

TOWER | 1320

1320 GREENWAY, IRVING, TX 75038 | TOWER1320.COM



JEFF WOOD

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MULTI MILLION DOLLAR RENOVATION AT

TOWER | 1320



+ REDESIGNED WI-FI LOBBY (*PICTURED HERE*)

+ TENANT LOUNGE/GAME ROOM

+ CONFERENCE FACILITY

+ COMMON CORRIDORS & RESTROOMS

+ CAFE WITH  COFFEE BAR

+ FITNESS CENTER

+ BUILDING ENTRANCE

+ NEW ELEVATORS

+ FULL FLOOR WHITEBOX

+ SPEC SUITES

CONFERENCE CENTER



TENANT LOUNGE/GAME ROOM



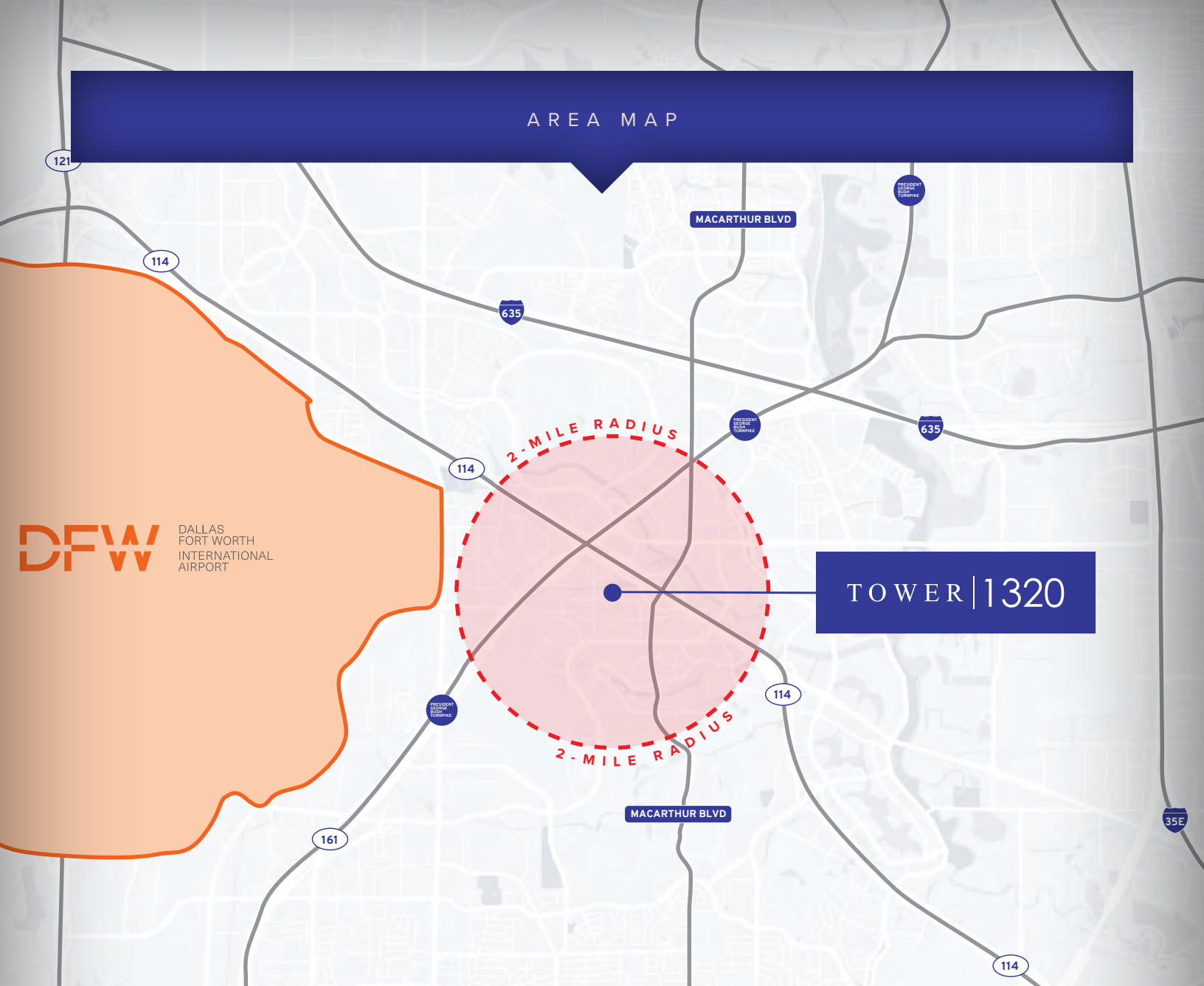
CAFE WITH COFFEE BAR



FITNESS CENTER



AREA MAP



LOCATION

Tower 1320 is located in an amenity rich environment with ease of access from all parts of the city by the multitude of highways and/or DART. Located 7 miles from DFW Airport and one block from MacArthur Blvd., which currently serves as the heart of Las Colinas' food and retail epicenter. The building is located within walking distance of Las Colinas' hottest new 28-acre development, which includes two high-end boutique style hotels, multi-family and approximately 50,000 SF of retail and restaurant space of all levels!

OVER 100 RESTAURANTS IN A 2-MILE RADIUS!

The following is just a partial list of the many culinary options in close proximity: Hopdoddy, Moxies Bar & Grill, Sullivans, Uncle Julios, Breakers Korean BBQ, Starbucks, Via Real, McDonald's, Einsten Bros, Dickey's, Quiznos, Jack in the Box, Chick-Fil-A, Taco Bell, Subway, Pizza Hut, Wendy's, Boston Market, Sonic, Fuzzy's Tacos, Snappy Salads, Zoës Kitchen, Shake Shack, Red Hot & Blue, Taco Diner, SmashBurger, Blue Fish, The Keg, The Ranch, Champps, WingStop, In & Out Burger, Fast & Furious, la Madeleine, Five Guys, Bread Zeppelin

BUILDING FACTS

BUILDING | Class A Office, 10 Floors

RENOVATED | 2019

TOTAL SIZE | 246,081 SF

FLOOR SIZE | 25,000 SF

COMMON AREA FACTOR | 18.43%

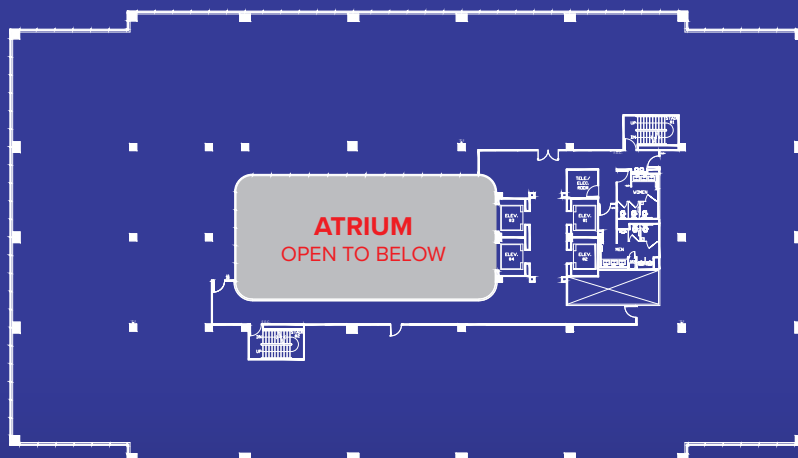
PARKING | Up to 6/1,000 may be provided

SECURITY | MON - FRI 7:30 - 11:30, SAT 8:00 - 1:00

AMENITIES | Fitness Center, Conference Facility, Cafe, Tenant Lounge/
Game Room, WiFi Lobby, On-Site Management

TELECOM/FIBER | Verizon, TW Telecom, Logix, Cbeyond, Ntegrated

TYPICAL FLOORPLAN





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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.

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Designated Broker of Firm	License No.	Email	Phone
	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jeff Wood	586631	jeff.wood@jll.com	214-438-3959
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date