



5959 LAS COLINAS BLVD, IRVING, TEXAS 75039

**CAPITAL
COMMERCIAL**
INVESTMENTS, INC.



JONES LANG LASALLE BROKERAGE INC.



A CORPORATE CAMPUS LIKE NO OTHER

A premier 290 acre master plan development in Irving, Texas. Advantageously located in the heart of Las Colinas Boulevard. Institutionally owned and maintained, the campus offers 379,014 SF of office space along with development opportunities.

3
STORIES

379,014 SF
AVAILABLE 10/1/23

COVERED
PARKING

PRIVACY GATE
SURROUNDING SITE

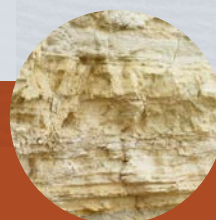
Built with
**GLOBAL
INFLUENCE**



Granite exterior & columns
from Madagascar, cut in Italy



Slate roof quarried &
produced in Wales



Limestone lobby floor
mined in France



Anigre wood paneling &
staircases from Africa



CAMPUS MASTER PLAN COMING SOON!

FEATURES

Scenic topography with walking trails & two ponds

Outdoor Plaza

Coffee Shop

Grab-n-Go Sundry Shop

Dining Hall

Fitness Center

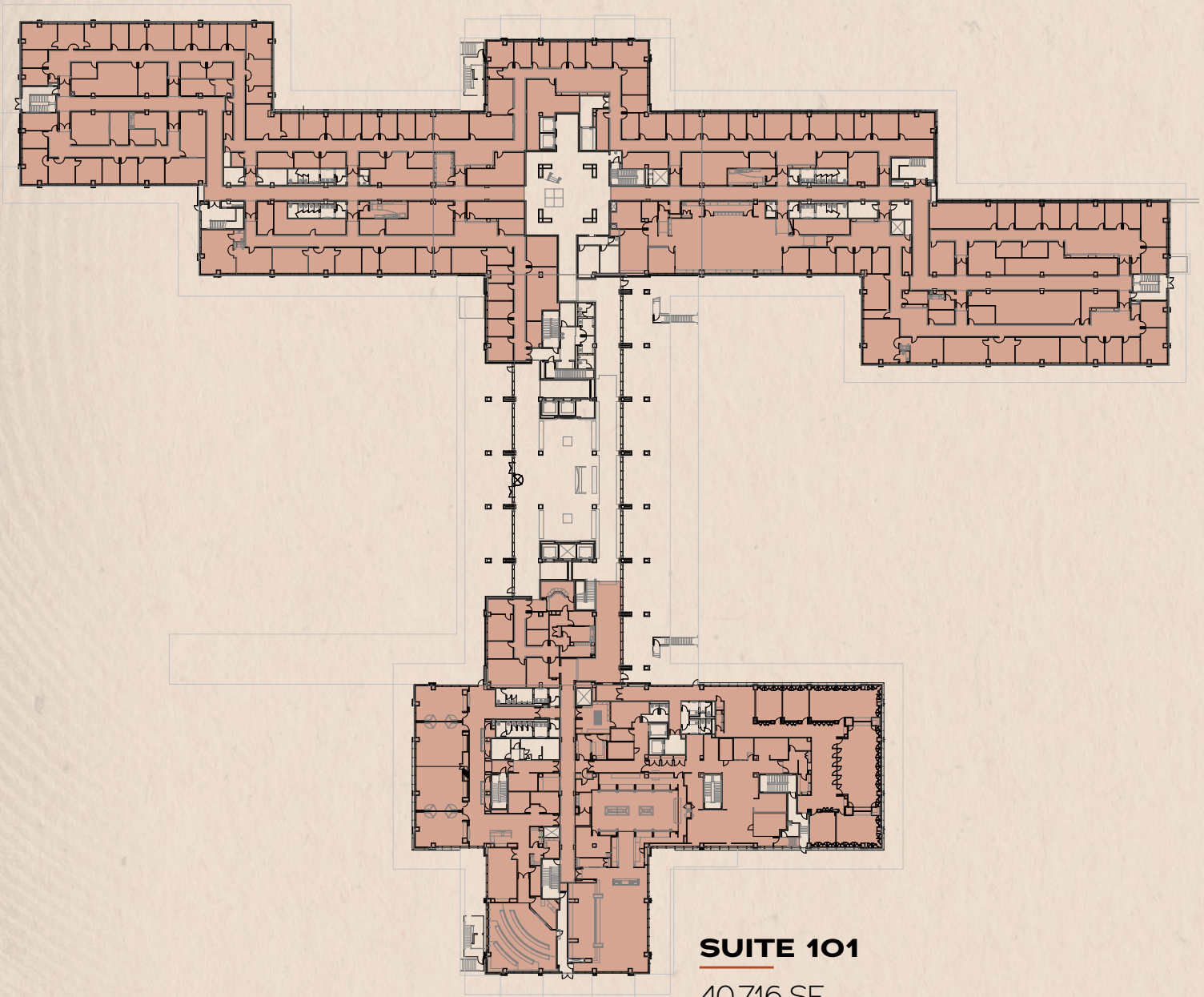
Direct Access to John Carpenter Fwy,
President George Bush Tpke & LBJ Fwy



LEVEL 01 - 121,551 SF

SUITE 100

80,385 SF



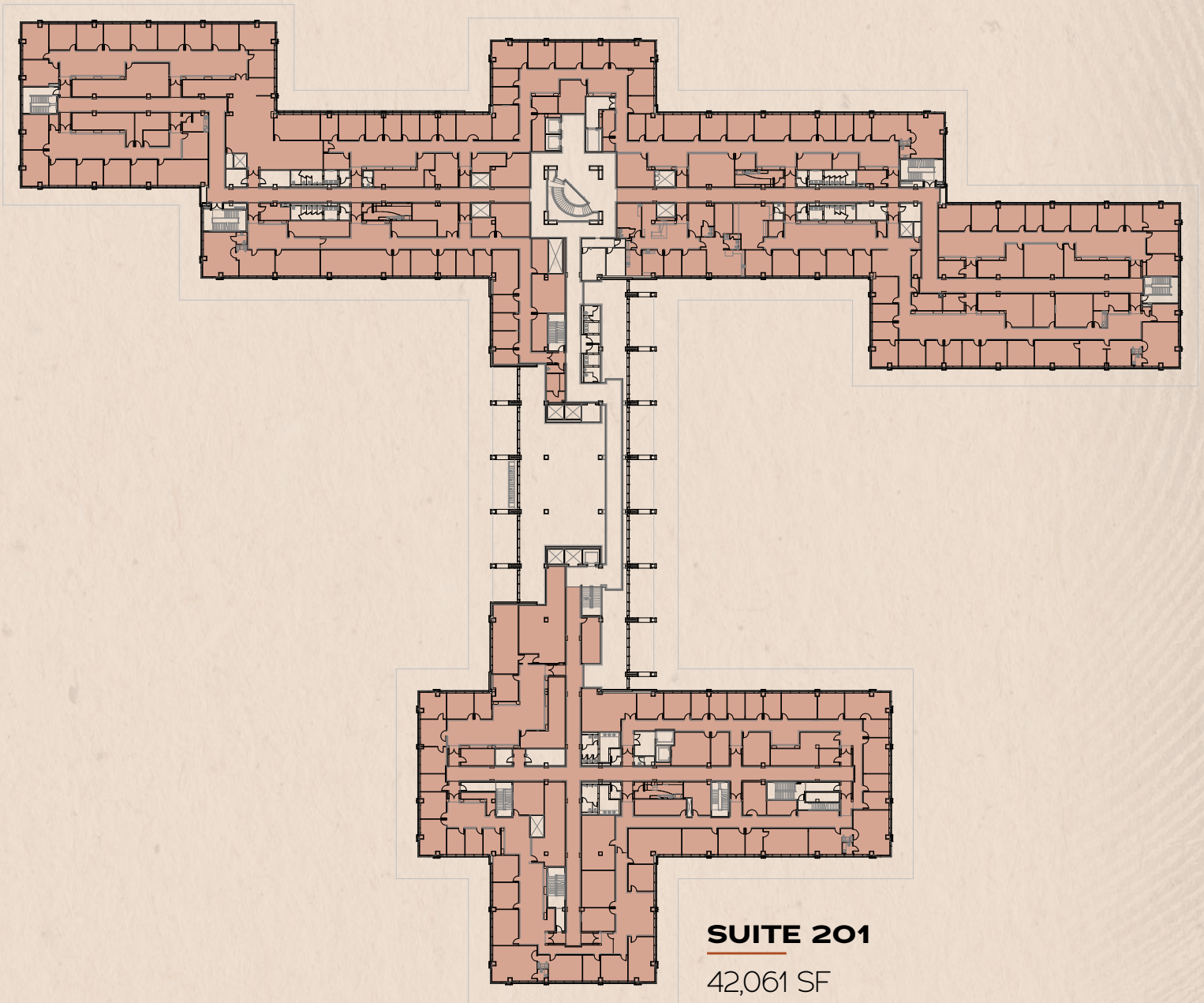
SUITE 101

40,716 SF

LEVEL 02 - 126,130 SF

SUITE 200

84,069 SF



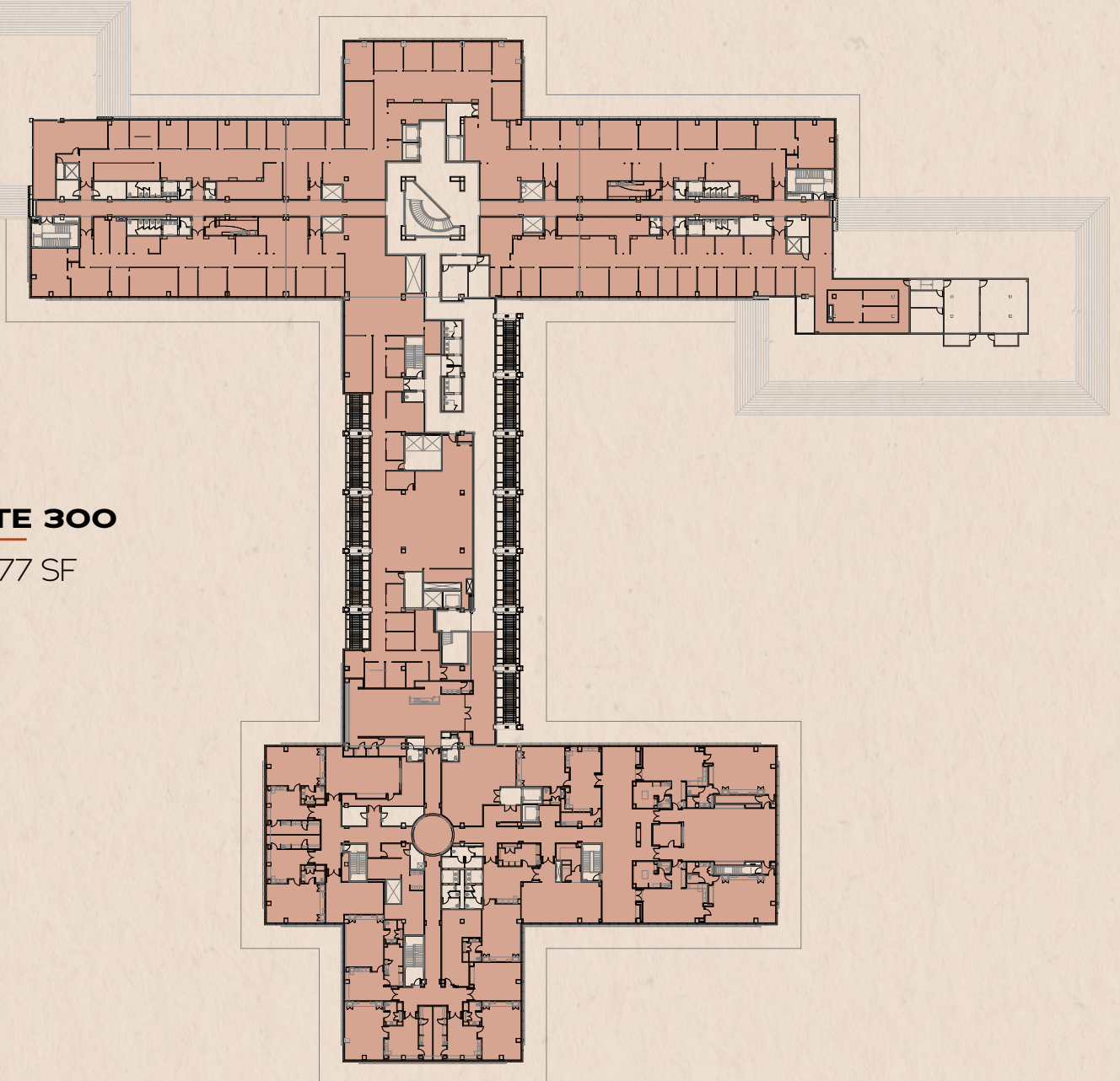
SUITE 201

42,061 SF

LEVEL 03

SUITE 300

107,077 SF



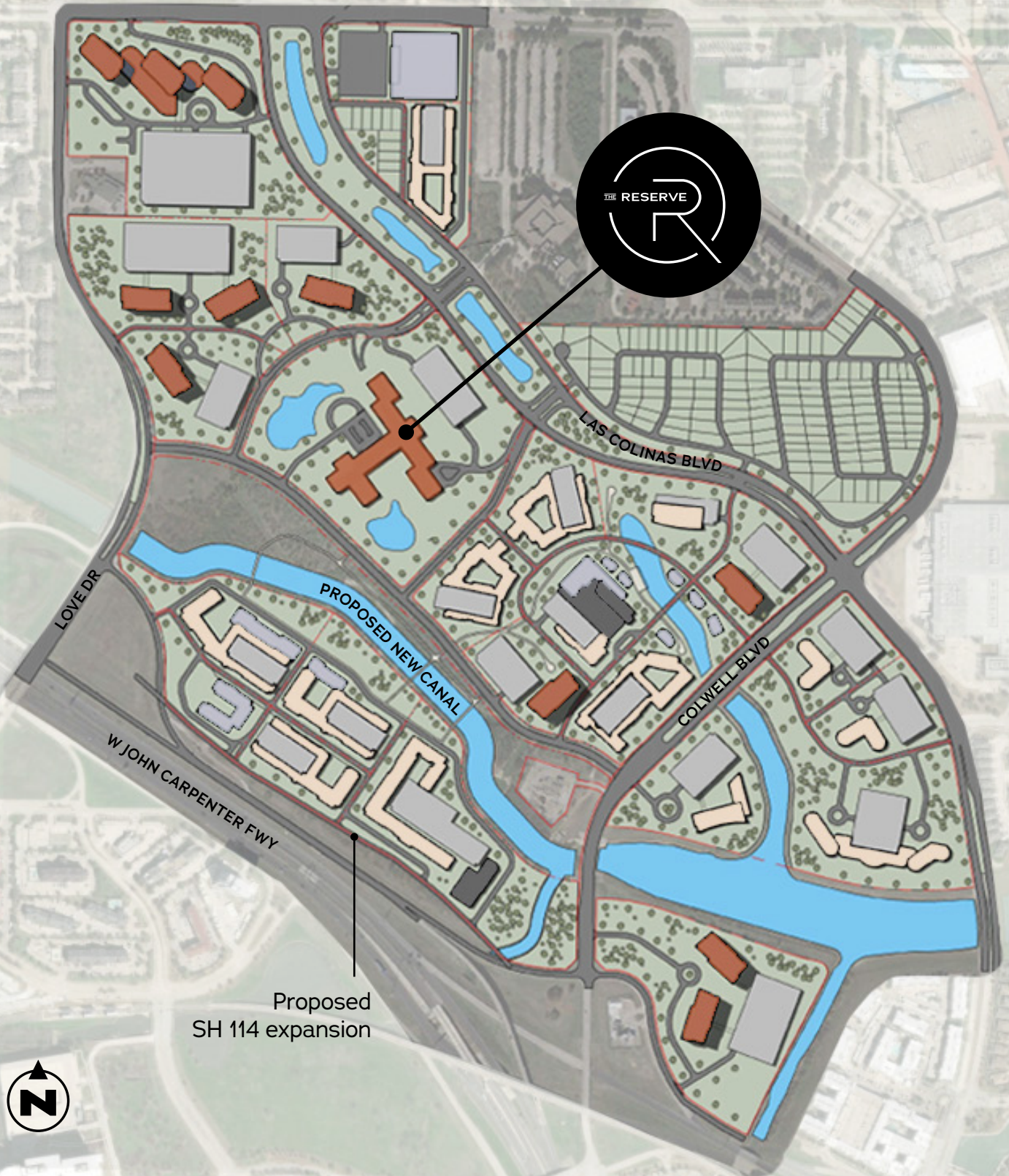


THE RESERVE

BTS OPTIONS
AVAILABLE

MASTERPLAN

● OFFICE ● RETAIL ● RESIDENTIAL ● HOTEL





DFW LOCATION



LEADING PRO BUSINESS ENVIRONMENT

#1 for doing business 17 years in a row

Source: CEO Magazine



CRITICAL MASS OF HQs & REGIONAL OFFICES

145+ corporate headquarter relocations since 2010

Source: Dallas Regional Chamber



MAGNET FOR TOP TALENT IN THE U.S.

Strong wages and low cost of living create an attractive employment base



FAVORABLE TAX CLIMATE

0% State & local income tax



#1 MSA FOR PROJECTED POPULATION GROWTH

749,726 new residents projected over the next 5 years

Source: ESRI



LOW COST OF DOING BUSINESS

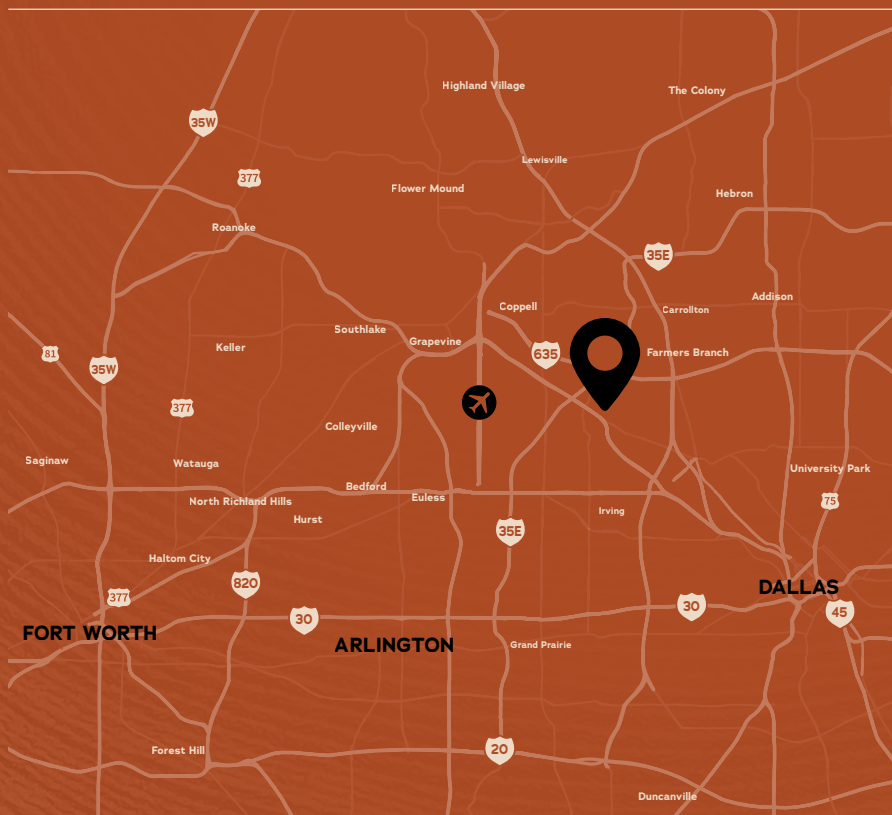
Score of 100 for Dallas
Score of 95 for Ft. Worth
(U.S. Avg. = 100.00)

Source: Moody's



HIGH-QUALITY OF LIFE

Favorable year-round climate and traffic commute time





IRVING OVERVIEW

21%
POPULATION GROWTH
since 2010

4,000
CLASS A
apartment units

30,000
NEW JOBS
planned over the next 18 months due to
new and expanded corporate campuses

HIGHEST
CONCENTRATION
of Fortune 500 Headquarters



**For Leasing information:
214 438 6100**

T.D. BRIGGS
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BLAKE SHIPLEY
blake.shipley@jll.com

ASHLEY CURRY
ashley.curry@jll.com



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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.

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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
T.D. Briggs	350404	td.briggs@jll.com	214-438-1503
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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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

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