



FOR LEASING INFORMATION



SARAH HINKLEY KENNINGTON

Main: (214) 974.4334

Cell: (214) 681.5134

sarah.kennington@thirty-four.com



BLAKE SHIPLEY

Main: (214) 438.6118

Cell: (469) 450.8481

blake.shipley@am.jll.com



# THE LINK

## UPTOWN

*2601 Olive Street | Dallas, Texas*

THE LINK CELEBRATES CONNECTION, COMMUNITY, TECHNOLOGY, AND DESIGN, IN A THOUGHTFUL AND CONSIDERED ENVIRONMENT CREATED WITH THE NEEDS OF YOUR BUSINESS IN MIND.



# THE LINK

## UPTOWN





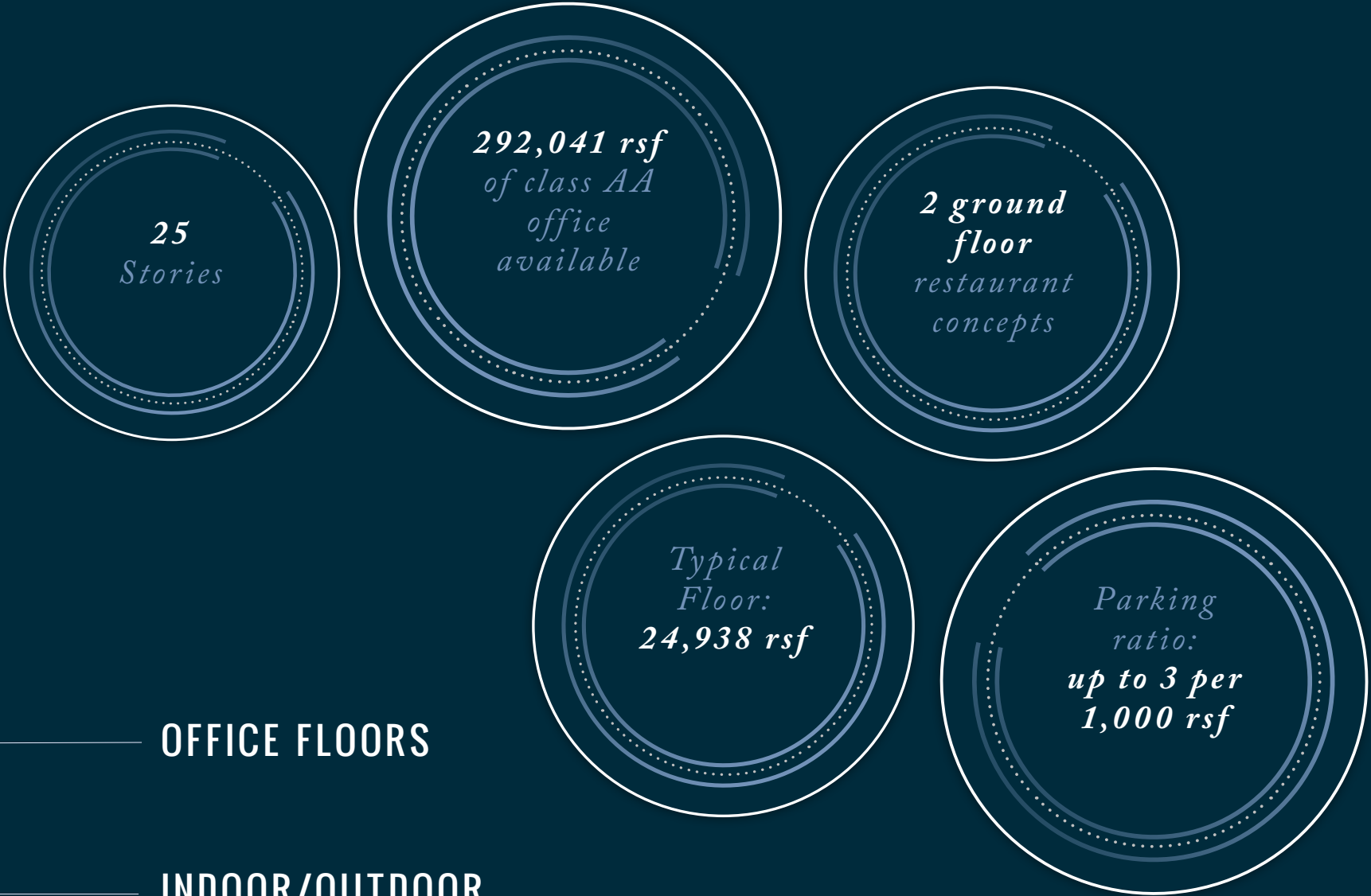
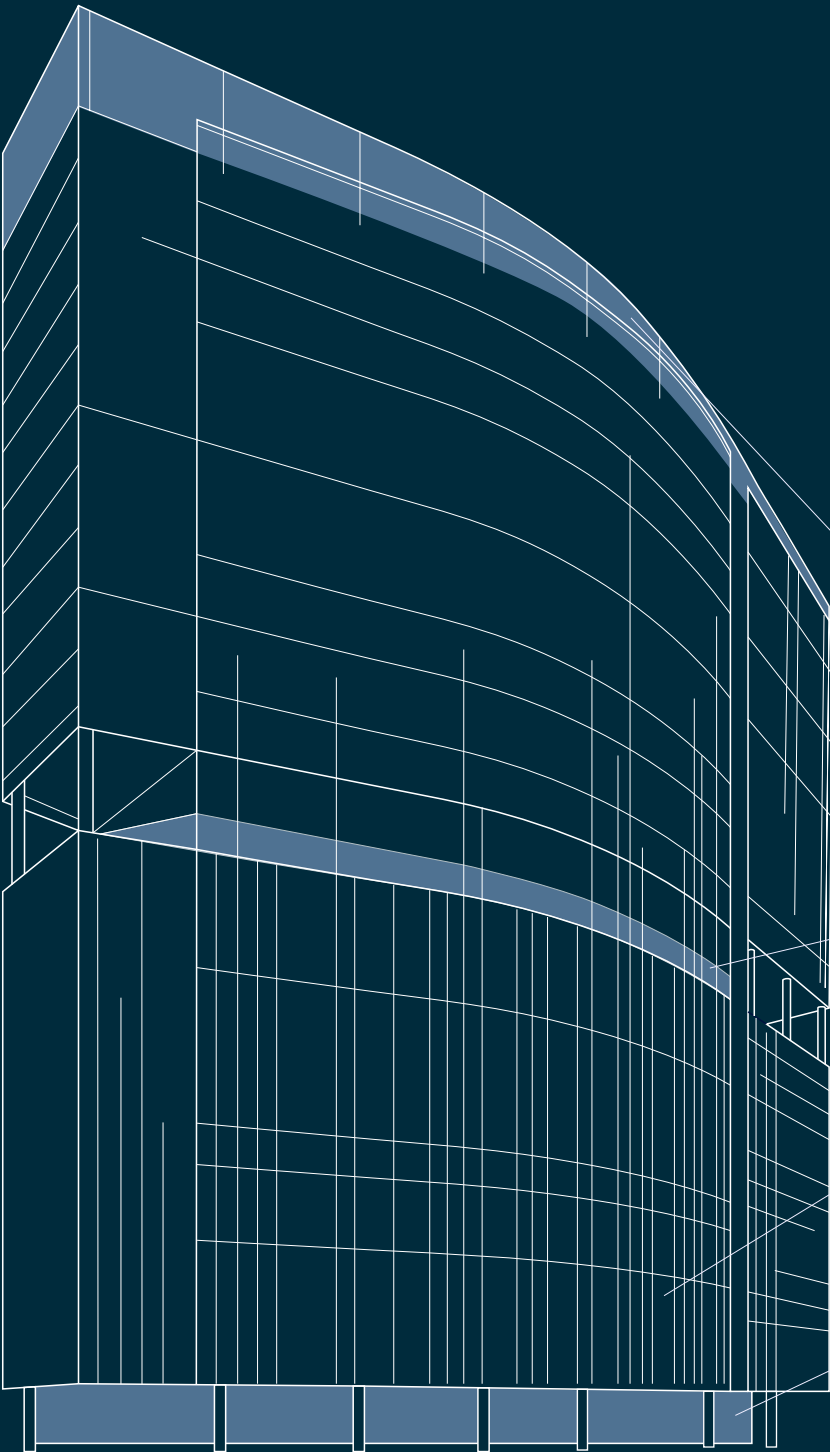
## THE LINK AT UPTOWN

*is a 25 story class AA office tower in the heart of uptown Dallas. The Link offers tenants a rich selection of luxurious amenities including two ground-floor restaurants, executive hotel suites, and a full amenity floor with terrace views of Uptown. The Link at Uptown is just a few blocks from I-75, I-35 and the Dallas North Tollway, making access to the tower a breeze*



# PROJECT DESCRIPTION

*Efficiency, innovation, comfort, and connectivity in workspaces is no longer a nice-to-have. It's the cost of doing business.*



OFFICE FLOORS

INDOOR/OUTDOOR  
AMENITY FLOOR

MULTI-FLOOR  
ABOVE-GROUND PARKING

2 GROUND FLOOR  
RESTAURANT CONCEPTS



# AMENITY FLOOR FEATURES

*well-being is no longer a pursuit we engage in solely outside of work.*

TENANT LOUNGE



THE KAIZEN COLLECTION  
*Executive Overnight Suites*



FITNESS CENTER



CONFERENCE CENTER



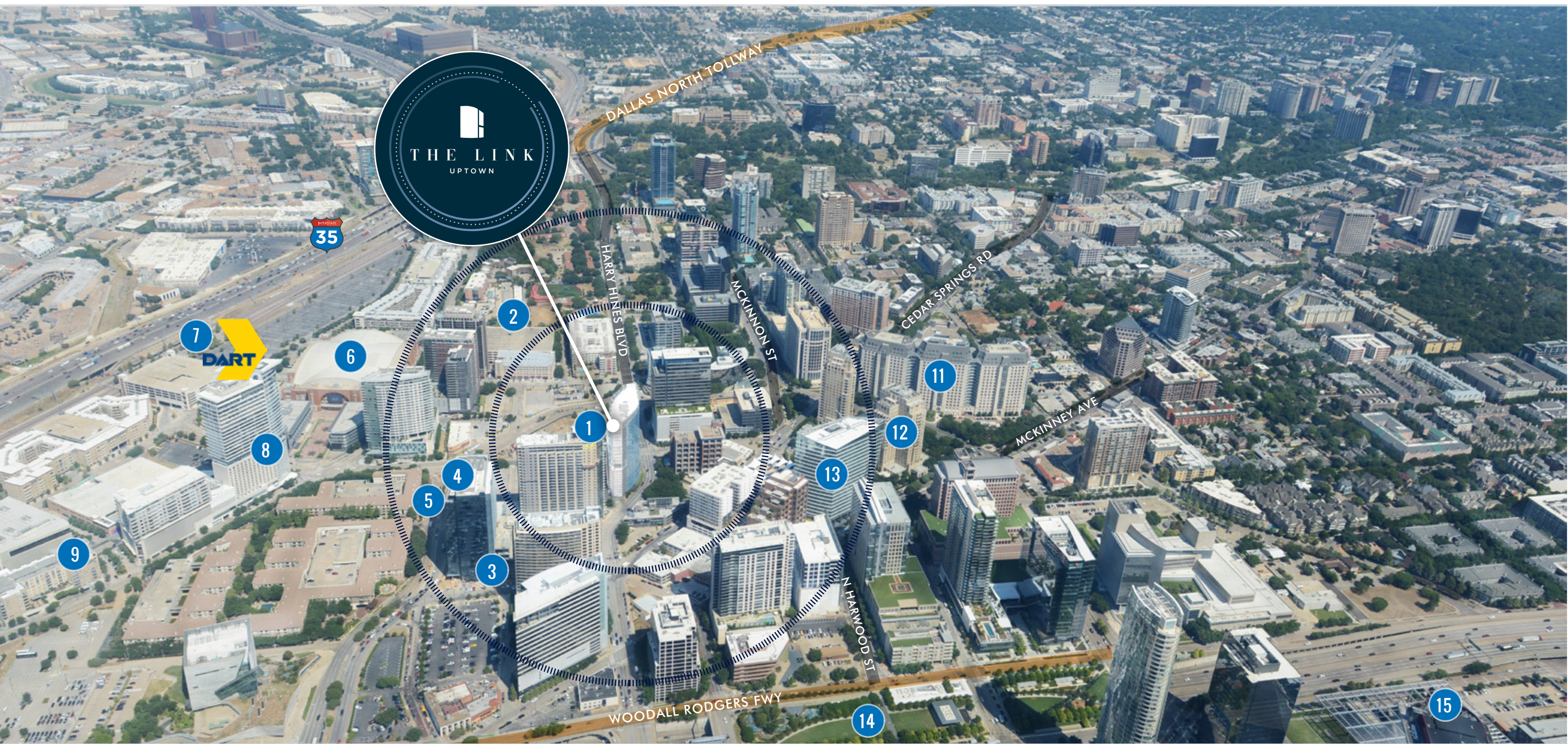
OUTDOOR TERRACE





# IN THE CENTER OF IT ALL

*from restaurants to a place to rest your head*



- |                 |                                     |  |
|-----------------|-------------------------------------|--|
| 1 Happiest Hour | 6 American Airlines Center          | 11 The Crescent & Hotel Crescent Court |
| 2 Katy Trail    | 7 DART Rail                         | 12 Ritz Carlton                        |
| 3 CVS Pharmacy  | 8 W Hotel                           | 13 McKinney & Olive                    |
| 4 Tom Thumb     | 9 Victory Park                      | 14 Klyde Warren Park                   |
| 5 The Union     | 10 Perot Museum of Nature & Science | 15 Winspear Opera House                |

*2 Block Radius*

4 Fine Dining Options  
2 Fast Casual Options

*5 Block Radius*

13 Fine Dining Options  
18 Fast Casual Options





# THE LINK

UPTOWN

IN THE CENTER OF IT ALL  
*enjoy culture, concerts & community*



## EASE OF ACCESS

*with all the benefits of uptown + downtown*



FROM THE TOLLWAY  
1 MINUTE *(First Exit)*



FROM WOODALL RODGERS  
1 MINUTE *(One Turn)*

## A WALKER'S PARADISE



## CHECK OFF YOUR TO-DO LIST

*by taking a trip to the pharmacy or yoga*



THE LINK  
*is the connection point between the desires of today's working individuals and the future-readiness needs of today's top businesses.*

## FROM FOOD TRUCKS TO FIVE STARS

*find dining options on every corner*







# 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
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

Buyer/Tenant/Seller/Landlord Initials

Date