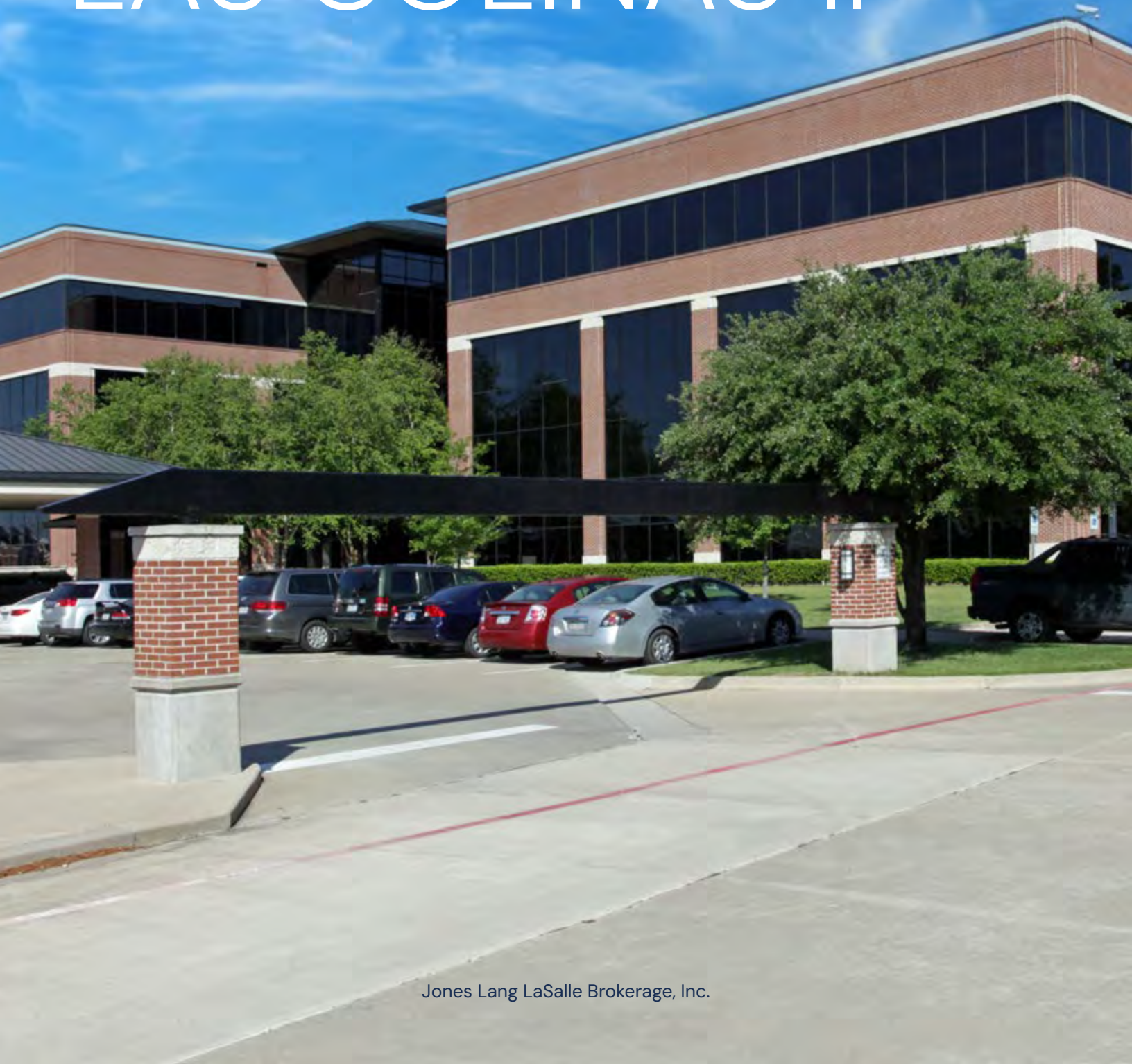


7100 N State Highway 161  
Irving, TX 75039



# SIERRA AT LAS COLINAS II







**Sierra at  
Las Colinas II**



**Available:**  
169,500 SF, Floors 2-4



**Space Renovated:**  
2020



**Typical Floor:**  
56,500 SF



**Parking:**  
7/1,000 SF





## PROPERTY FEATURES

Prominent visibility  
from Highway 161

---

Efficient  
floor plates

---

Easy access to major  
thoroughfares

---

Plug and play

---

Covered garage parking and  
surface lot available

---

10 minutes to DFW  
International Airport

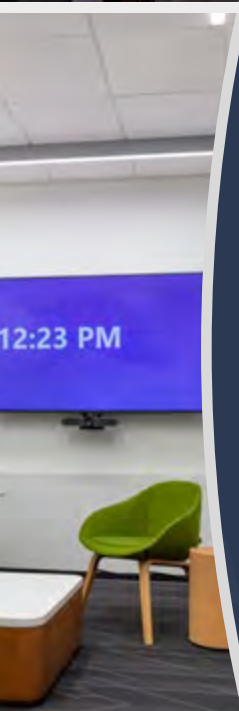
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On-site amenities including deli, conference room, and on-site security

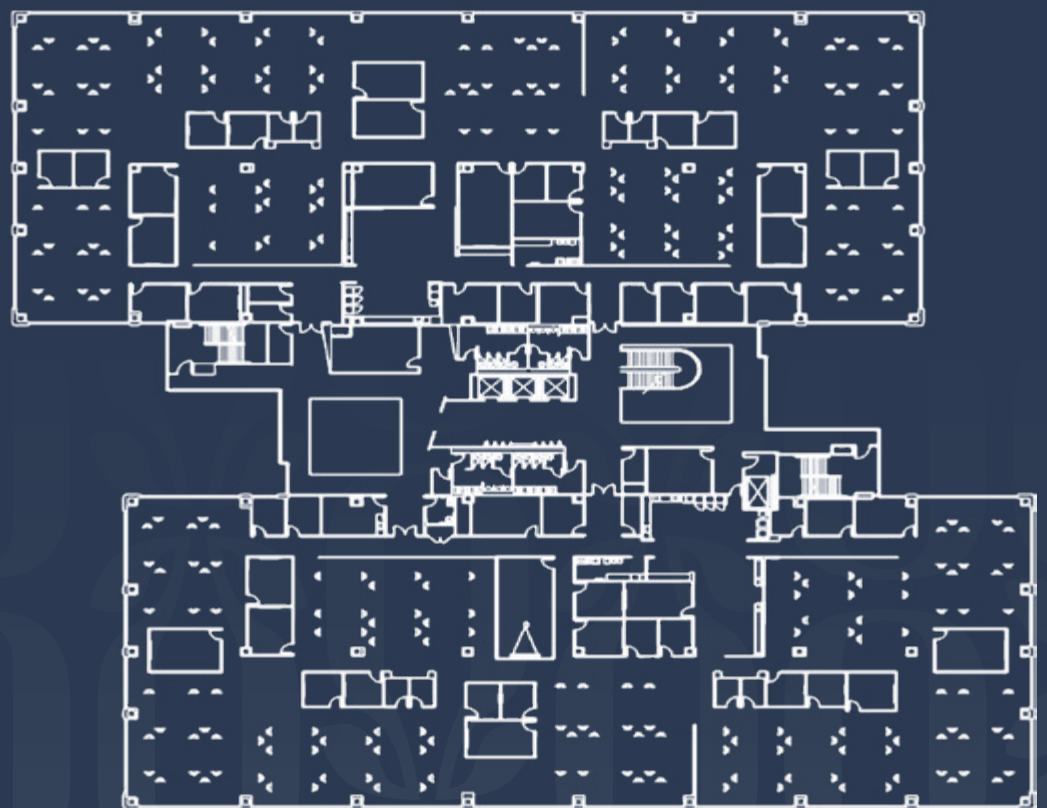








## FLOORS 2-4



56,500 SF





## DALLAS CBD

In-N-Out Burger  
Wingstop  
Southern Spice  
Pista House  
Fast Furious  
Lime Bar & Kitchen

Cafe Bahar  
Ichin's Bamboo Garden  
Dimassi's Mediterranean  
Bombay Chowpatty  
Pista House

## URBAN CENTER

## TOYOTA MUSIC FACTORY

Jimmy John's  
Andalous  
Bread Zeppelin  
Salads  
Five Guys

la Madeleine  
Blu Ginger  
Snappy Salads  
Jamba Juice  
Little Katana

## WHOLE FOODS

## Sierra at Las Colinas II

# 100+

restaurants & bars  
within 1 mile radius

# 60+

shopping/retail and gyms  
within 1 mile radius

# 5

golf courses & country  
clubs within 3 mile radius

# 5 MIN

from Toyota  
Music Factory

# 10 MIN

from DFW Airport

# 17 MIN

from Love Field Airport





## NEIGHBORHOOD STATS

- DFW added **122,000 jobs** in the last year
- Las Colinas is one of the **most affluent locations** in the U.S.
- **64%** have a college degree or better
- **\$110,000** average household income, **20% higher** than DFW average **230% higher** than that of the U.S.

### Strong corporate neighbors:

- |                       |                           |
|-----------------------|---------------------------|
| Microsoft Corporation | Pioneer Natural Resources |
| Flour                 | 7-Eleven                  |
| Kimberly Clark        | McKesson                  |
| Celanese              | OneSource Virtual         |
| Core Logic            | Verizon                   |
| Flowserve             |                           |

**CENTRALIZED  
DFW LOCATION ...  
WITH PRIME  
ACCESSIBILITY**





## **SIERRA AT** *Las Colinas II*

### **FOR MORE INFORMATION:**

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+1 214 438 6152  
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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;
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- 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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**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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James Esquivel	408736	james.esquivel@jll.com	214-438-6152
Sales Agent/Associate's Name	License No.	Email	Phone

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