

WE
KNOW
COMMERCE

COMMERCE · CULTURE · COMMUNITY



1450 SUNRISE AVE · CARROLLTON, TX AT TRINITY MILLS STATION



JONES LANG LASALLE BROKERAGE, INC.





PRESIDENT GEORGE BUSH TURNPIKE

TRINITY MILLS STATION II
PHASE II

TRINITY MILLS STATION I
DELIVERS Q1 2024

GREAT LAWN
DELIVERS Q1 2023

ENTERTAINMENT

TRANSIT



TRINITY MILLS STATION III
PHASE III

EVIVA TRINITY MILLS
DELIVERS Q2 2025

THOUGHTFULLY DEVELOPED IN THE HEART OF CARROLLTON, ALONG THE DART GREEN LINE & DCTA TRAIN LINE, THIS INNOVATIVE, WALKABLE, MIXED-USE PROPERTY EMBODIES A CONVERGENCE OF COMMERCE, CULTURE, AND COMMUNITY.

Trinity Mills Station will house class A office buildings, luxury apartment homes, entertainment, retail and a hotel within public plazas and promenades that create a new, vibrant Carrollton neighborhood.

The site's design will distinguish itself through its urban spaces, pavilion structures, and active Market Plaza at the center of the Great Lawn. This modular space will serve as the social center to the new development, a lawn area for casual enjoyment, or a special event area for concerts and public markets.

EVIVA TRINITY MILLS
DELIVERS Q2 2025



TRINITY MILLS STATION I

TRINITY MILLS STATION I, A CLASS A OFFICE BUILDING OFFERING 135,000 SF OF OFFICE AND RETAIL SPACE, WILL DELIVER IN Q3 2023.

The state-of-the-art office building is strategically positioned facing the central public Great Lawn. View corridors and solar orientation were considered during the planning process. In addition, warm, modern materials and simple design features, such as a fully-glazed penthouse floor, make this an elegant and efficient component of the development. This office building is an attractive option for any corporate user.

OFFICE SPACE SF

125K

RETAIL SPACE SF

10K

AMENITIES SF

11K

STANDARD FLOOR PLATE SF

25K

OFFICE CLASS

A

TOTAL FLOORS

6

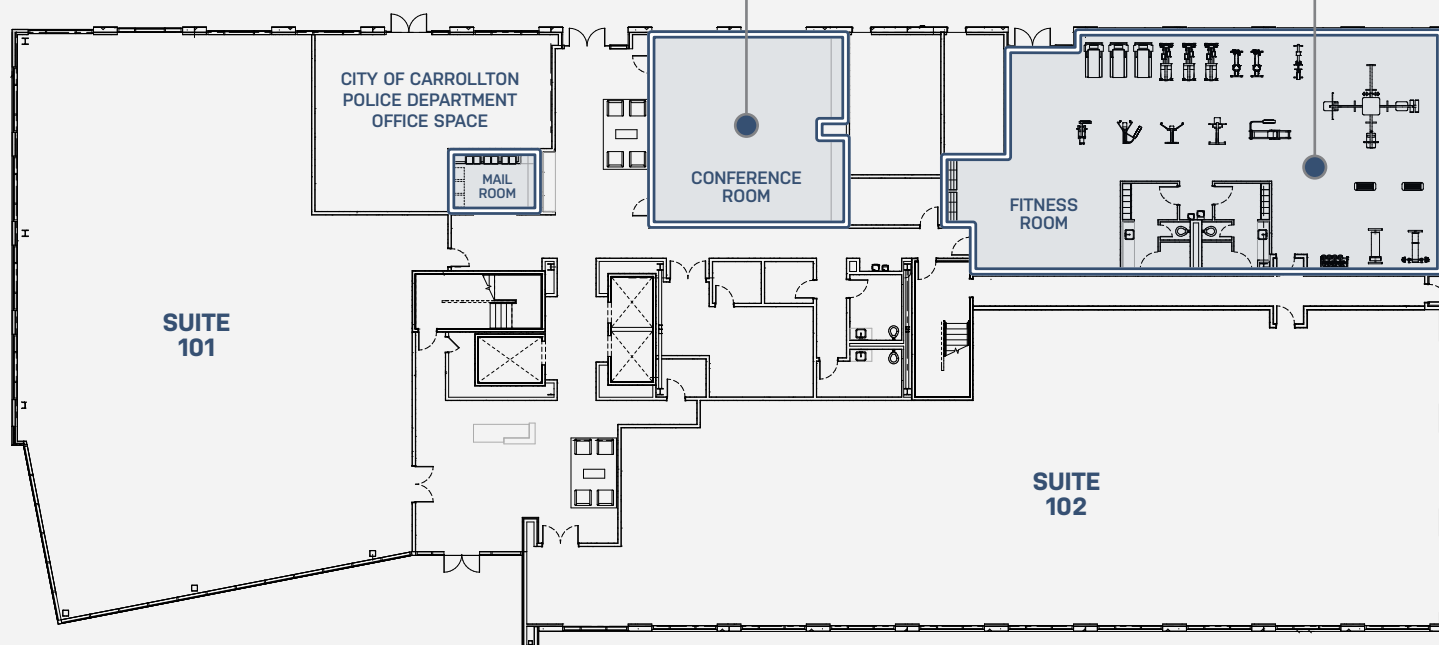
PARKING / 1,000

4

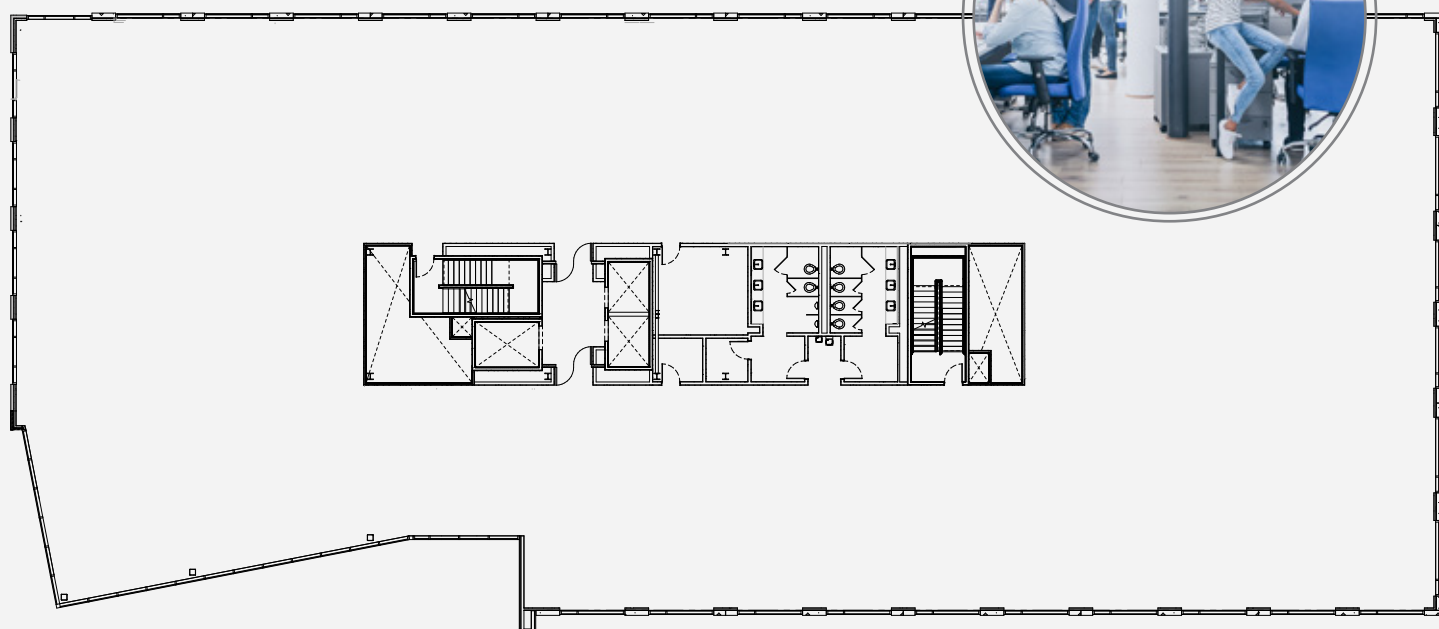




TRINITY MILLS STATION I

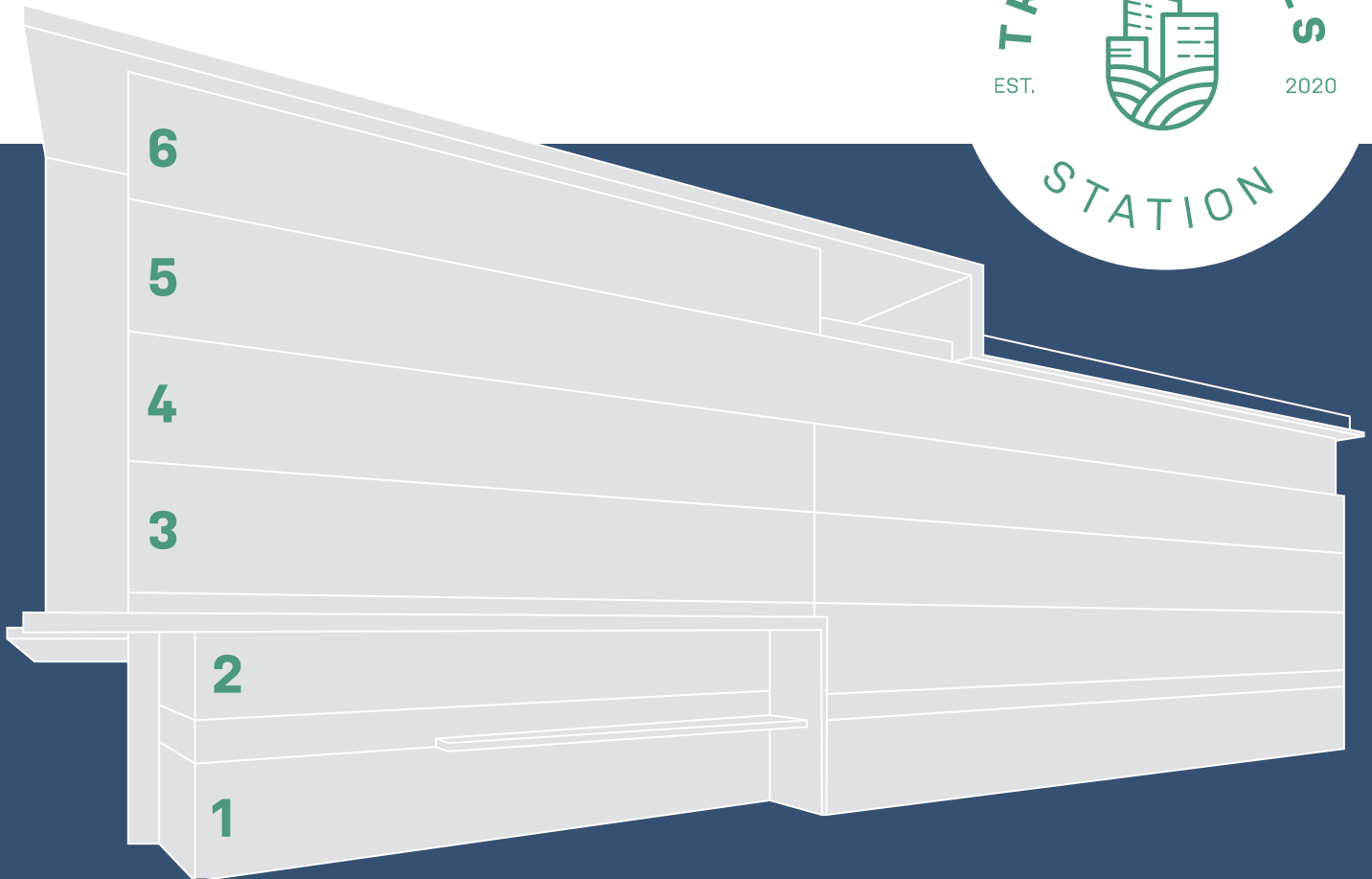
LEVEL 1 · 15,300 SF

TRINITY MILLS STATION I

LEVEL 2 · 24,634 SF

FULL BUILDING AVAILABILITY

125K



STACK

FIFTH FLOOR

25,449 SF

6TH FLOOR

14,776 SF

THIRD FLOOR

25,475 SF

FOURTH FLOOR

25,447 SF

FIRST FLOOR

15,300 SF

SECOND FLOOR

24,634 SF

THE GREAT LAWN AT TRINITY MILLS STATION OFFERS A SPACE FOR CASUAL ENJOYMENT, AND A SPECIAL EVENT AREA FOR CONCERTS AND PUBLIC MARKETS.

Landscaped gathering places amid grassy berms and integrated seating will provide room for entertainment, picnics, exercising, and other events, creating activity for tenants and visitors throughout the year.

GREAT LAWN • EVENTS



Monthly Public Market Fairs featuring local Carrollton businesses



Weekly Tenant Mixer on the lawn featuring beverages from local Carrollton breweries



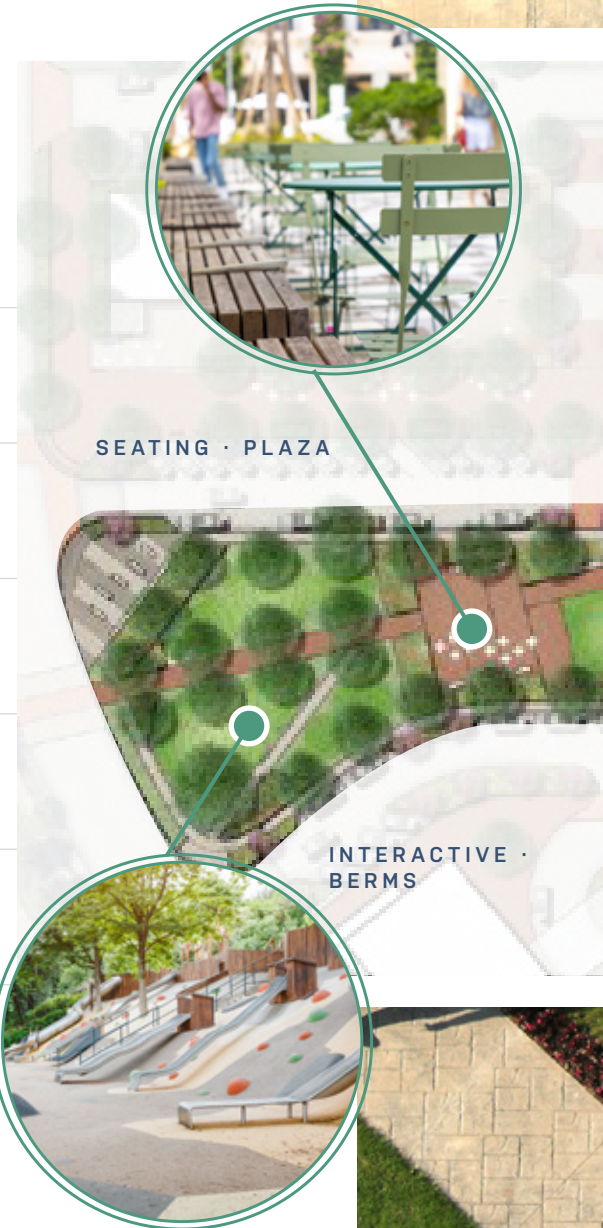
Weekly Fitness Classes on the lawn



Food Truck Friday



Monthly concerts in the park

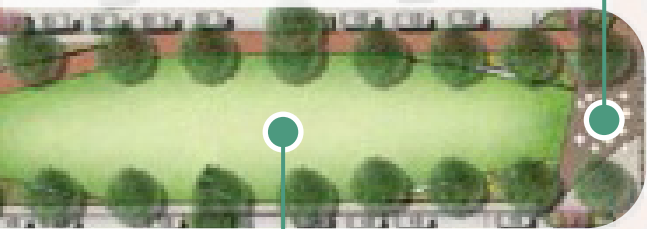




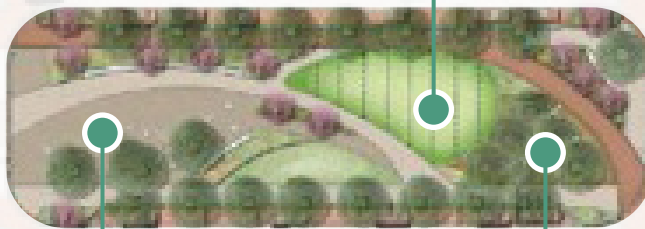
EVENT · PLAZA



FLEX · LAWN



EVENT · LAWN



FOUNTAIN · PLAZA

SHADE · BOSQUE

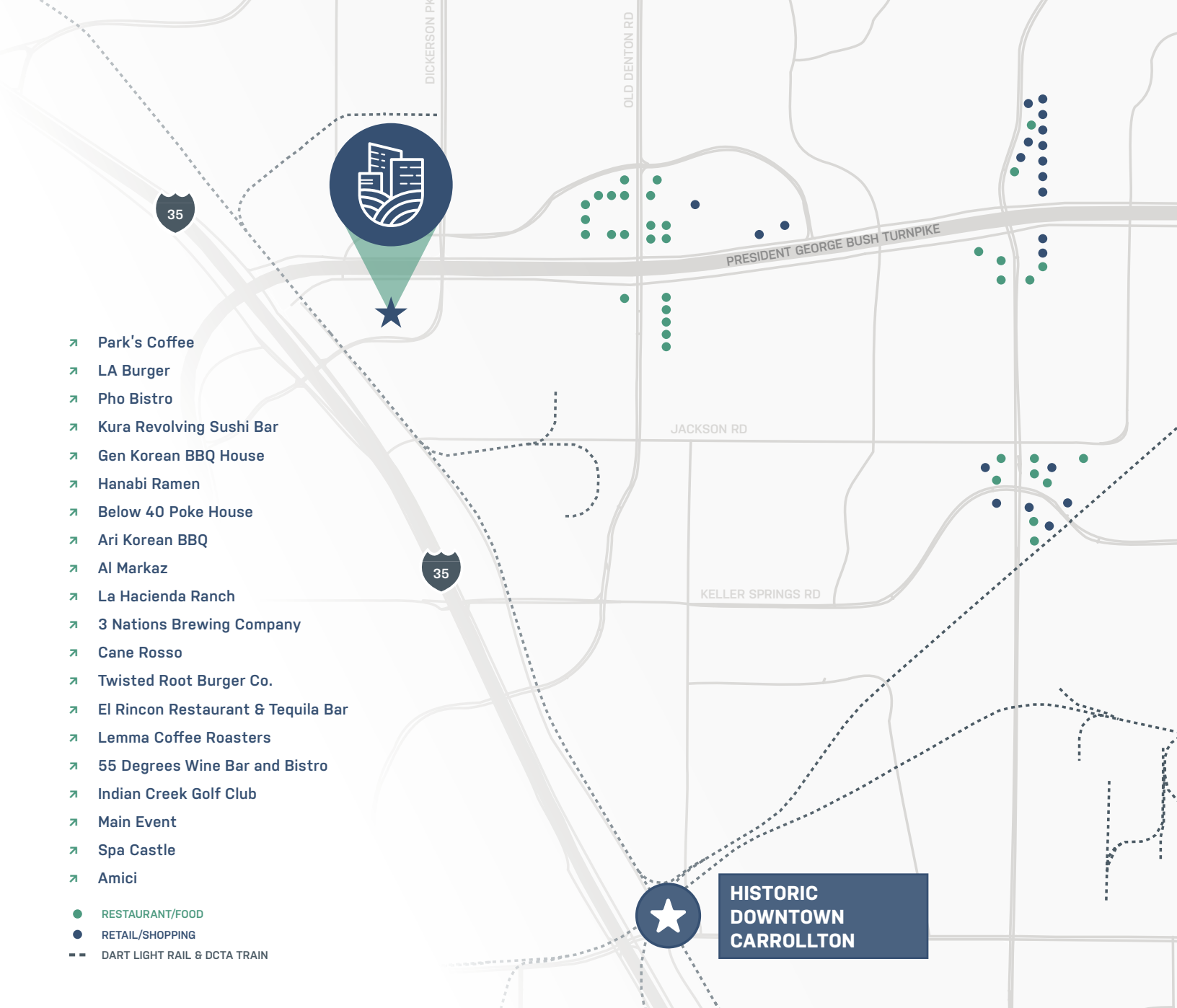


\$1 MILLION DOLLAR WATER FEATURE



- Park's Coffee
- LA Burger
- Pho Bistro
- Kura Revolving Sushi Bar
- Gen Korean BBQ House
- Hanabi Ramen
- Below 40 Poke House
- Ari Korean BBQ
- Al Markaz
- La Hacienda Ranch
- 3 Nations Brewing Company
- Cane Rosso
- Twisted Root Burger Co.
- El Rincon Restaurant & Tequila Bar
- Lemma Coffee Roasters
- 55 Degrees Wine Bar and Bistro
- Indian Creek Golf Club
- Main Event
- Spa Castle
- Amici

- RESTAURANT/FOOD
- RETAIL/SHOPPING
- - DART LIGHT RAIL & DCTA TRAIN





LET'S TALK

RUSS JOHNSON

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TRINITYMILLSSTATION.COM



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
Gini Rounsaville	619260	gini.rounsaville@jll.com	214-438-3954
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Buyer/Tenant/Seller/Landlord Initials

Date