



FIELD St. DISTRICT

KAIZEN
development partners

WOODS CAPITAL

1100 MCKINNEY AVE, DALLAS, TX 75202

A NEW PARADIGM FOR DALLAS.

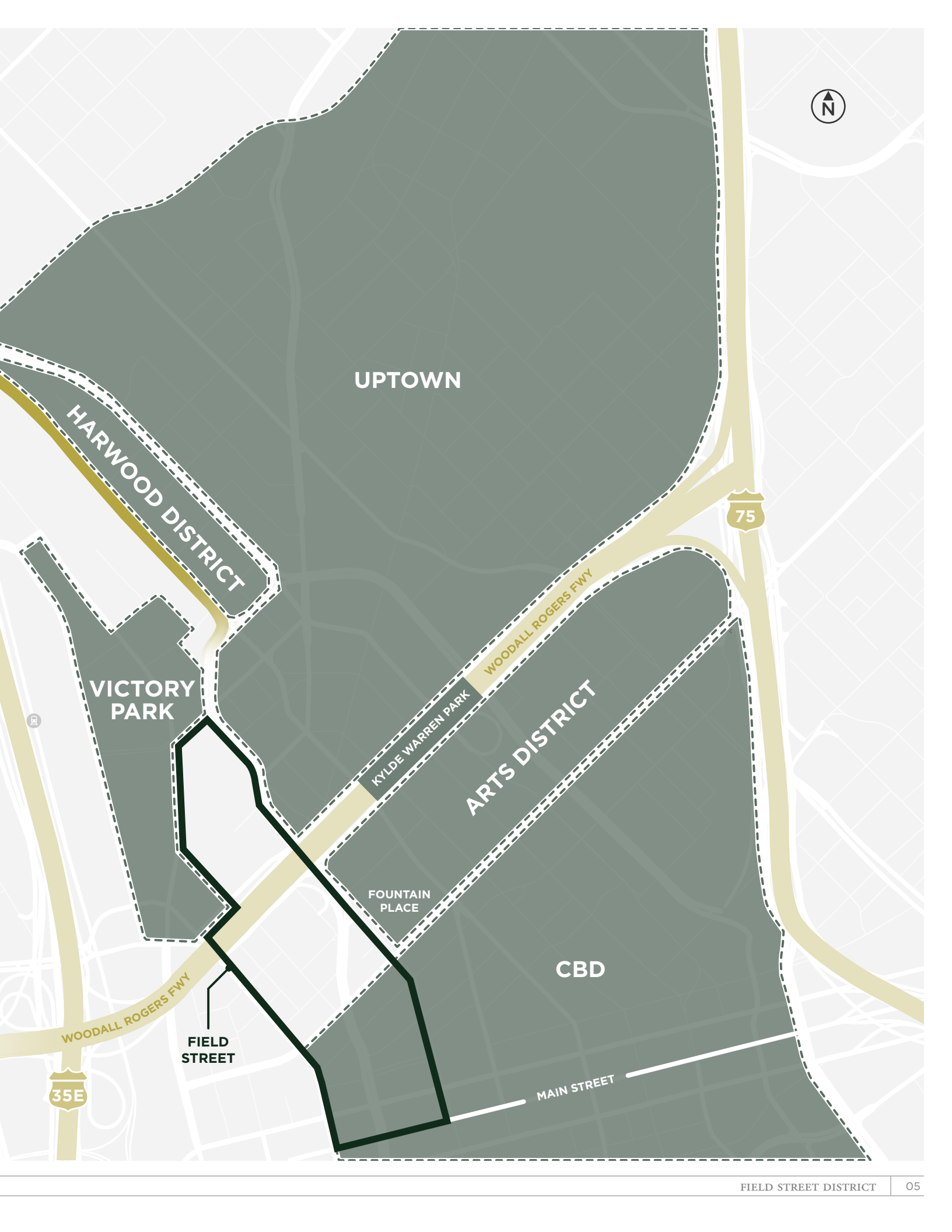




FIELD St. DISTRICT

WILL CREATE A CONNECTION POINT THAT EMBODIES
VERDANT, VIBRANT, BEAUTIFUL DALLAS.





UPTOWN

HARWOOD DISTRICT

VICTORY PARK

KYLDE WARREN PARK

ARTS DISTRICT

FOUNTAIN PLACE

CBD

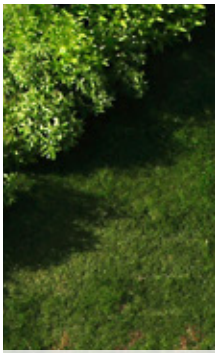
WOODALL ROGERS FWY

FIELD STREET

MAIN STREET



FIELD STREET DISTRICT PUBLIC, PRIVATE PARTNERSHIP





SITE OVERVIEW

- 1 DROP OFF / VALET
- 2 OFFICE LOBBY
- 3 RESIDENTIAL LOBBY
- 4 AMENITY LEVEL
- 5 OUTDOOR DECK
- 6 PARKING GARAGE ACCESS
- 7 F & B / RETAIL
- 8 THE RUSTIC
- 9 WOODALL RODGERS FWY
EXIT RAMP





PHASE I

OFFICE • RETAIL • RESIDENTIAL



27
STORIES

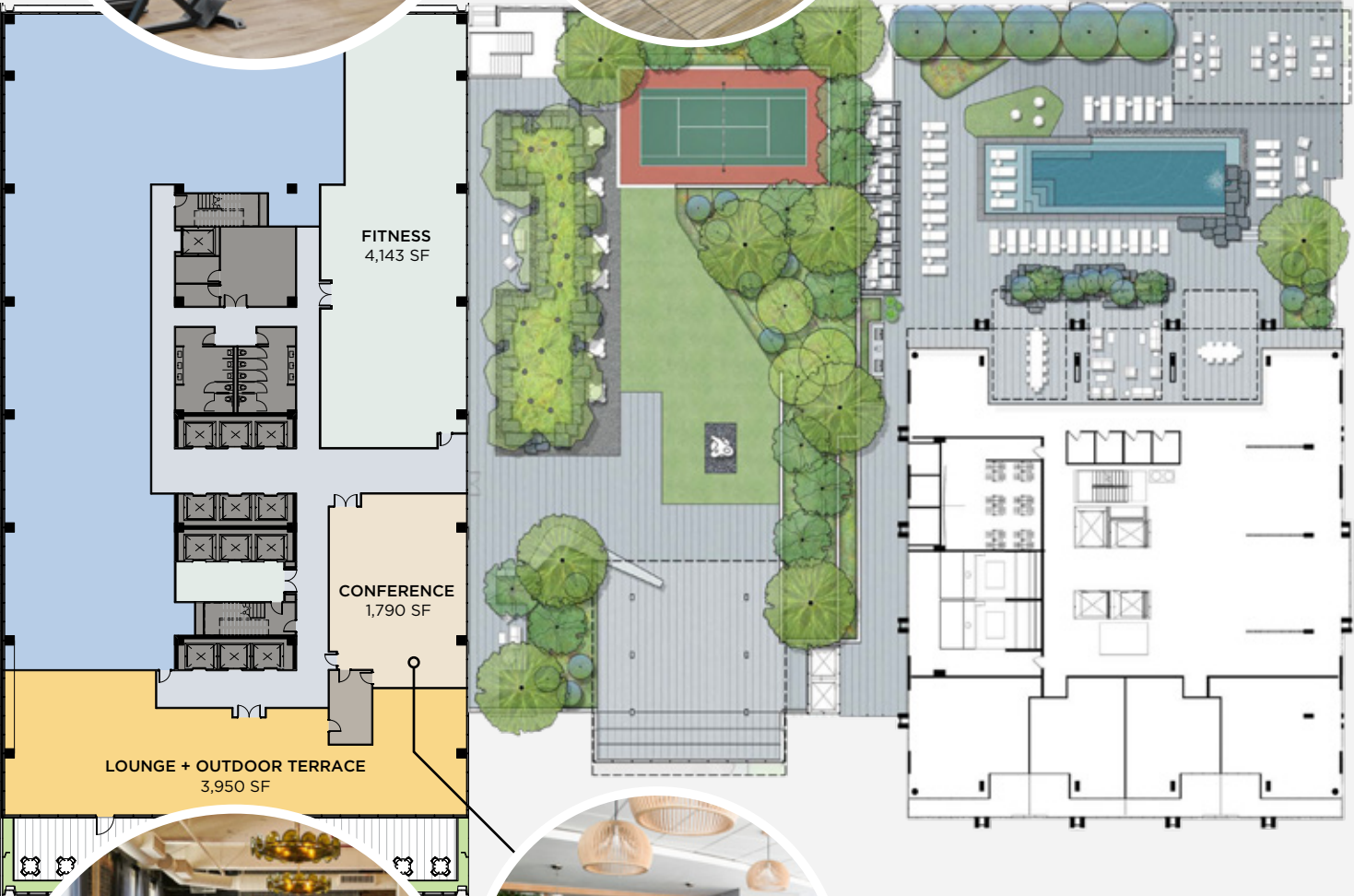
500,000 SF

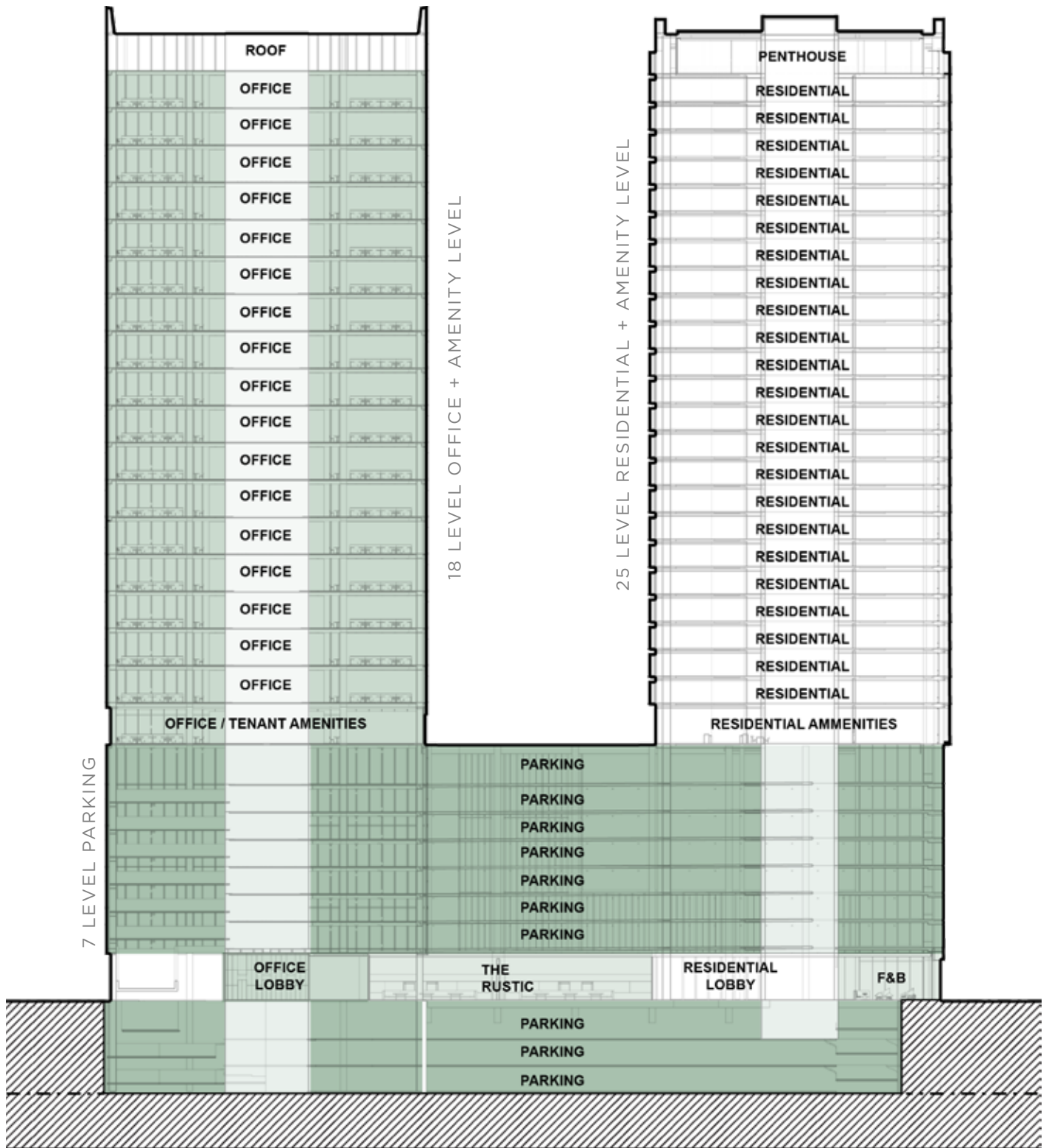
26,000 SF
FLOORPLATES

3:1000
PARKING RATIO

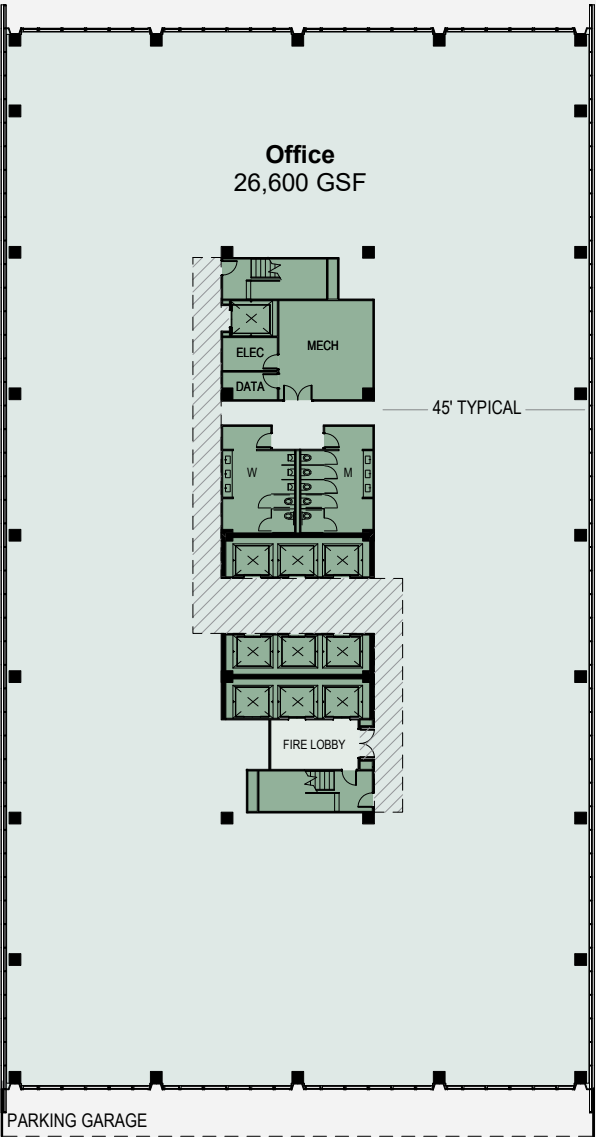


AMENITY LEVEL

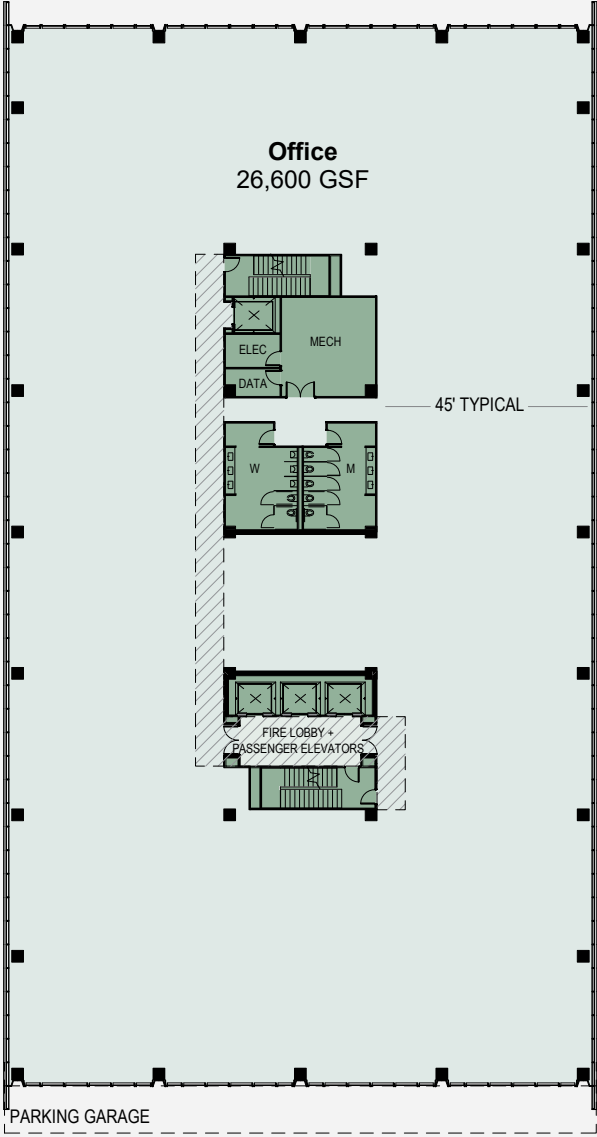




TYPICAL FLOORPLANS

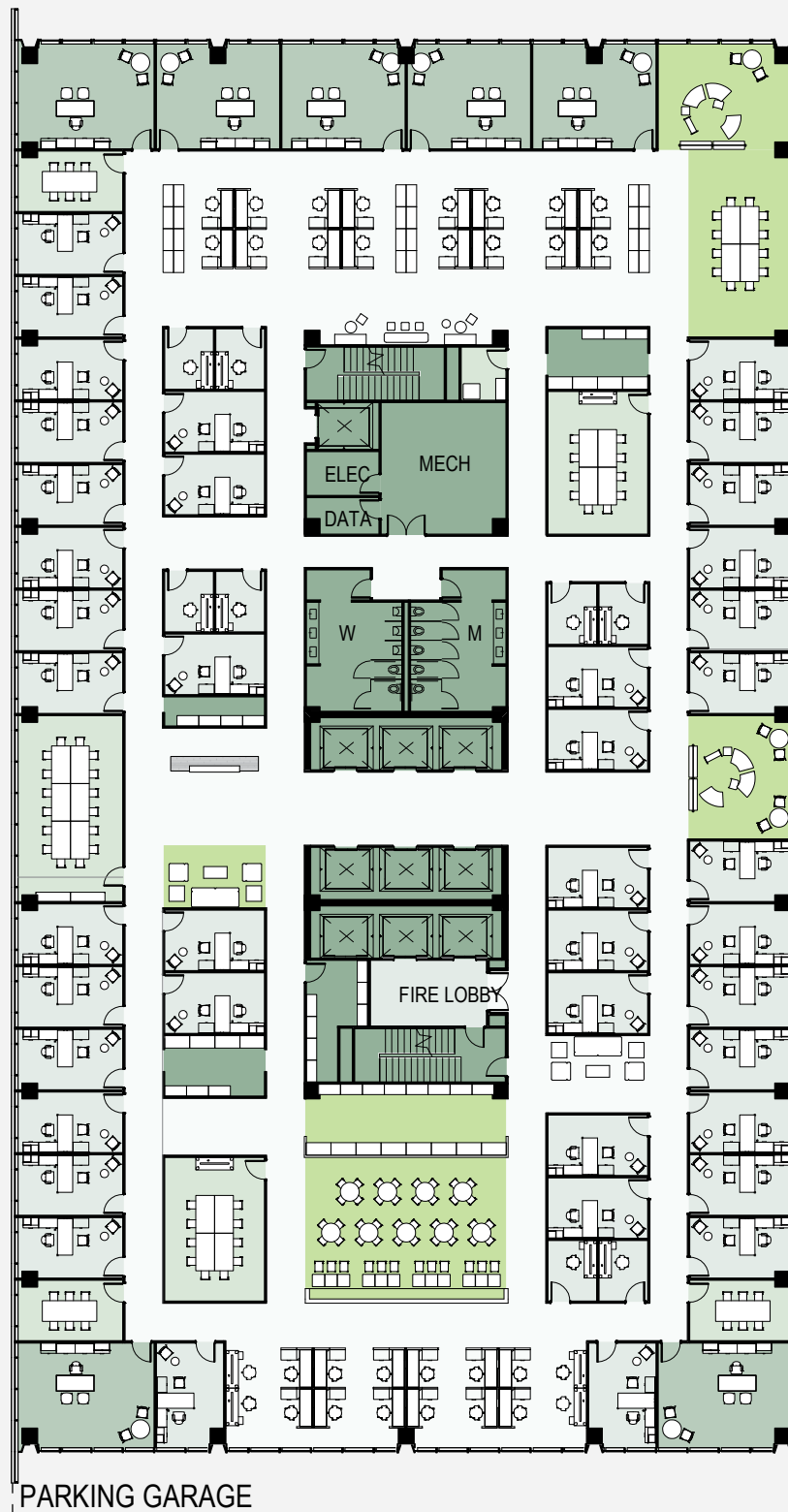


OFFICE LEVEL 2 - 13

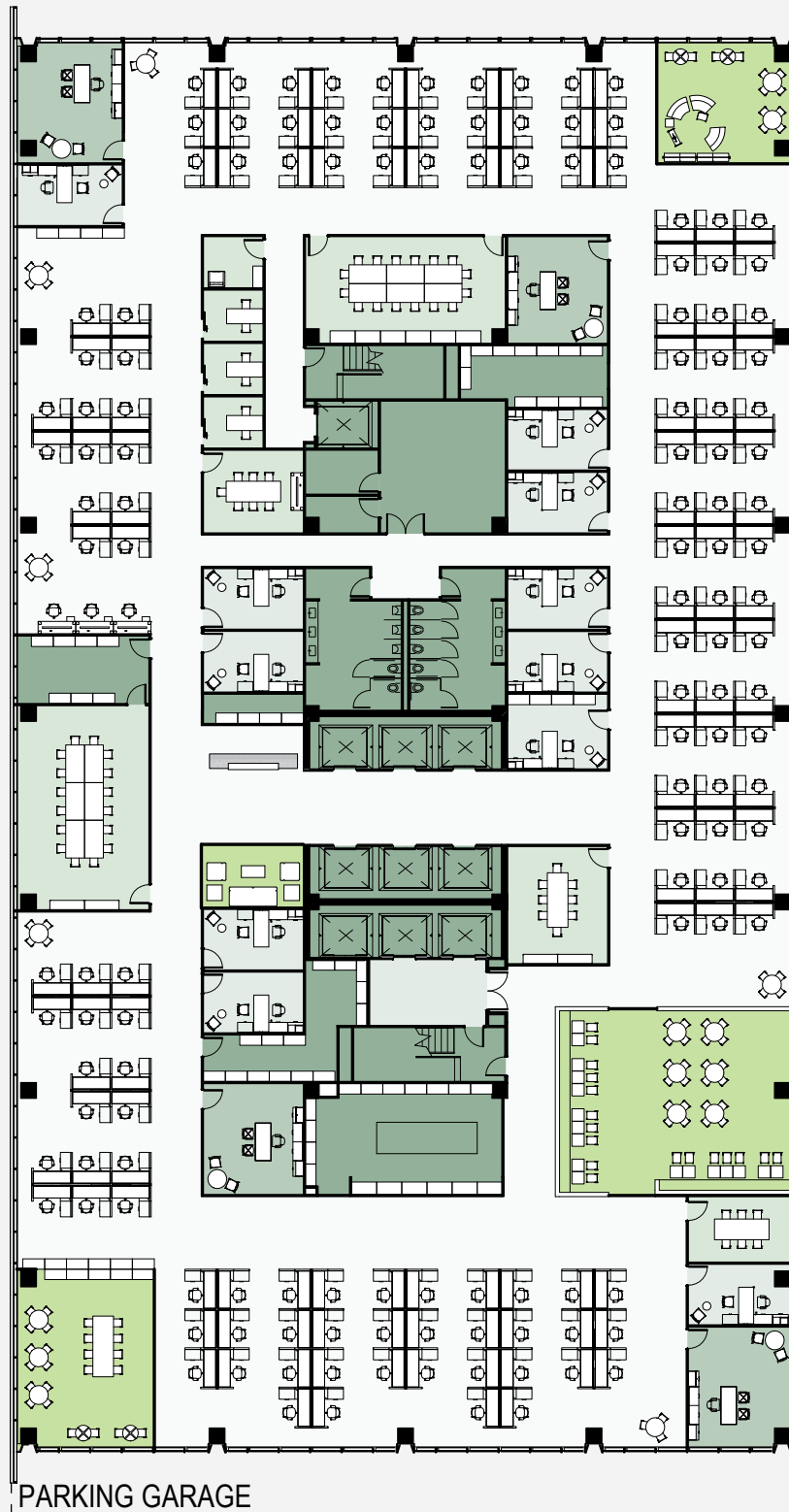


OFFICE LEVEL 14 - 18

TRADITIONAL OFFICE LAYOUT



CREATIVE OFFICE LAYOUT



PHASE II
1012 MCKINNEY AVE



500K SF

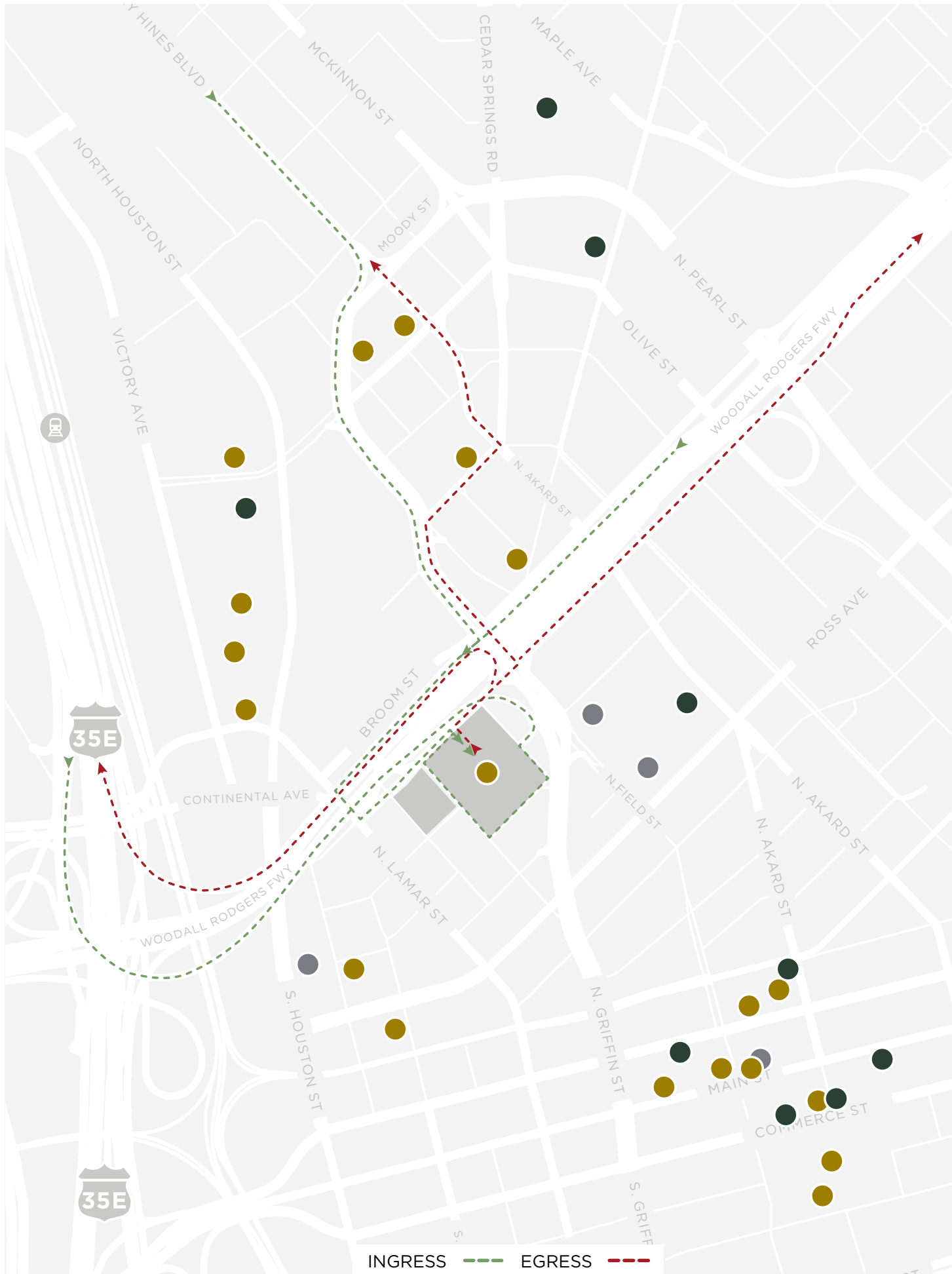
25,000 SF
FLOORPLATES

3:1000
PARKING RATIO

ENTITLED UP TO 1MM RSF









NEARBY AMENITIES

● RESTAURANTS

ELLEN'S
 3 ELEVEN KITCHEN &
 COCKTAILS
 THE RUSTIC
 MONARCH RESTAURANT
 CATBIRD
 AT&T DISCOVERY DISTRICT
 JAXON BEER GARDEN
 FRANKIE'S DOWNTOWN
 COMMISSARY
 NOLA BRASSERIE
 THE FRENCH ROOM
 MEDINA OVEN & BAR
 MESO MAYA COMIDA Y
 COPAS
 JINYA RAMEN BAR -
 DALLAS
 THE HENRY
 HERO
 MESERO - VICTORY PARK
 TE DESEO
 HAPPIEST HOUR

● HOTELS

THE WESTIN DALLAS
 DOWNTOWN
 MAGNOLIA DALLAS
 DOWNTOWN
 THE JOULE
 W DALLAS - VICTORY
 THE RITZ CARLTON,
 DALLAS
 HOTEL CRESCENT DALLAS
 THE ADOLPHUS
 THOMPSON DALLAS
 FAIRMONT DALLAS

● MULTI-FAMILY

AMLI FOUNTAIN PLACE
 FOUNTAIN PLACE
 555 ROSS APARTMENTS
 THE DRAKESTONE
 APARTMENTS

93

WALK SCORE

86

TRANSIT SCORE

77

BIKE SCORE



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WOODS CAPITAL

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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	+1 214 438 6100
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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
James Esquivel	408736	james.esquivel@jll.com	214-438-6152
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
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date