



THE OFFICES AT FIREWHEEL TOWN CENTER

245 CEDAR SAGE DR., **GARLAND TX**



Jones Lang LaSalle Brokerage Inc.

PRIME SECOND-STORY OFFICE SPACE IN THE HEART OF FIREWHEEL TOWN CENTER

Firewheel Town Center is a live-work-play-shop destination located in Garland, TX, just northeast of Dallas in the Dallas-Fort Worth Metroplex. Conveniently located off the President George Bush Turnpike and Highway 78, Firewheel Town Center is well situated for companies who want easy access for their employees and clients. With over 1 million SF of retail, restaurants, multifamily, wellness/fitness and entertainment, Firewheel Town Center offers its office tenants an enviable location where you can meet a client for coffee, take your team out to lunch and hit a happy hour after work all while never having to get into your car. Additionally, the property boasts outstanding greenspace with a beautiful central park featuring a large water feature and various seating options. Don't miss out on this ideal, boutique office opportunity.

HIGHLIGHTS



Available suites
ranging from
979 SF to 5,000 SF
across 4 buildings



Secure key
fob access



Dedicated
on-site property
management
team



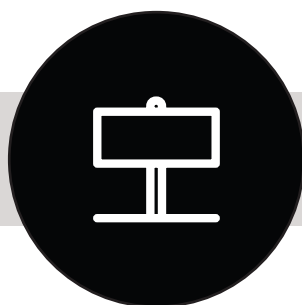
Unparalleled
walkability with
an abundance of
restaurants, retail,
entertainment,
wellness/fitness,
and luxury residential



Abundant and convenient surface parking adjacent to office buildings (up to 5/1,000 SF)



Ample outdoor seating and green space

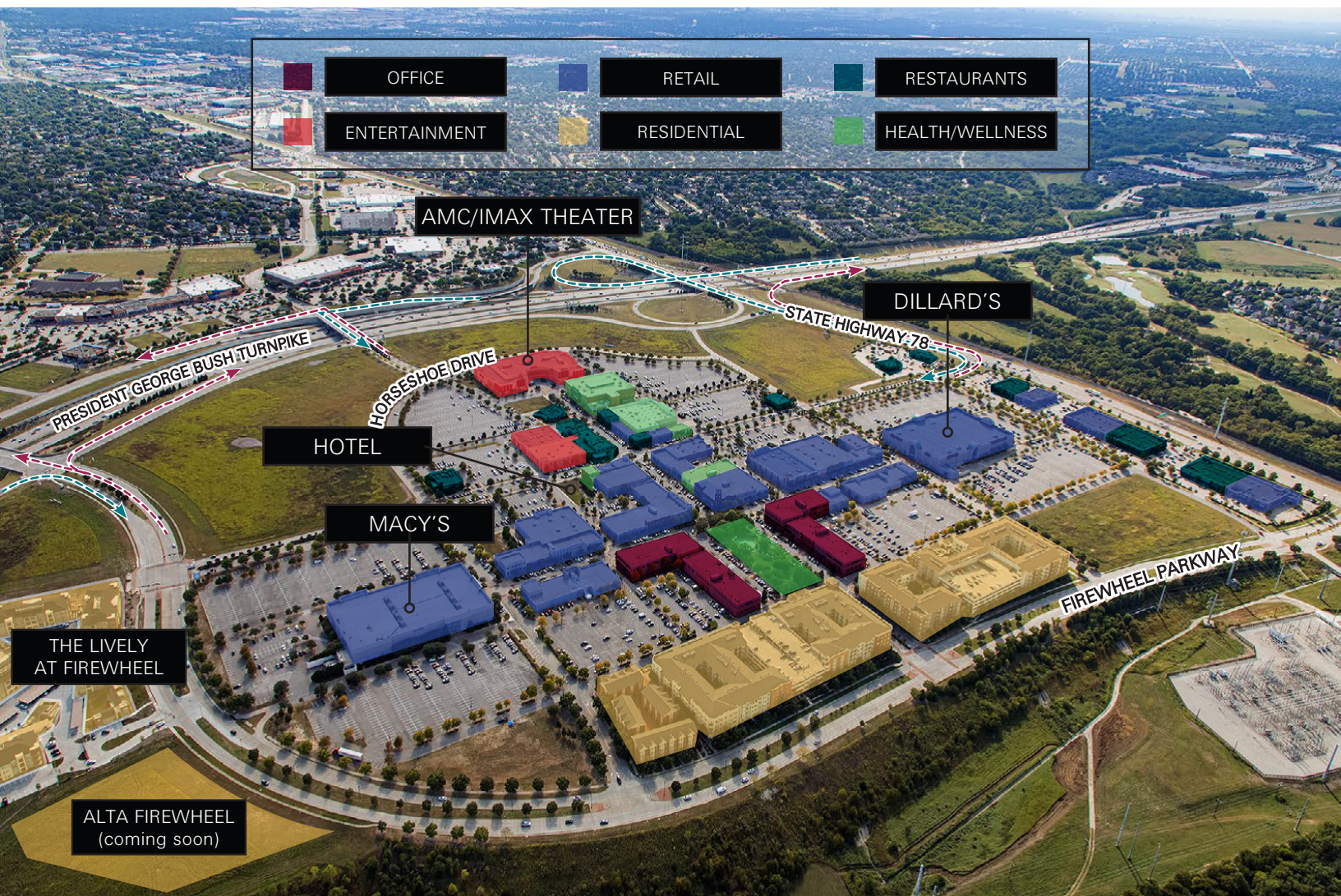


Signage opportunities with outstanding visibility – 14M estimated annual foot traffic



New LED lights in all tenant spaces and common areas

SUPERIOR WALKABILITY



RESTAURANTS

Gloria's Latin Cuisine
In-N-Out Burger
Los Gatos Coffee Co
Chipotle Mexican Grill
Starbucks
Panera Bread
Palio's Pizza Cafe
Farah Tex-Med Kitchen
ViVi Bubble Tea
Potbelly
TGI Friday's

Umi Sushi
Houlihan's
Fatburger
Sweet Pearl's Ice Cream
Wildwood Firewheel
Great American Cookies
Eddie's Napolis Italian Bistro
Pei Wei Asian Kitchen
Razoo's Cajun Cafe
Dairy Queen
Scotty P's

HEALTH/WellNESS

Fit Factory
The Salon at Bella Suites
Madison Reed Color Bar
My Nail Spa
Amazing Lash Studio
BioDerm
D1 Training
Dr. Edges Hair Restoration & Derm Aesthetics
Firewheel park/greenspace
Firewheel Dental Implants & Periodontics
Firewheel Dentistry for Kids
Massage Envy



SHOPPING (partial list)

Macy's
Dillard's
Dick's Sporting Goods
ULTA Beauty
Barnes & Noble
LensCrafters
White House Black Market
DSW
Pandora

ENTERTAINMENT

AMC/IMAX Theaters
Side Quest Arcade-
(Coming soon)
HAPIK Recreation Center
Kids Empire
Obstacle Warrior Kids
Simplicity Esports

RESIDENTIAL

Parkside at
Firewheel-(920 Units)
The Lively-(320 Units)
ALTA Firewheel-
(Coming Soon)

HOTELS

Fairfield by Marriott-
(Coming Soon)

& YOU'RE IN THE CENTER OF IT

NEARBY AMENITIES

PARKS & RECREATION

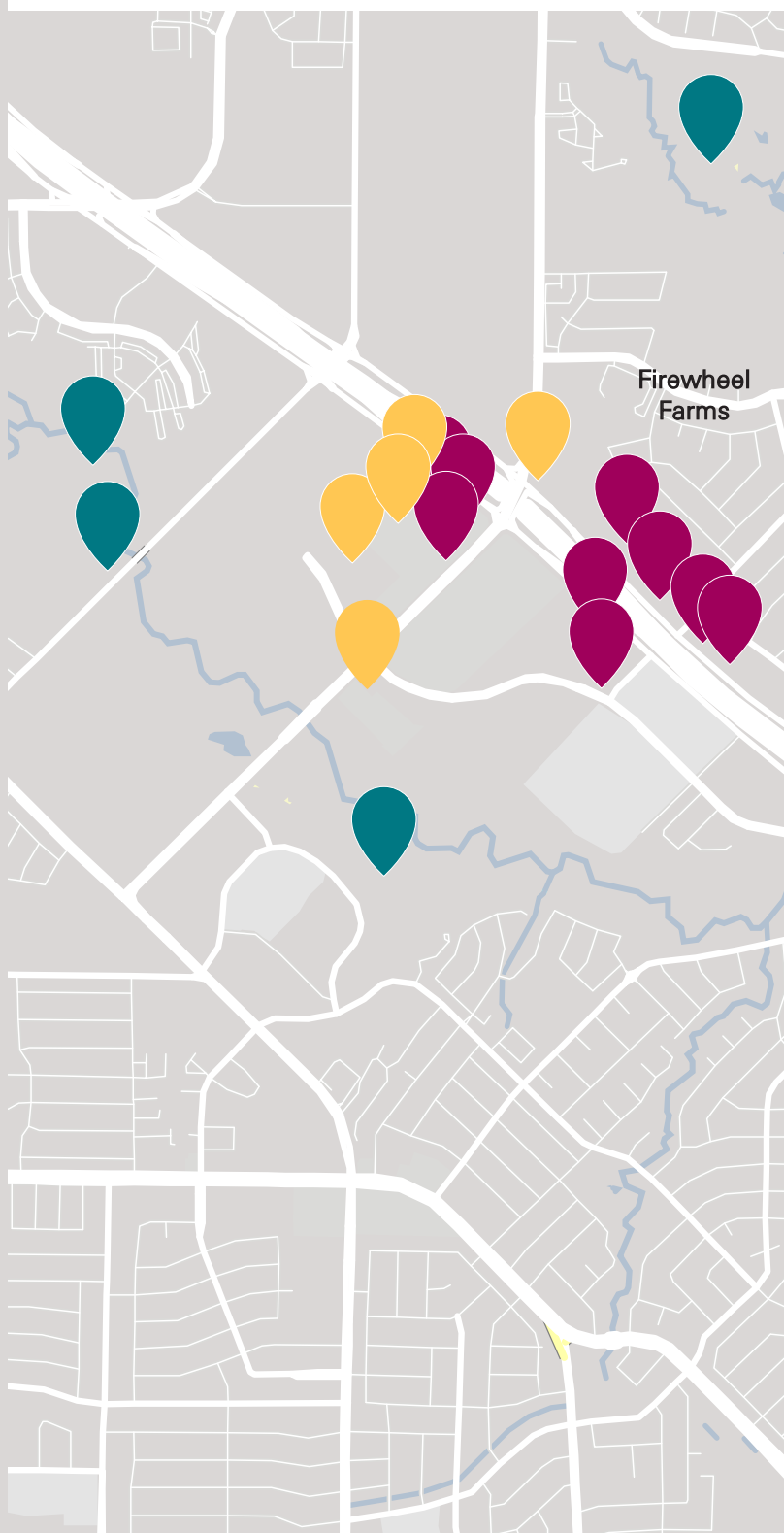
Firewheel Golf Park
Firewheel Golf Park Bridges Course
Winter's Park Amphitheater
Spring Creek Park Preserve
Interpretive Walking Trail
Rowlett Creek - Dallas County Nature Preserve
Breckinridge Park

RESTAURANTS

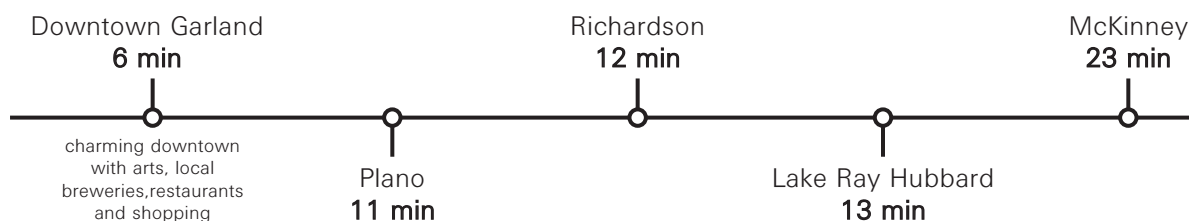
Braum's Ice Cream & Dairy Store
Fisherman's Kitchen
The Vive Coffee
Scooter's Coffee
Spring Creek Barbeque
Firehouse Subs Firewheel
Crumbl Cookies - Garland
Buffalo Wild Wings
Cheddar's Scratch Kitchen
Chick-fil-A
Texas Roadhouse
Olive Garden Italian Restaurant
On The Border Mexican Grill & Cantina - Firewheel
In-N-Out Burger
Yogurtland Garland
Starbucks

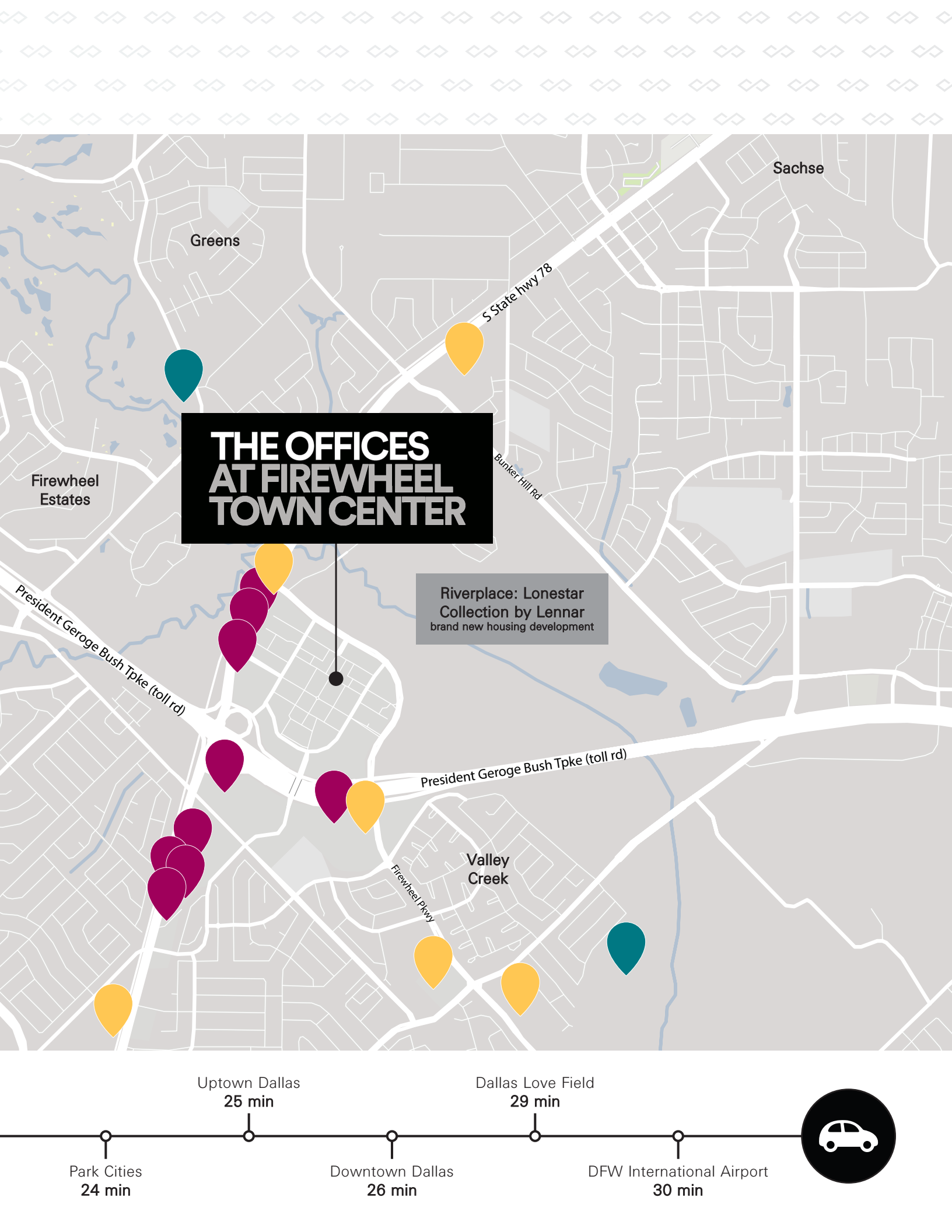
CONVENIENCE & FITNESS

Anytime Fitness
CrossFit 190
D1 Training Firewheel
Life Time
CVS Pharmacy
The UPS Store
Kroger
Bank of America ATM (Drive-thru)
Chase Bank
Tom Thumb
Comerica Bank
Bank of America (with Drive-thru ATM)



CONVENIENT TO WHEREVER YOU NEED TO GO





**THE OFFICES
AT FIREWHEEL
TOWN CENTER**

Riverplace: Lonestar
Collection by Lennar
brand new housing development

Uptown Dallas
25 min

Dallas Love Field
29 min

Park Cities
24 min

Downtown Dallas
26 min

DFW International Airport
30 min





245 CEDAR SAGE DR., GARLAND TX

For more information regarding this unique opportunity, please contact the following leasing professionals:

Hudson Neuhoff
214 438 6487
hudson.neuhoff@jll.com

Trevor Franke
214 438 6174
trevor.franke@jll.com



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties, or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions, or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2023 Jones Lang LaSalle IP, Inc. All rights reserved.



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
Trevor Franke	444817	trevor.franke@jll.com	214-438-6174
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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
Hudson Neuhoff	788605	hudson.neuhoff@jll.com	214-438-6487
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date