

ELEVATE YOUR SPACE

LAKEHIGHLANDSTOWER.COM

UP TO 55,000 SF CONTIGUOUS SPACE AVAILABLE

**9330 LBJ FREEWAY,
DALLAS, TX 75243**



ASHLEY CURRY
214.438.6348
ashley.curry@jll.com

LAUREN HALSTEDT
214.438.6155
lauren.halstedt@jll.com

JAMES ESQUIVEL
214.438.6152
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ON-SITE AMENITIES

- NEW 75+ PERSON CONFERENCE FACILITY
- NEW FITNESS CENTER WITH SHOWERS
- FULL SERVICE BANK
- CAFE
- BARBER SHOP
- SECURITY
- PROPERTY MANAGEMENT



BUILDING INFORMATION

- STRONG LOCAL OWNERSHIP
- MODERN RENOVATIONS TO RESTROOMS AND COMMON AREAS
- PANORAMIC VIEWS
- BUILDING SIGNAGE OPPORTUNITIES AND SUITES AVAILABLE IMMEDIATELY
- 5/1,000 PARKING RATIO



UNPARALLELED LOCATION

LAKE HIGHLANDS TOWER IS IDEALLY LOCATED ON LBJ FREEWAY, TWO MINUTES FROM CENTRAL EXPRESSWAY AND SIX MINUTES TO DALLAS NORTH TOLLWAY.



20 MINUTES TO
DALLAS LOVE FIELD
AIRPORT



35 MINUTES TO
DFW INTERNATIONAL
AIRPORT



RESTAURANTS
& BARS



SHOPPING &
RETAIL STORES



GYM & FITNESS
CENTERS



HOTELS &
HOSPITALITY

1 MILE RADIUS

59

114

6

11

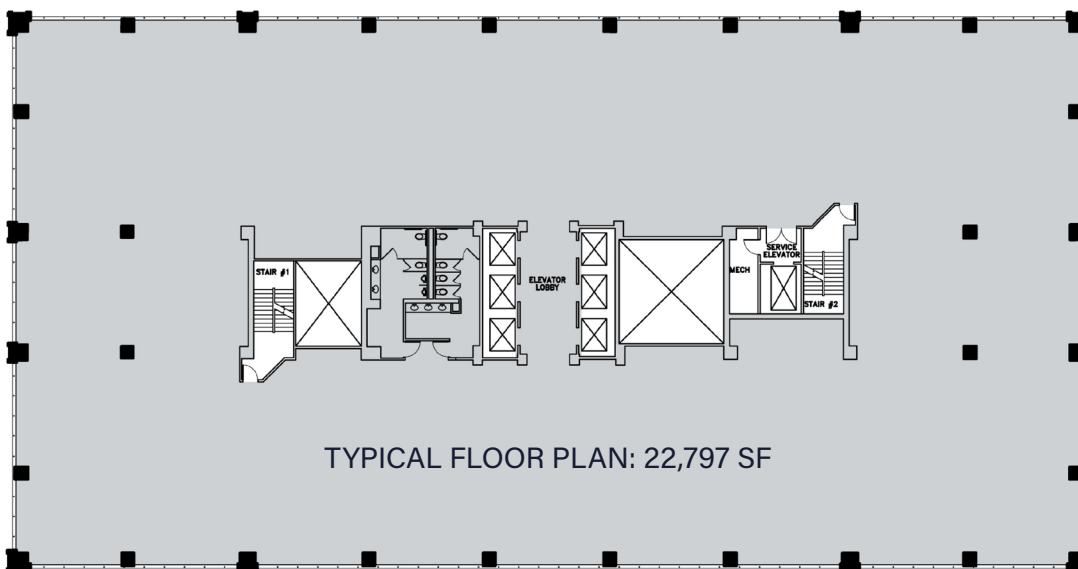
2 MILE RADIUS

196

199

18

30



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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:

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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
Ashley Winchester	639992	ashley.curry@jll.com	214-438-6348
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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James Esquivel	408736	james.esquivel@jll.com	214-438-6152
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Lauren Halstedt	630804	lauren.halstedt@jll.com	214-438-6155
Sales Agent/Associate's Name	License No.	Email	Phone

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