

LAKE SIDE

INTERNATIONAL OFFICE CENTER



The new Class A property is the first of its kind to attract corporate office users to Flower Mound.

With a variety of walkable shops, restaurants, entertainment, and residential options, Flower Mound has become an attractive area for new residents and businesses. With the development of Lakeside, southern Flower Mound is now ready for Class-A office space.

Lakeside International Office Center

Lakeside International Office Center consists of one, 4-story, 122,000 SF building with 30,000 SF floor plates at 777 International Parkway and a second, 2-story, 16,500 SF building with a unique full floor opportunity of 9,200 SF available at 737 International Parkway. Both buildings share a parking garage.





138,500 SF

Class A Office Space

4/1,000

Parking Garage

122,000 SF

4-story Building

30,000 SF

Floor plate, 4-story Building

16,500 SF

2-story Building

7,200- 9,200 SF

Floor plate, 2-story Building

Trail System

Connecting to The Shops at Lakeside

60,000 VPD

Excellent Exposure

30+ Businesses

Located at The Shops at Lakeside

Amenity Access

Tenant Lounge & Quality Dining/
Shopping Options

Highlights

LAKE SIDE

Master-planned, urban
style development.

Stay.



Single-Family
Homes & Townhomes



Lofts, Hotel &
Apartments

Play.



Restaurants & Cafes
with Views of Lake



Abundant Shopping
& Retailers

Connect.



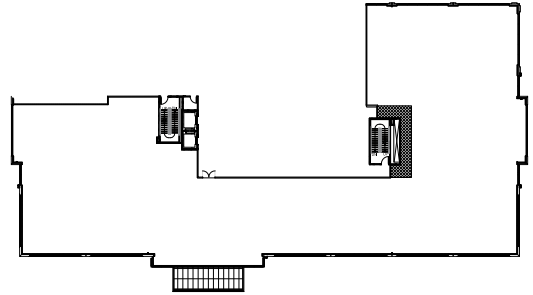
Parks &
Walking Trail



Entertainment Venue
with Amphitheater

777 International Parkway

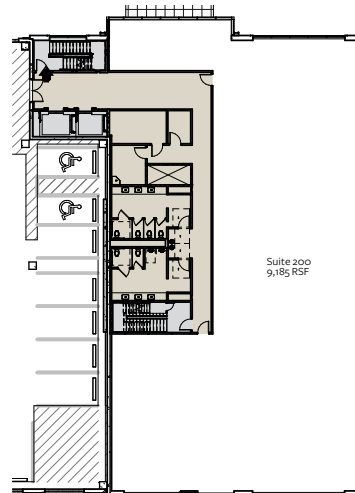
Level 2 - Suite 250 | 21,903 SF



Suite 300
31.846 m²

737 International Parkway

Suite 200 | 9,185 SF



The Shops at Lakeside

The Lakeside International Office Center is in direct proximity to The Shops at Lakeside – providing tenants with many quality options for dining and shopping. The office development also includes a trail system that will connect the office center to The Shops at Lakeside.

The Shops at Lakeside offers casual to fine dining, including Brazilian, Italian, Japanese and American cuisines. There are 31 different businesses currently located in the Shops at Lakeside including convenient neighborhood services.

Sampling of Dining & Neighborhood Services

- | | | |
|---------------------------|------------------------|------------------------|
| Lakeside Donuts | Majestic Nail Spa | Urban Vybe |
| Milwaukee Joe’s Ice Cream | Epic Gelato | Mena’s Grill |
| Starbucks | Mio Nonno | Amber Michelle Salon |
| Hanaya | The Lodge | The Nesus Lakeside |
| Rush Bowls | Bloom A Round | Victory Sports Rehab |
| Carvao | Briesly’s Boutique | StateFarm |
| Burger IM | Hello Daffodil | The Tavern at Lakeside |
| Bottle & Bottega | Craft Pies | The Med Spa |
| Gusto Wine Bar | The Market at Lakeside | Elan Flower Mound |



In the Neighborhood.

At the Front Door of DFW International Airport

- 5 minutes drive to DFW International Airport
- Central metroplex location
- 2.9 miles to the north of Grapevine Mills Mall
- 7 miles to the south of The Shops at Highland Village
- Exemplary rated elementary, middle and high schools
- Lakeside Business District in Flower Mound is home to numerous large corporations such as Stryker and Wayfair





Leasing Information.

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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.

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|---|-------------|-----------------------|-----------------|
| Jones Lang LaSalle Brokerage, Inc. | 591725 | renda.hampton@jll.com | +1 214 438 6100 |
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| Designated Broker of Firm | License No. | Email | Phone |
| | N/A | N/A | N/A |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Daryl Mullin | 319784 | daryl.mullin@jll.com | 214-438-6388 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date



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| Christopher Cannon Camp | 645967 | cannon.camp@jll.com | 817-334-8113 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

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