E COPELAND RD | ARLINGTON, TX



COPELAND TOWER



STADIUM PLACE



STADIUM PLACE

- 84,327 Total SF; 5 Floors
- Built in 1984, Renovated in 2022
- 4.3 / 1,000 parking ratio
- Quoted rent \$17.50 + E
- 18,000 SF Typical floor size
- Immediate availability
- On-site property management & engineer
- On-site security patrol M-F 4:30 PM to 2:30 AM

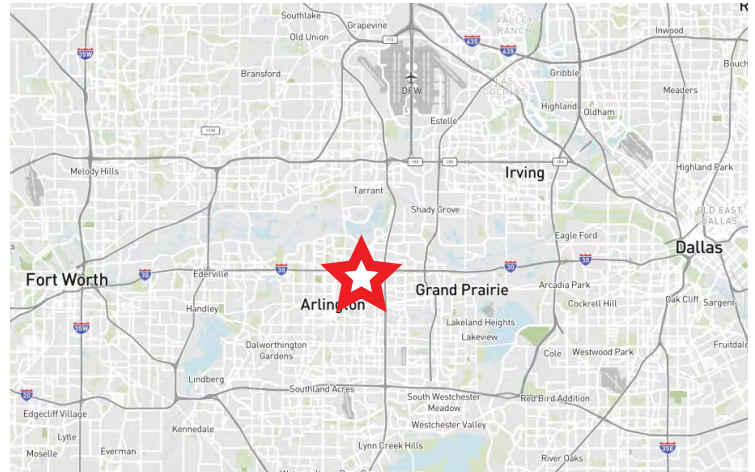
COPELAND TOWER

- 126,628 Total SF; 12 Floors
- Built in 1986, Renovated in 2006
- 4.3 / 1,000 parking ratio
- Quoted rent \$21-\$22 + E
- 10,838 SF Typical floor size
- Immediate availability
- On-site deli and food service
- On-site property management & engineer
- On-site security patrol M-F 4:30 PM to 2:30 AM



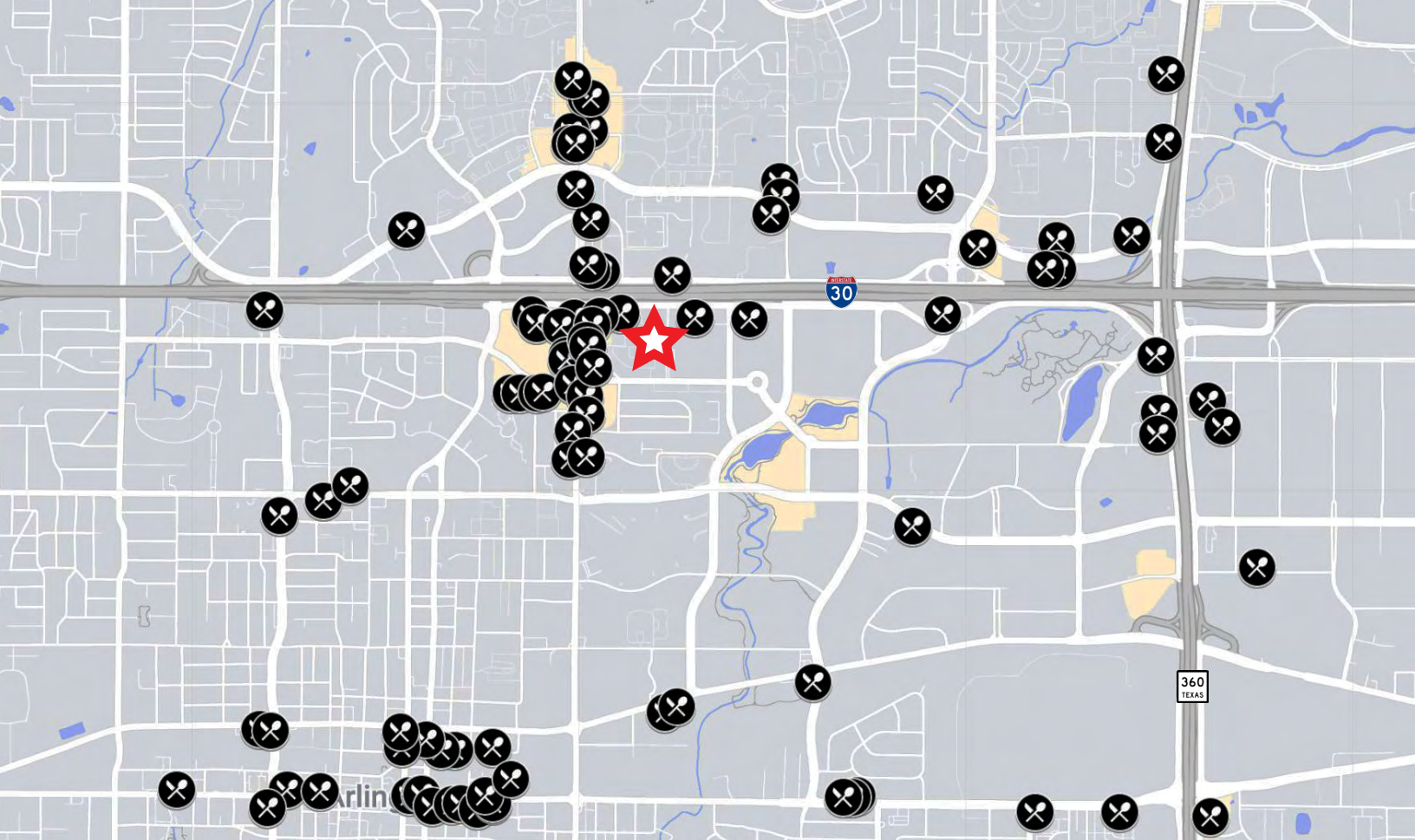
LOCATION

- Central location allows for employees all over DFW to easily commute
- Easy access to travel both North/South and East/West via I-30 and I-360
- Excellent views of AT&T Stadium, Texas Live! and other Arlington attractions
- Convenient business air travel due to location just south of DFW Airport
- 30 Minutes to both Dallas and Fort Worth CBD



ENTERTAINMENT PROXIMITY





DINING OPTIONS

Pappadeaux Seafood
 Ojos Locos Sports Cantina
 On The Border
 Subway
 IHOP
 The Social House
 Smoothie King
 The Biscuit Bar
 Torchy's Tacos
 Olive Garden
 Omi Korean Grill & Bar
 TGI Fridays
 Coolberry Frozen Yogurt
 BoomerJack's Grill & Bar
 Shell Shack
 Hibachi 97
 Lupe's Tex-Mex & Grill
 Sprout's Springroll & Pho
 Jason's Deli
 Raising Cane's
 Wendy's
 Buffalo Wild Wings

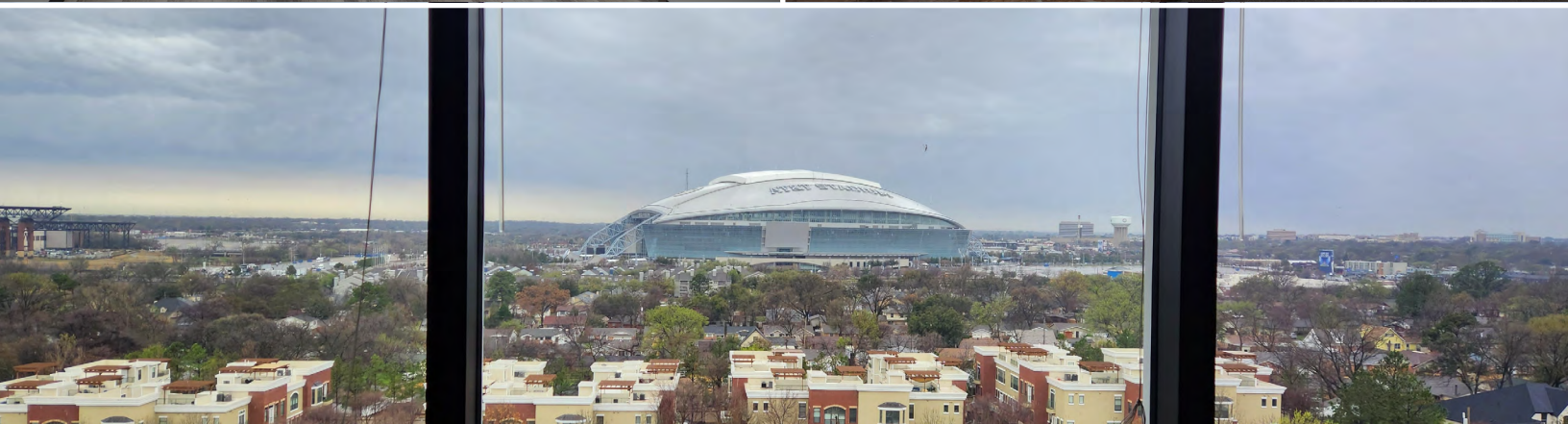
Popeyes Louisiana Kitchen
 Waffle House
 Domino's Pizza
 Papa Johns Pizza
 Bahama Buck's
 la Madeleine
 Starbucks
 Piccolo Mondo
 Blaze Pizza
 Chipotle Mexican Grill
 Whataburger
 Asian Buffet
 Chili's Grill & Bar
 Hooters
 Chick-fil-A
 Taco Bueno
 Wingstop
 Arby's
 Taco Bell
 Nehemiah Coffee Co.
 Cracker Barrel
 Boston's Restaurant & Sports Bar

Mercury Chophouse
 Steak 'n Shake
 Saltgrass Steak House
 BFF Asian Grill
 Meat Candy BBQ
 Denny's
 Red Crab - Juicy Seafood
 Bombshells Arlington
 Mariano's Hacienda Ranch
 Al-Amir Arlington
 Mac's Tavern & Grill
 Whataburger
 Jimmy's Big Burgers
 Taqueria Mi Mexico
 Fortune Cookie Express
 Peter's Chicken
 Bigotes Restaurant
 Jack in the Box
 Candlelite Inn Restaurant
 Cartel Taco Bar
 The Topsy Oak
 Hurtado Barbecue

Grease Monkey Burger Shop
 Mellow Mushroom
 Babe's Chicken
 Inclusion Coffee
 Kung Fu Tea
 Amore Mio Trattoria
 Insomnia Cookies
 Flying Fish
 Twisted Root Burger Co.
 J. Gilligan's Bar & Grill
 Fuzzy's Taco Shop
 Jimmy John's
 Shipley Do-Nuts
 225° BBQ
 Prince Lebanese Grill
 Sonic Drive-In
 Salad and Go
 Tom's Burgers & Grill
 McDonald's
 Gyros House
 KFC
 Bodacious Bar-B-Q

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FOR LEASING INFORMATION // 817.334.8129

GEOFF SHELTON **ALEX HRAPKIEWICZ**
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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 | 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 | 713-888-4000 |
| 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 |
| Alex M. Hrapkiewicz | 708829 | alex.hrapkiewicz@jll.com | 817-334-8146 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date



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| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Geoffrey Clement Shelton | 576250 | geoff.shelton@jll.com | 817-334-8129 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

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