



EPIC II

*Where work meets **epic** play*

CIM



Jones Lang LaSalle Brokerage, Inc.

BUILDING HIGHLIGHTS



2500 Pacific Avenue



485,000 RSF



32,101 RSF Available



3/1,000 Parking



LEED Gold Certified



Incredibly Techy



View Smart Windows

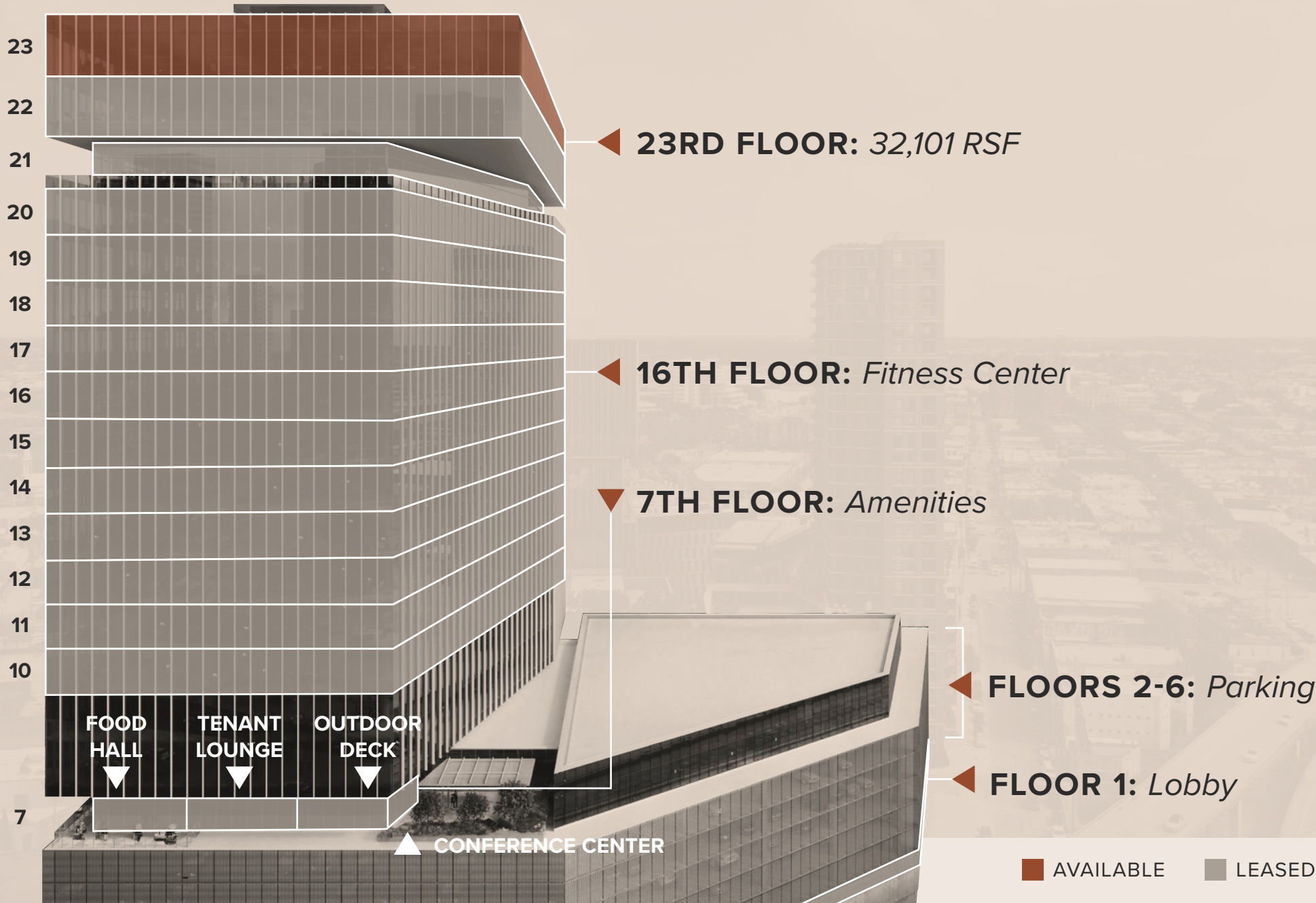


Multiple Walkable Amenities



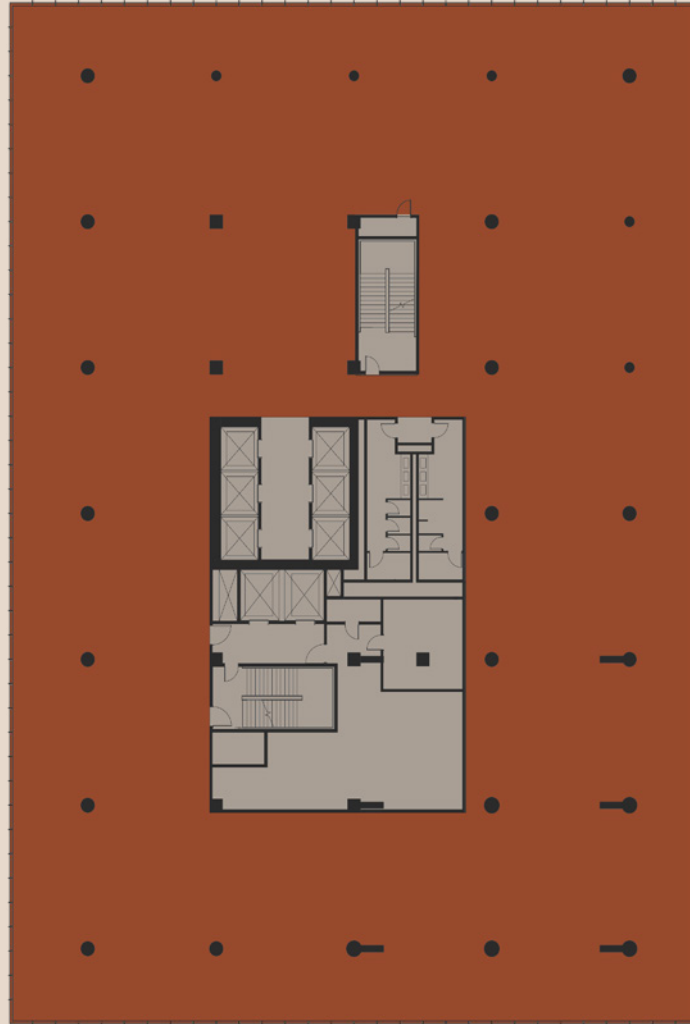
Skyline Views

STACKING PLAN

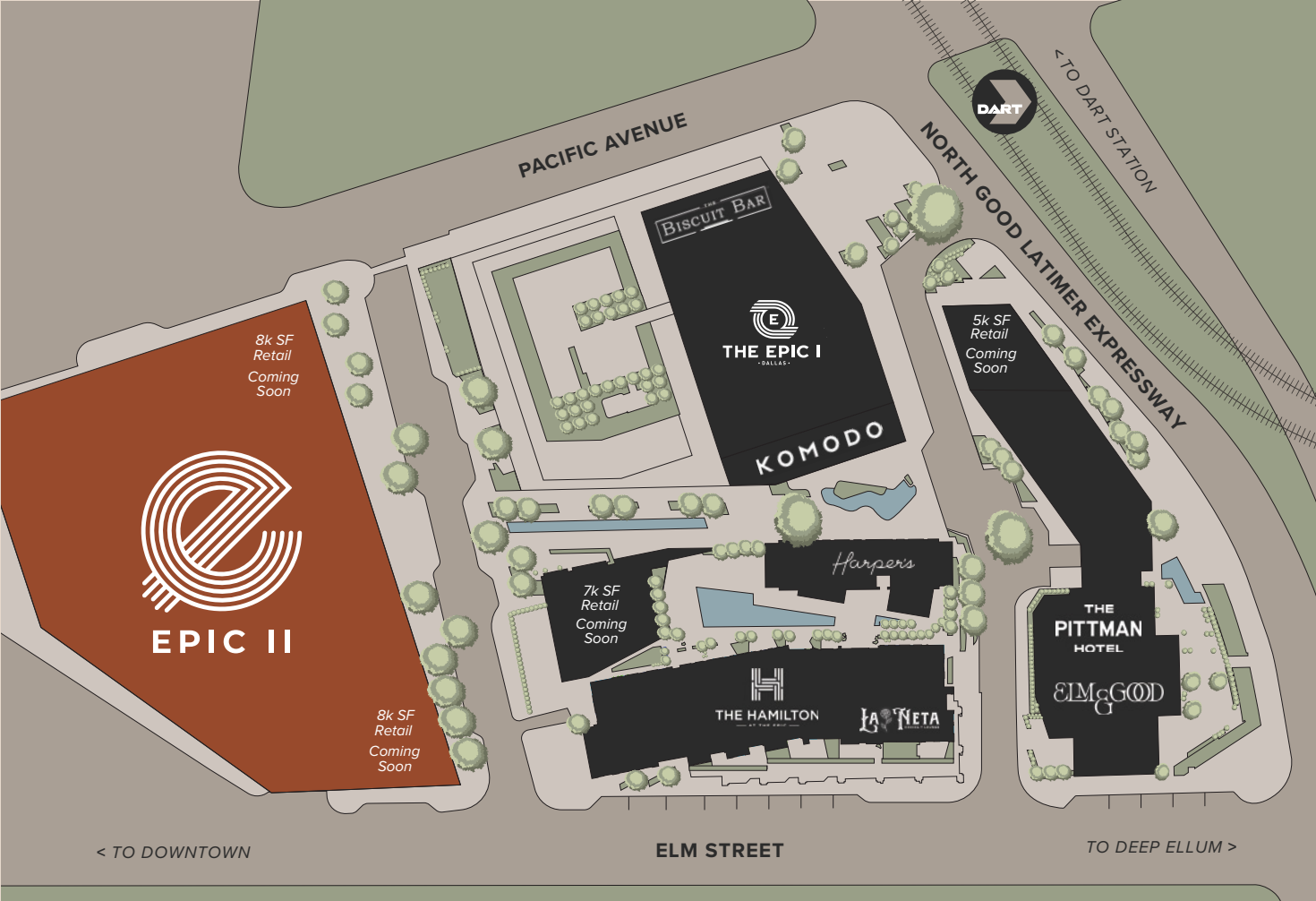


FLOORPLAN

SUITE 2300: 32,101 RSF



SITE PLAN



2500 PACIFIC AVENUE
23 Stories | 485,000 RSF

THE HAMILTON AT THE EPIC

90% Full, 26-Story, 310 Units

The Pittman Hotel

164 Rooms

ON-SITE RESTAURANTS

Elm & Good

The Pittman Hotel

La Neta Concina Y Lounge

The Hamilton at The Epic

The Biscuit Bar

Epic I

Komodo

Epic I

Harper's

The Hamilton at The Epic

WALKING DISTANCE RESTAURANTS

Brooklyn Dumplings

Velvet Taco

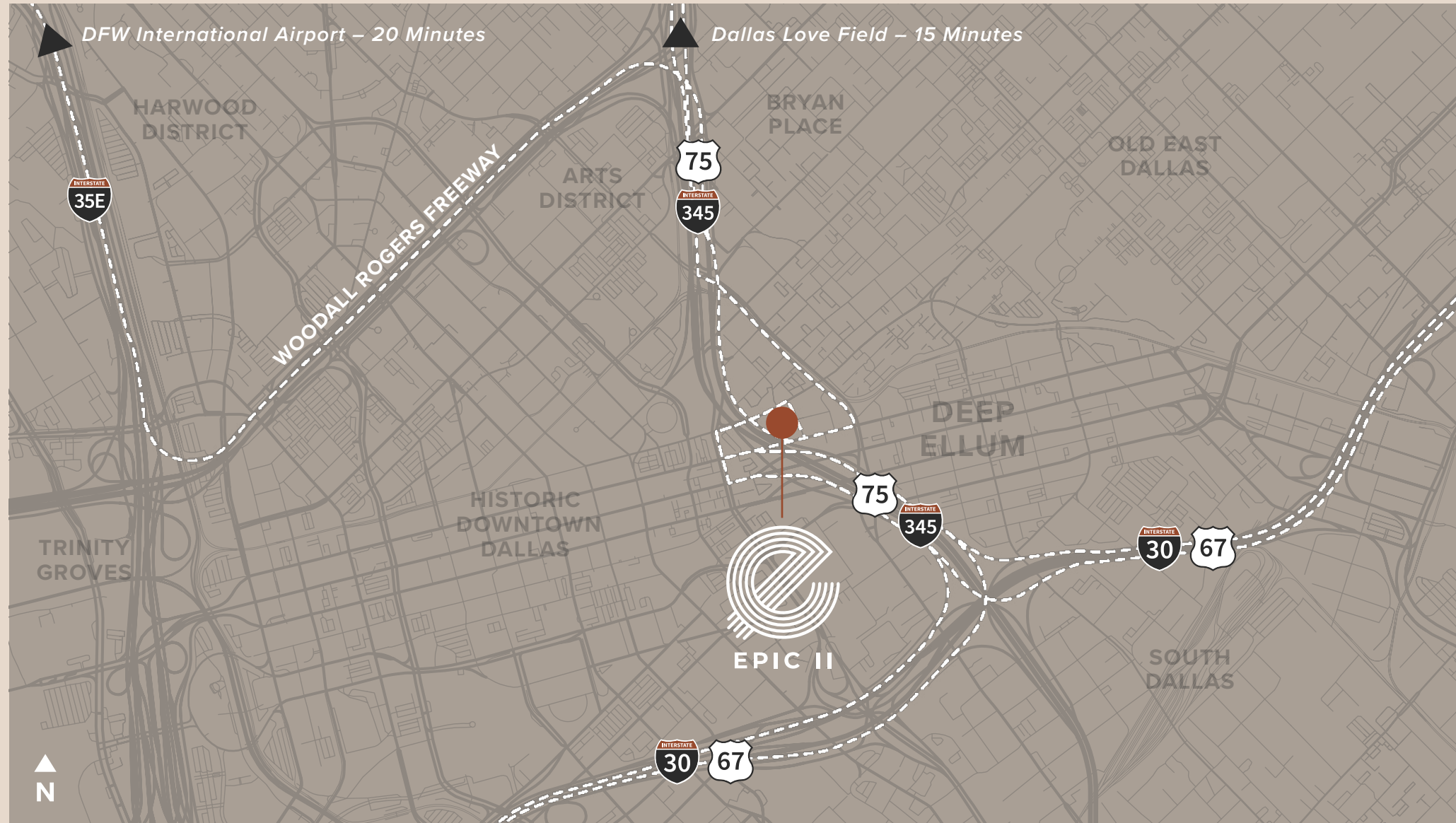
WALKABLE AMENITIES

within 5 minutes

- AllGood Cafe
- Armoury D.E.
- Backyard
- Big Guys Chicken & Rice
- Biscuit Bar
- Bottled Blonde
- Brick & Bones
- Bucky's Moonshine's
- Cafe Brazil
- Cafe Salsera
- Cane Rosso
- Cheapsteaks
- Dallas Comedy Club
- Dada Dallas
- Deep Ellum Tacos "El Habanero"
- Deep Sushi
- Dot's Hop House & Cocktail Courtyard
- Ebb & Flow
- Electric Shuffle Dallas
- Elm & Good
- Emporium Pies
- Federales
- Fuzzy's Taco Shop
- Green Light Social
- Gus's World Famous Fried Chicken
- Harlowe MXM
- Harper's
- Hattie B's Hot Chicken
- Hawkers Asian Street Food
- Insomnia Cookies
- Jack Daniel's
- Jeni's Splendid Ice Creams
- Local
- Louie Louie's Dueling Piano Bar
- Merit Coffee Co.
- Mokah Coffee & Tea
- Niwa Japanese BBQ
- Nori Handroll Bar
- Off The Cuff
- Off the Record Craft Beer & Vinyl
- On Premise
- Pecan Lodge
- Pepe's & Mito's
- Picolé
- Pizza Pie
- Punch Bowl Social Dallas
- Reno's Chop Shop Saloon
- Revolver Taco Lounge & Gastro Cantina
- Ruins
- Saaya
- Serious Pizza
- STIRR
- Terry Black's Barbecue
- The Factory in Deep Ellum
- The Free Man Cajun Cafe & Lounge
- The Saint
- Three Links Deep Ellum
- Trick Pony
- Truth & Alibi
- Twilite Lounge
- Twisted Root Burger Co.
- Uncle Uber's Sammich Shop
- Velvet Taco
- Vidorra
- Whiskey Hatchet
- Yellow Rose Cocktailieria
- Zatar Lebanese Tapas & Bar



ACCESS / DRIVETIME



CONTACT

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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:

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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
Blake Shipley	577382	blake.shipley@jll.com	214-438-6118
Sales Agent/Associate's Name	License No.	Email	Phone

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Gini Rounsaville	619260	gini.rounsaville@jll.com	214-438-3954
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