

CANYON  
CREEK  
CENTER



Renewed Richardson Creative Office Space

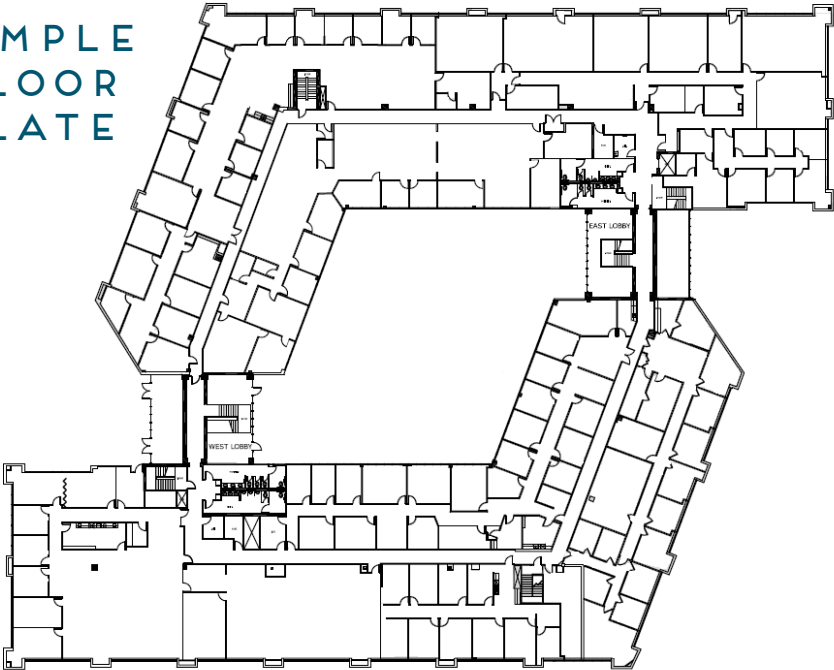


Premium Richardson location, excellent visibility from  
N Central Expressway

Close proximity to President George Bush Turnpike



SAMPLE  
FLOOR  
PLATE



• • • Renewed Richardson Creative Office Space • • •

COMPLETED  
RENOVATIONS



Exterior paint and new landscaping

#### 4 II Creeks Plaza

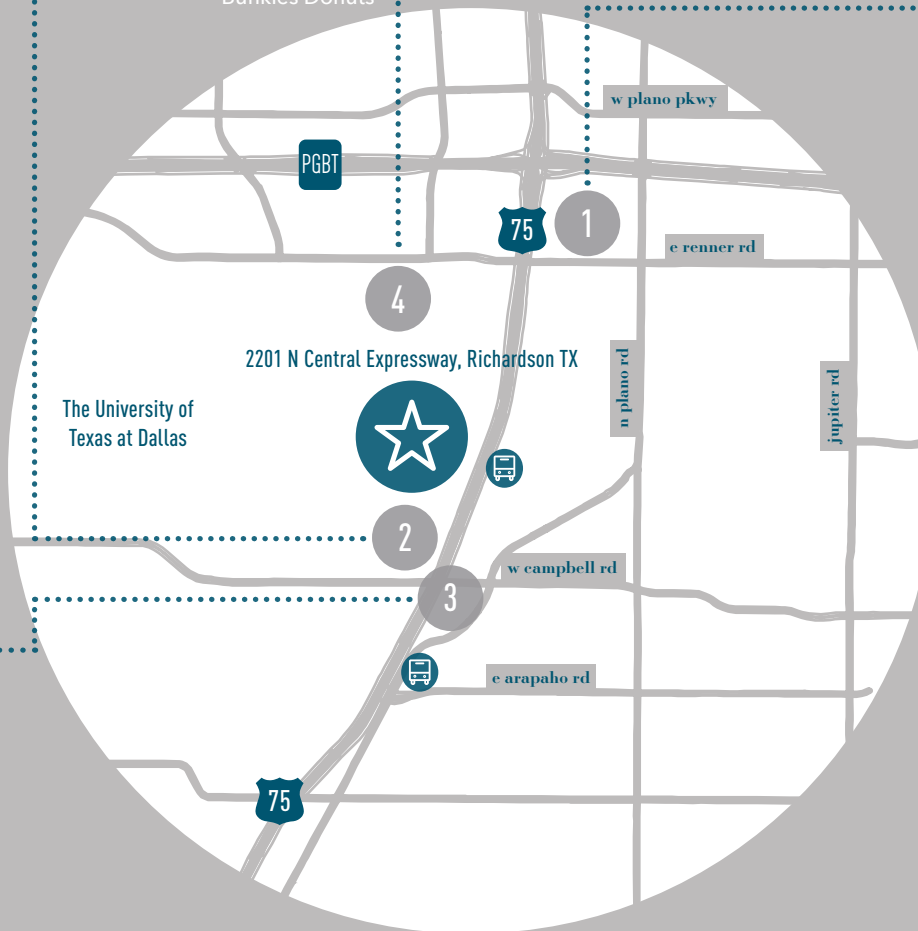
Eiland Coffee at Canyon Creek  
Shady's Burgers & Brewhaha  
The Fifth: Fireside Patio and Bar  
Dos Arroyos Comida Casera  
Feng Cha  
Bunkies Donuts

#### 2 Richardson Plaza

First Watch  
Dimassi's  
Mediterranean Buffet  
Chick-fil-A  
The Great Outdoors  
Sub Shop  
Velvet Taco  
Starbucks  
Chipotle  
Junbi Matcha  
Asian Mint  
La La Land Kind Cafe  
CAVA  
Fox & Hound  
SPIN! Pizza  
Smoothie King  
Taco Cabana  
Sushi Sake  
Cafe Brazil  
Palapas Seafood Bar  
Kung Fu Tea  
Kolache Factory  
Ali Baba  
Mediterranean Grill

#### 3 Eastside

Panera Bread  
Mena's Tex Mex  
Russo's Coal Fired  
Kitchen  
Urban Eatz  
The Wing'D Nut  
Salad and Go  
Taco Ocho  
Freshii  
First Watch  
Sakhuu Thai  
Yumilicious Frozen  
Yogurt



#### 1 CityLine

Tricky Fish  
Jasper's Richardson  
Oni Ramen  
Fernando's Mexican  
Cuisine  
Edith's Neighborhood  
Bistro  
The Brass Tap  
Red Mango  
Coolgreens  
Char'dL Southeast Asian  
Kitchen  
Edoko Sushi  
Good Union Urban BBQ  
Fooda  
Fish City Grill  
Bruncheon  
Smashburger  
Luna Grill  
Starbucks  
Piada Italian Street Food  
Modern Market Eatery  
Wildwood CityLine  
Dangki Fusion  
Sticky Rice  
Chick-Fil-A  
Whole Foods



# Upgraded lobbies







Updated tenant lounge and conference area

## Refreshed common areas and restrooms



C  
C  
C  
CANYON  
CREEK  
CENTER

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;
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Bradley Stone Selner	399206	brad.selner@am.jll.com	214-438-6100
Designated Broker of Firm	License No.	Email	Phone
	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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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

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