



THE REALM

CASTLE HILLS

4400 Sam Rayburn Tollway
Lewisville, TX 75056

PROPERTY HIGHLIGHTS

- 235,921 RSF building includes nine floors of Class A office space
- Five level structured parking providing 4:1,000 for the office
- Ground floor encompasses 16,000 SF of restaurant and retail space
- Amenities include a fitness facility, computer bars, tenant lounge, conference center, Wi-Fi connectivity in all common areas
- Efficient 30,371 RSF floorplates



AMENITIES



Community lounge
with coffee bar &
patio seating



Wi-Fi connectivity in
all common spaces



Trendy restaurants on first
floor with outdoor seating



Onsite management
& security



Computer
bars



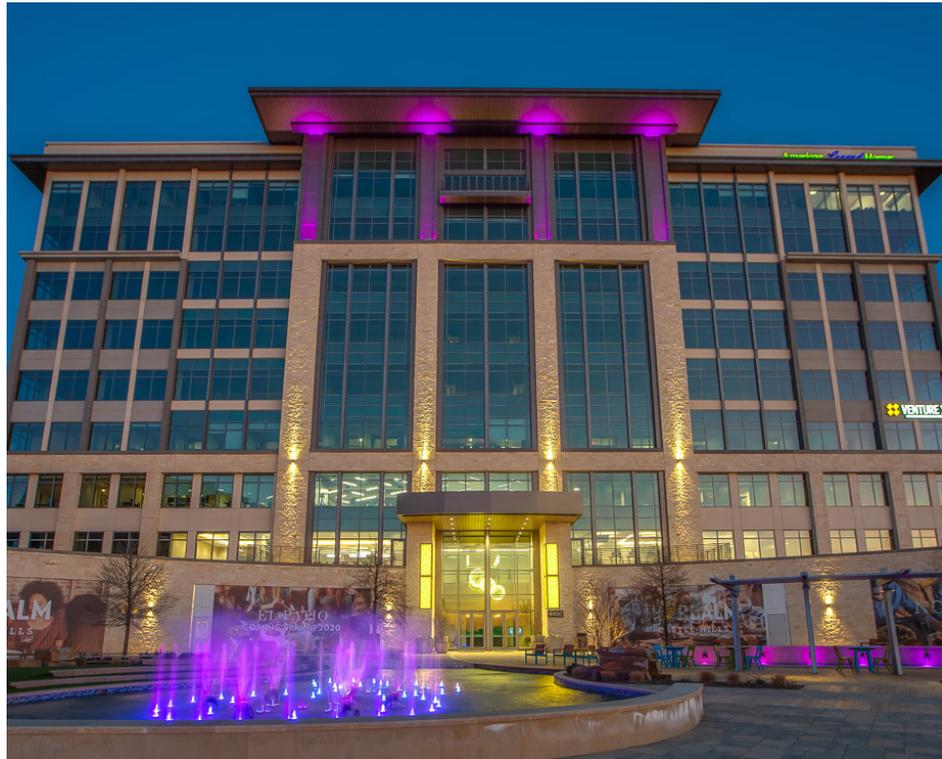
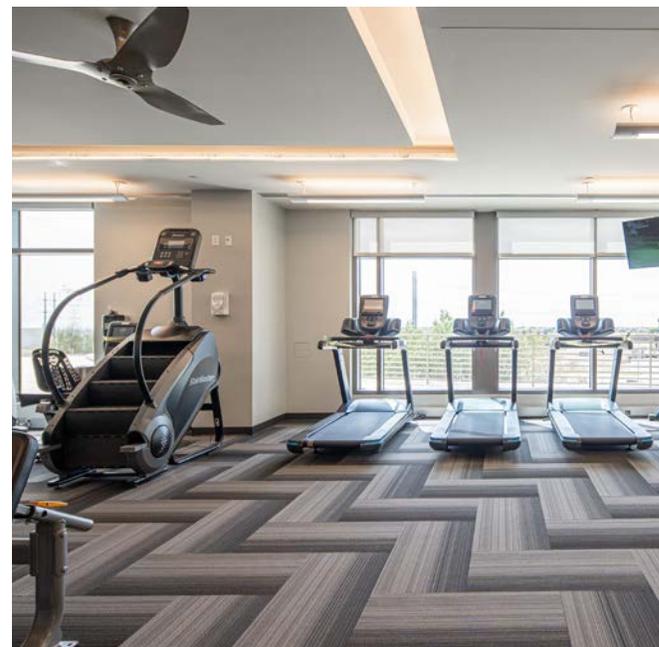
Conference
center



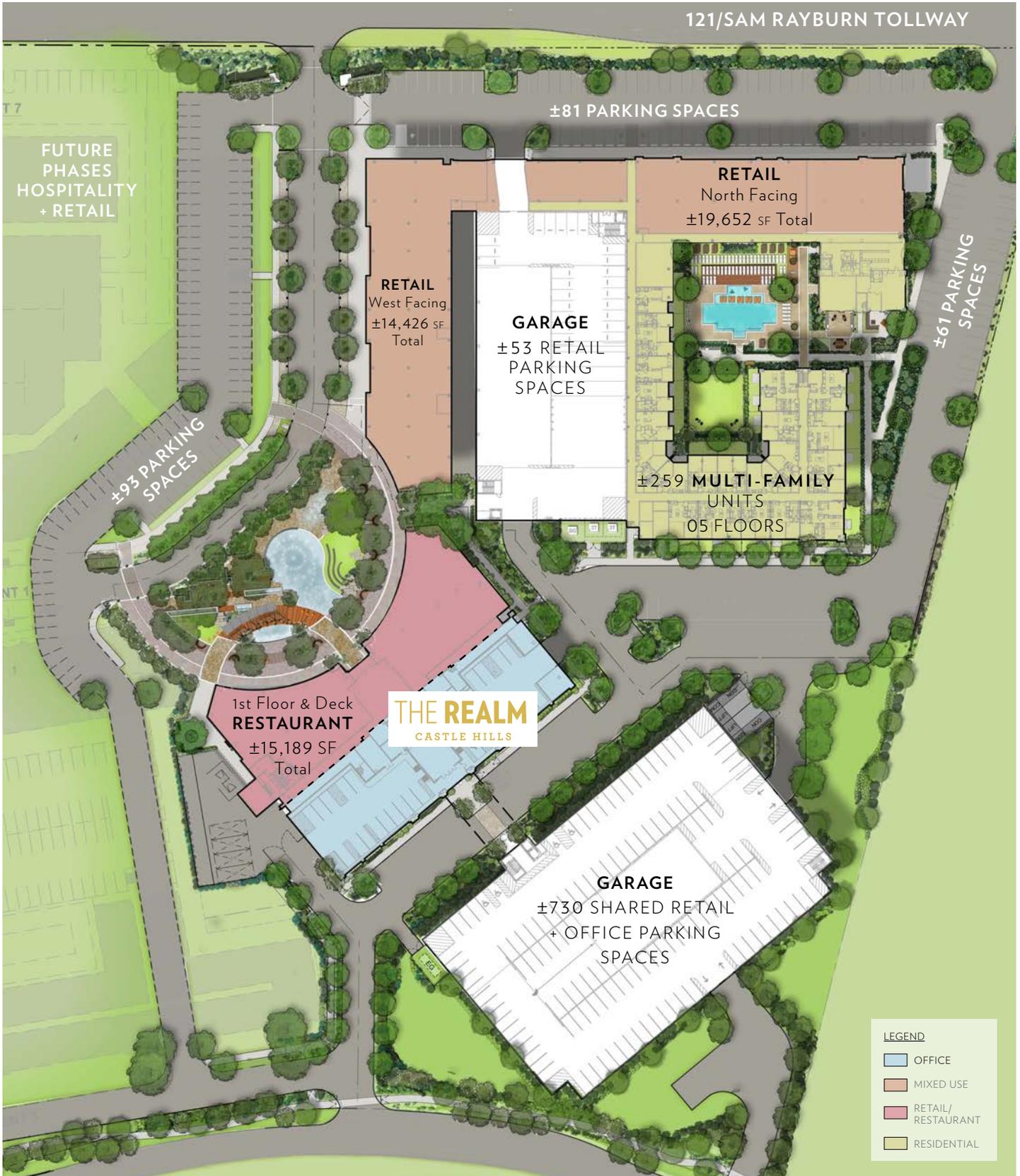
Fitness center with locker
room and showers



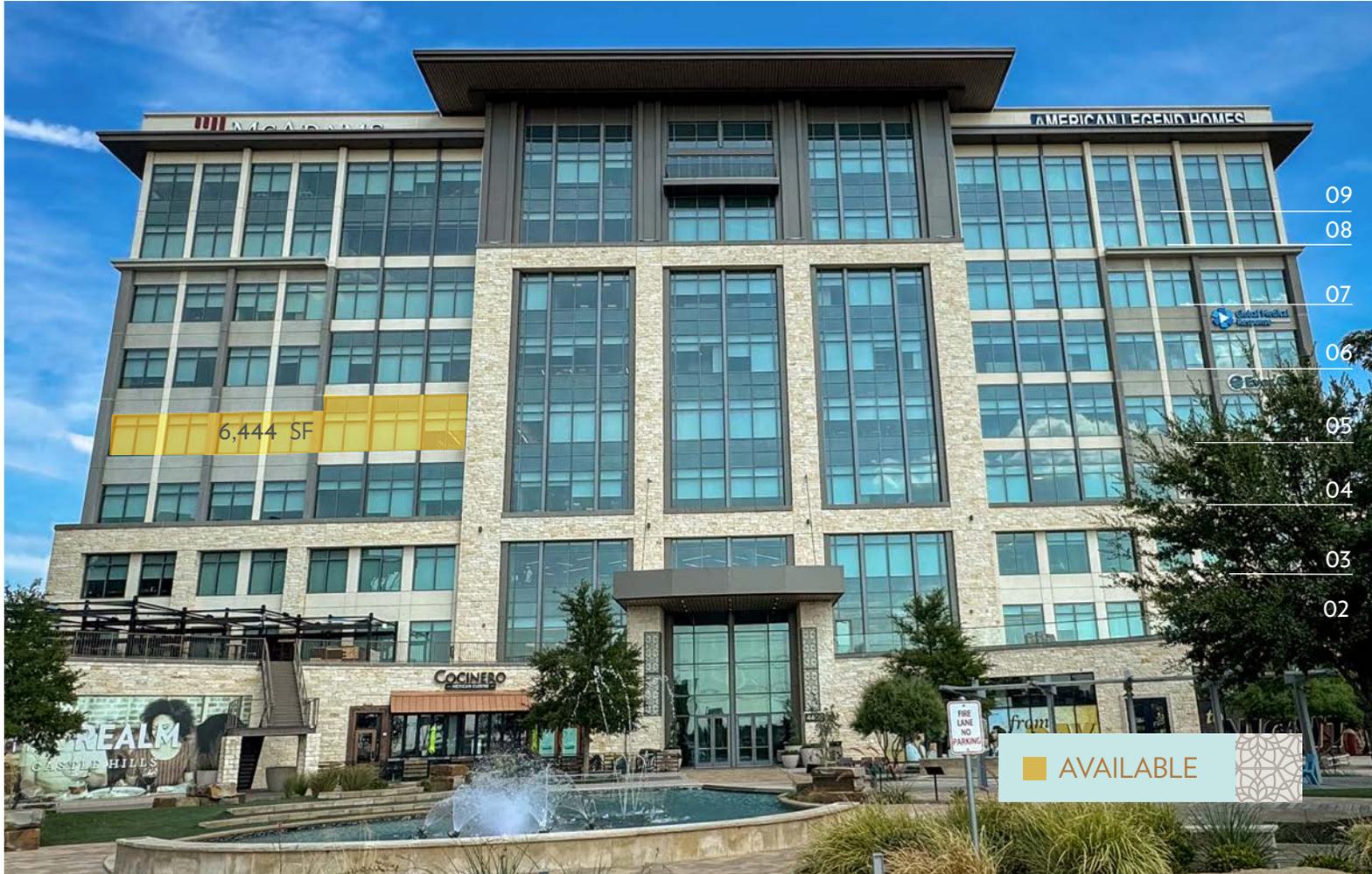
Onsite
ownership



SITE PLAN



STACKING PLAN



YOU'RE COVERED WITH US.
OUR COVERED PARKING PROVIDES YOU AND
YOUR CAR RELIEF IN THE TEXAS HEAT

July/August average temperature in Dallas

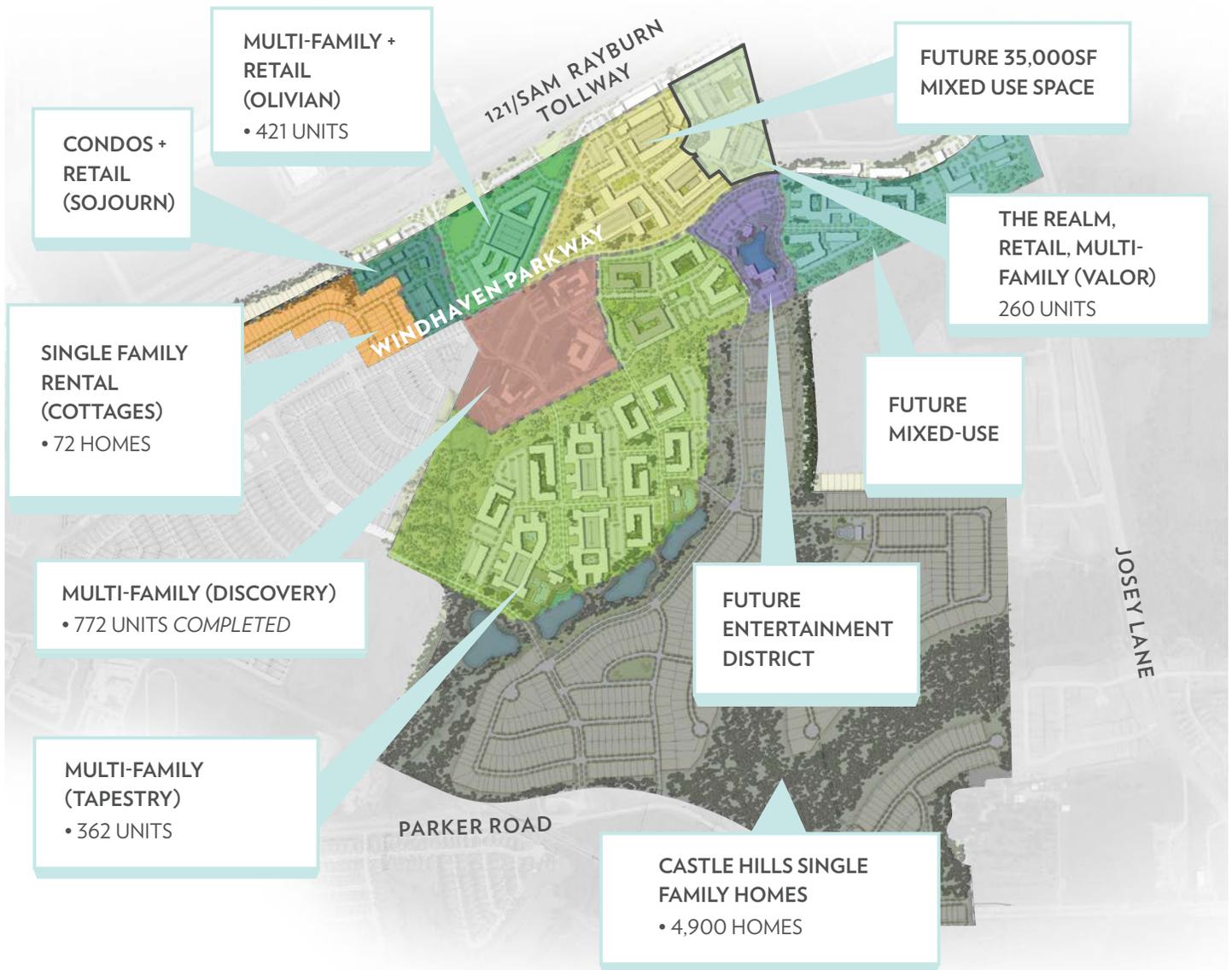
96°

After just one hour,
the average in-car temperature is 43 degrees
higher than the outdoor temperature

139°

- Protects your car from extreme weather
- Keeps you cooler
- Supports vehicle performance
- Safety

MASTER PLAN + OVERVIEW



The Realm at Castle Hills is a master-planned, 324-acre, community offering office, retail and luxury living. Inspired by outstanding urban community design, The Realm serves to connect people with each other and their environment. With an overall focus on quality of life, The Realm blends the sophistication of an urban lifestyle with unique and beautiful outdoor activity and event spaces.

The property is located just south of State Highway 121 and west of Josey Lane. Offices at The Realm offers an easy commute to workers from Frisco, Plano, The Colony, Carrollton, Irving and Lewisville.

THE REALM FEATURES

- Exceptional tollway visibility provides maximum exposure
- Modern streetscapes connect office to retail, entertainment and luxury living
- Additional 35,000 sf of restaurant and retail opportunity
- Future office phases provide capacity for business growth
- 5 minutes from Legacy West, Toyota HQ, Liberty Mutual, Fedex, and JPMorgan Chase
- 2 minutes from Grandscape and Nebraska Furniture Mart
- 15 minutes to DFW Airport

DINING AT THE REALM

206 LUSTER GRILL
BAHAMA BUCK'S
BAGEL BAR
BLUEBONNET BRUNCH HOUSE
THE DREAM TACOS
EINSTEIN BROS. BAGELS
GREAT AMERICAN COOKIES
GRIMALDI'S PIZZERIA
HARAZ COFFEE HOUSE
KAKATIYA LOUNGE & KITCHEN
KED'S ICE CREAM, WAFFLES & CREPES
LITTLE INDIA
THE LONDON BAKER
MARBLE SLAB CREAMERY
MOCHINUT
THE MONK'S
PIZZA TWIST
RT BAKERY & CAFE
TIFA CHOCOLATE & GELATO
TROPICAL SMOOTHIE CAFE
VOODOO BREWING CO.

NEARBY AMENITIES

MESERO
EDOKO SUSHI & ROBATA
STARBUCKS
CHILI'S
CAMPISI'S
CHICK-FIL-A
FREEBIRDS
ROCKFISH
BLAZE PIZZA
24 HOUR FITNESS
MENDOCINO FARMS
KROGER
WHATABURGER
TOPGOLF
STUDIO MOVIE GRILL
TARGET
MULTIPLE RETAIL + DINING

THE REALM

CASTLE HILLS

121

JOSEY LN.

PLANO PKWY.

PARKER RD.

WINDHAVEN PKWY.

MIDWAY RD.

WARREN PKWY.

LEGACY DR.



THE REALM

CASTLE HILLS

FOR LEASING INFORMATION:

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About JLL

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

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