



DOMINION

# DOMINION PLAZA

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17300-17304 Preston Road  
Dallas, TX 75252

Jones Lang LaSalle Brokerage, Inc.

# 01 THE BUILDING HIGHLIGHTS





## WEST TOWER



**266,399 RSF**

14 stories

## EAST TOWER



**60,738 RSF**

3 stories

## THE BUILDING HIGHLIGHTS



Total RSF  
327,137 RSF



Typical Floor Plate  
20,000 RSF



Class A, Built in 1985  
Recently Renovated



Tremendous  
Views



3.4:1,000  
Parking Ratio;  
60% Covered



Over \$6M  
in Renovations  
Complete



# 02 THE BUILDING AMENITIES







**Event Worthy Tenant Lounge**

**40 Person Conference Room**

**Modernized Elevators**

**Murphy's Deli**

**Activated Outdoor Space**

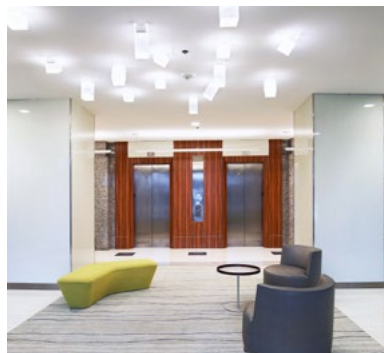
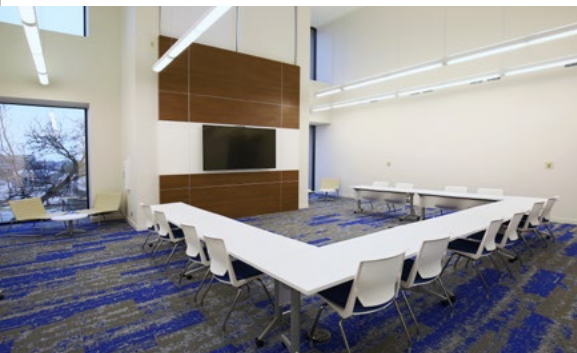
**On-Site Management**

**On-site Courtesy Officer**

*Mon-Fri: 7 am to 11 pm*

*Sat-Sun: 7 am to 3 pm*

**Telco Service: AT&T, Spectrum, LOGIX**





Dominion Plaza's convenient location located on Preston Road near Dallas North Tollway & President George Bush Turnpike allows for an easy commute that spans across DFW. Numerous restaurants, retail, daycares, banks & hotels are in the immediate area.

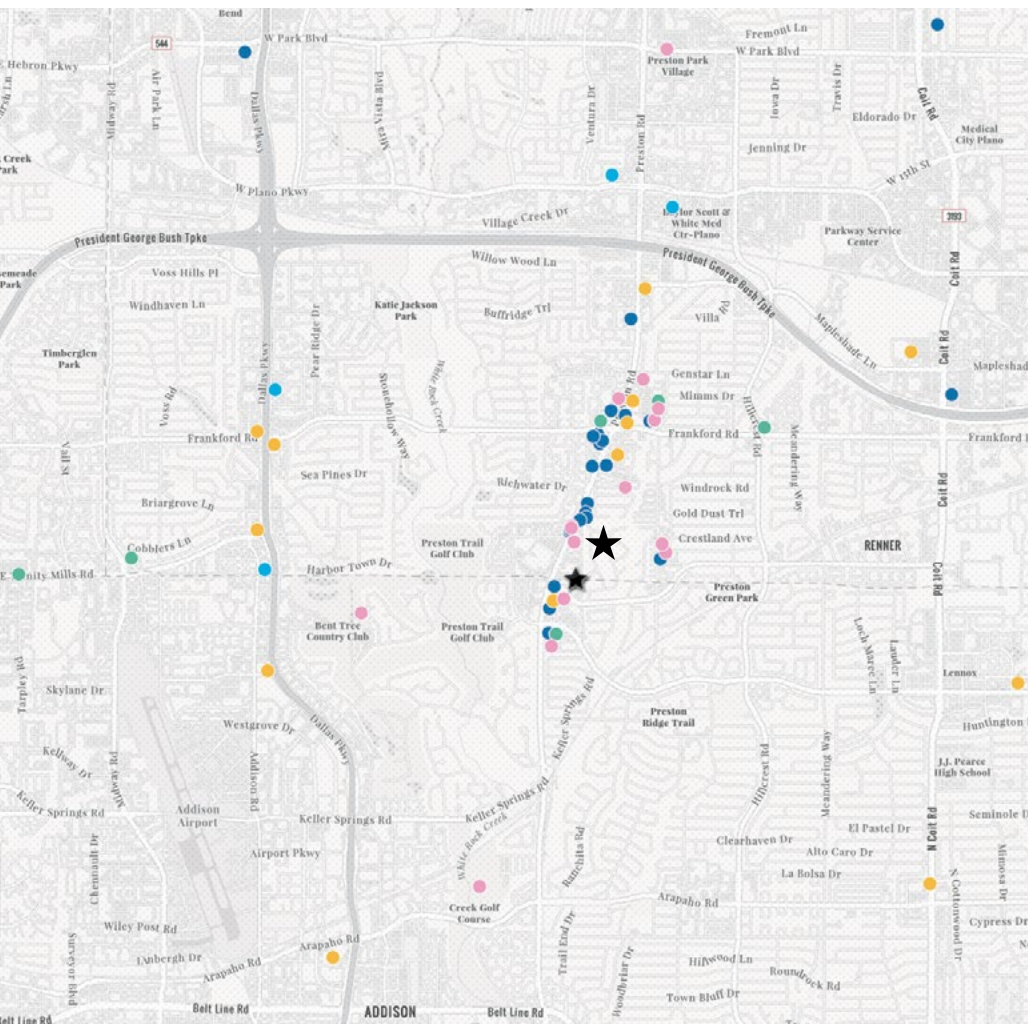
# 03 LOCATION AMENITIES





# DOMINION PLAZA DALLAS, TX

17300-17304 PRESTON ROAD



## DINING

Bahama Bucks  
Banana Leaf Thai Cuisine  
Blu's Barbecue  
Braum's  
Bubala Café & Grill  
C. Rolls Sushi  
Cadot Restaurant  
Café de France  
Chipotle Mexican Grill  
Coffee House Café  
Cowboy Chicken  
Deli News  
Fajita Pete's  
Firehouse Subs  
Golden Chick  
Grandmas' Bakery  
Hot Pizza Dallas  
India Chaat Cafe  
Jamba  
Jarams Donuts  
Jimmy John's  
Joes Pizza  
John's Backyard Grill  
LEKKA Mediterranean  
La Hacienda Ranch  
Lavendou Bistro Provencal  
McDonald's  
Mumbai Grill  
Nelson's  
Pizza Hut  
Sharky's Bar & Grill  
Shebelle Ethiopian Cuisine & Bar  
Shiraz Mediterranean Grill  
Speranza  
Starbucks  
Taco Bueno  
The Gelato Cone  
The Irishman Pub  
The Kolache Bake Shop  
The Pizza Guy  
The Spin Coffee & Vinyl  
Whistle Britches  
Wingstop  
Edible Arrangements

## HOTELS

Quality Inn  
La Quinta Inn & Suites  
HomeTowne Studios  
Extended Stay America

## BANKING

Wells Fargo  
Frost Bank  
Prosperity Bank  
Comerica Bank  
First Convenience Bank  
Veritex Bank  
Pavillion Bank  
Woodforest National Bank  
Chase Bank  
Texas Republic Bank  
PNC Bank

## FITNESS

Lifetime Fitness  
Orangetheory Fitness  
Anytime Fitness  
Precision Fitness  
Snap Fitness Dallas  
Physiofit Texas  
Power Play Fitness  
North Dallas Crossfit

## RETAIL & OTHER

AT&T  
Bath & Body Works  
Bent Tree Country Club  
Dallas North Builders Hardware  
Davenport Printing N Designz  
Diamond & Fine Jewelry  
Dougherty's Pharmacy  
Haynes John T  
HLM Diamond Connection  
Keeks Designer Handbags  
Kroger  
L'Unique Jewelry  
Labels Designer Consignment  
My Secret Closet Consignment  
Resale Pennies For Heaven  
R.W. Diamond Broker  
Ramani Jewelers  
Shira Diamonds  
The Arbors on Preston Road  
The Clubs of Prestonwood - The Creek  
The Framesmith  
Tom Thumb  
Wallpapers Galore



**LEASING INFORMATION:  
JONES LANG LASALLE BROKERAGE, INC.**

**TREVOR FRANKE**

214 438 6174

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**HUDSON NEUHOFF**

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**[www.dominion-plaza.com](http://www.dominion-plaza.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.

## 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

\_\_\_\_\_  
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