

ONE  
COCKERELL PLAZA

**2110**

**Research Row**

Dallas, TX 75235

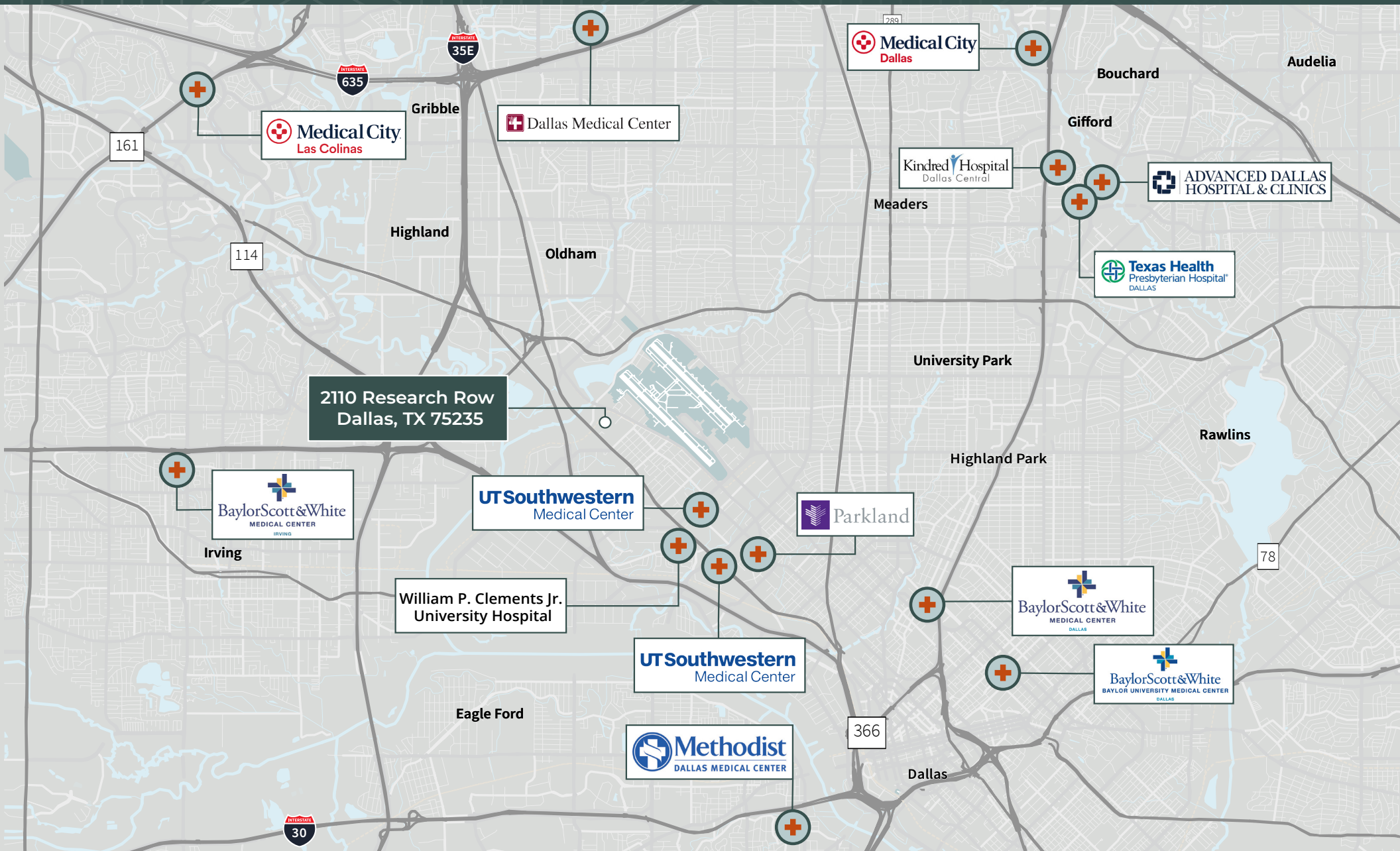


Jones Lang LaSalle Americas, Inc.



# ABOUT THE PROPERTY

2110 Research Row is a 73,056 RSF lab-capable medical asset strategically located in the Dallas Medical District, adjacent to UT Southwestern Medical Center





# PROPERTY DETAILS



**YEAR BUILT**  
1958  
(renovated 2020)



**BUILDING SIZE**  
78,106 SF



**VACANCY**  
32,006



**STORIES**  
6



**PARKING**  
4.41/1,000  
324 total surface spaces

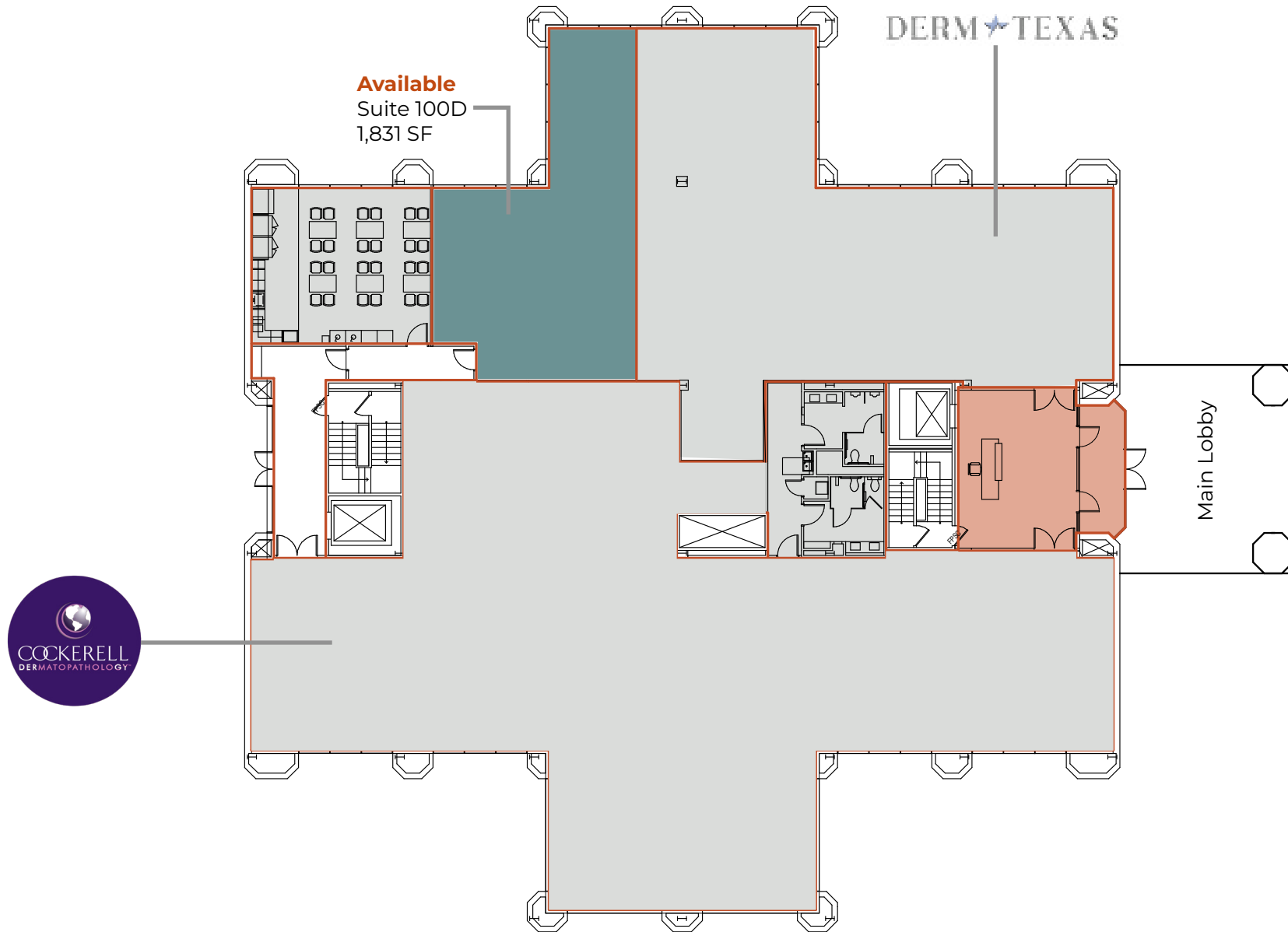
- Prime Location Adjacent to UT Southwestern Medical District
- State-of-the-Art Facility Designed for BSL-2 Operations
- Highly Accessible with Outstanding Street Visibility
- Perfectly Suited for Medical Office and Life Sciences Tenants





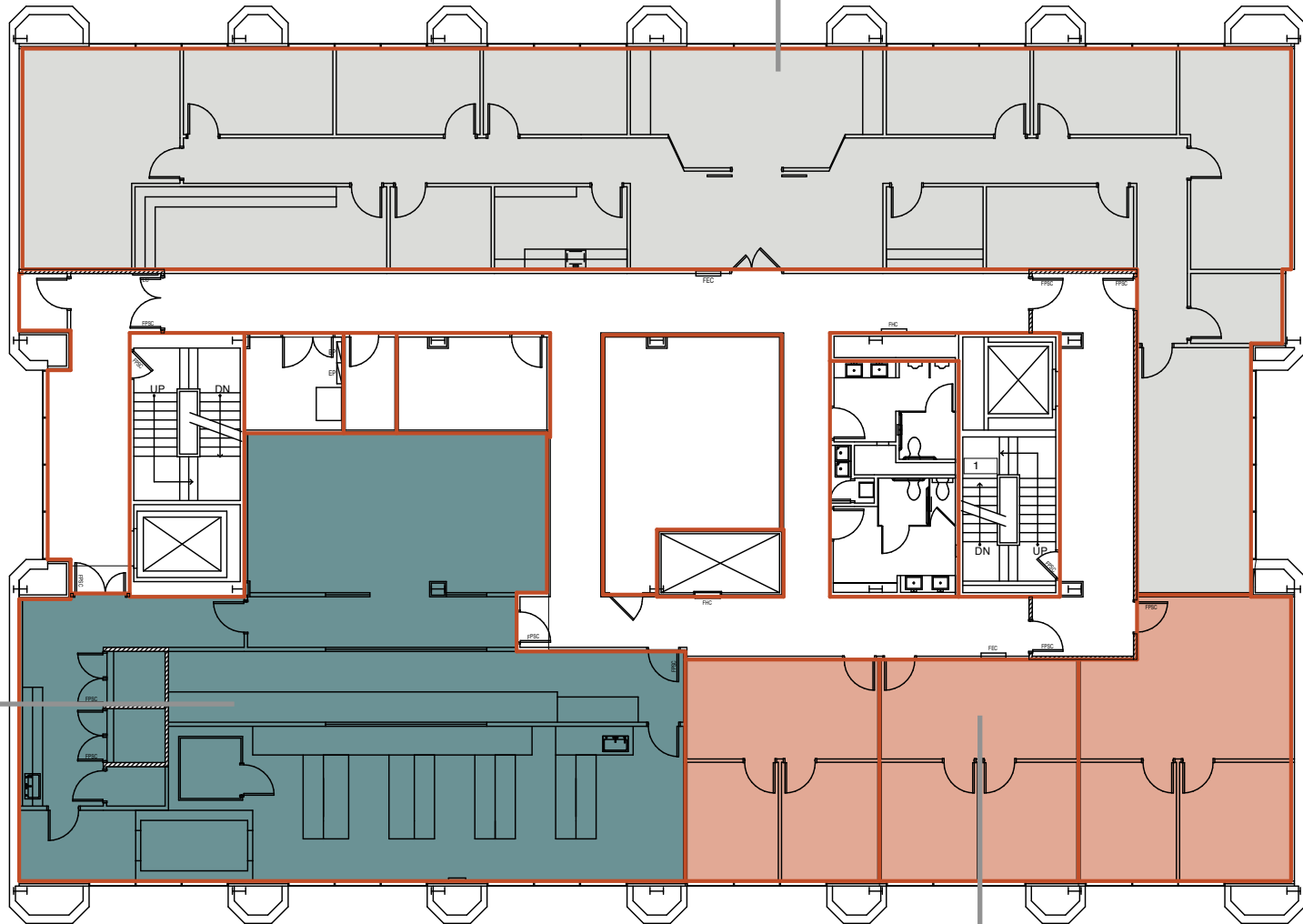
# FLOOR PLANS

## 1st Floor



# FLOOR PLANS

## 3rd Floor



**Available**  
Suite 330  
2,320 SF

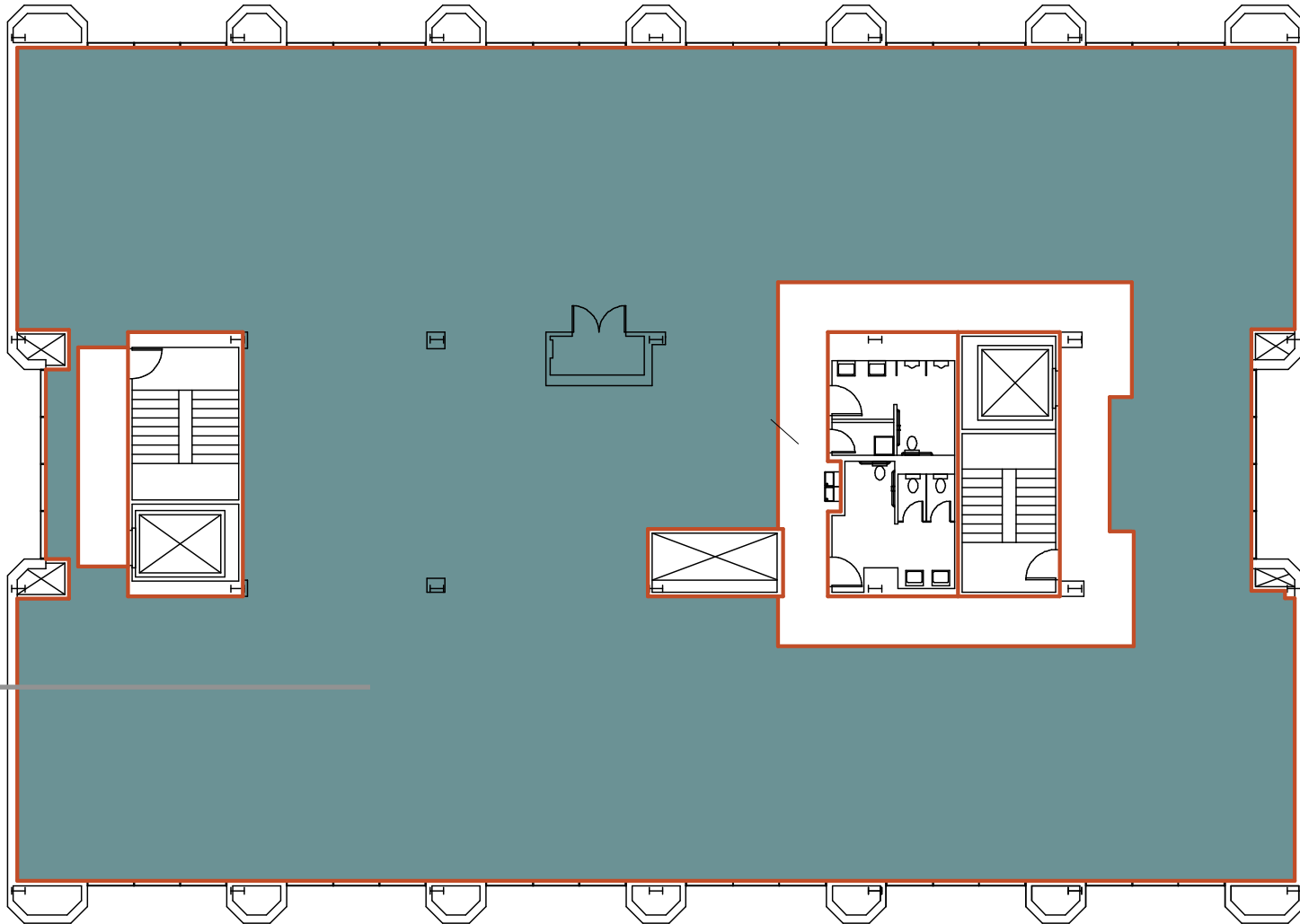
**Available**  
Suite 320-325  
1,456 SF

# FLOOR PLANS

## 4th Floor

### Available

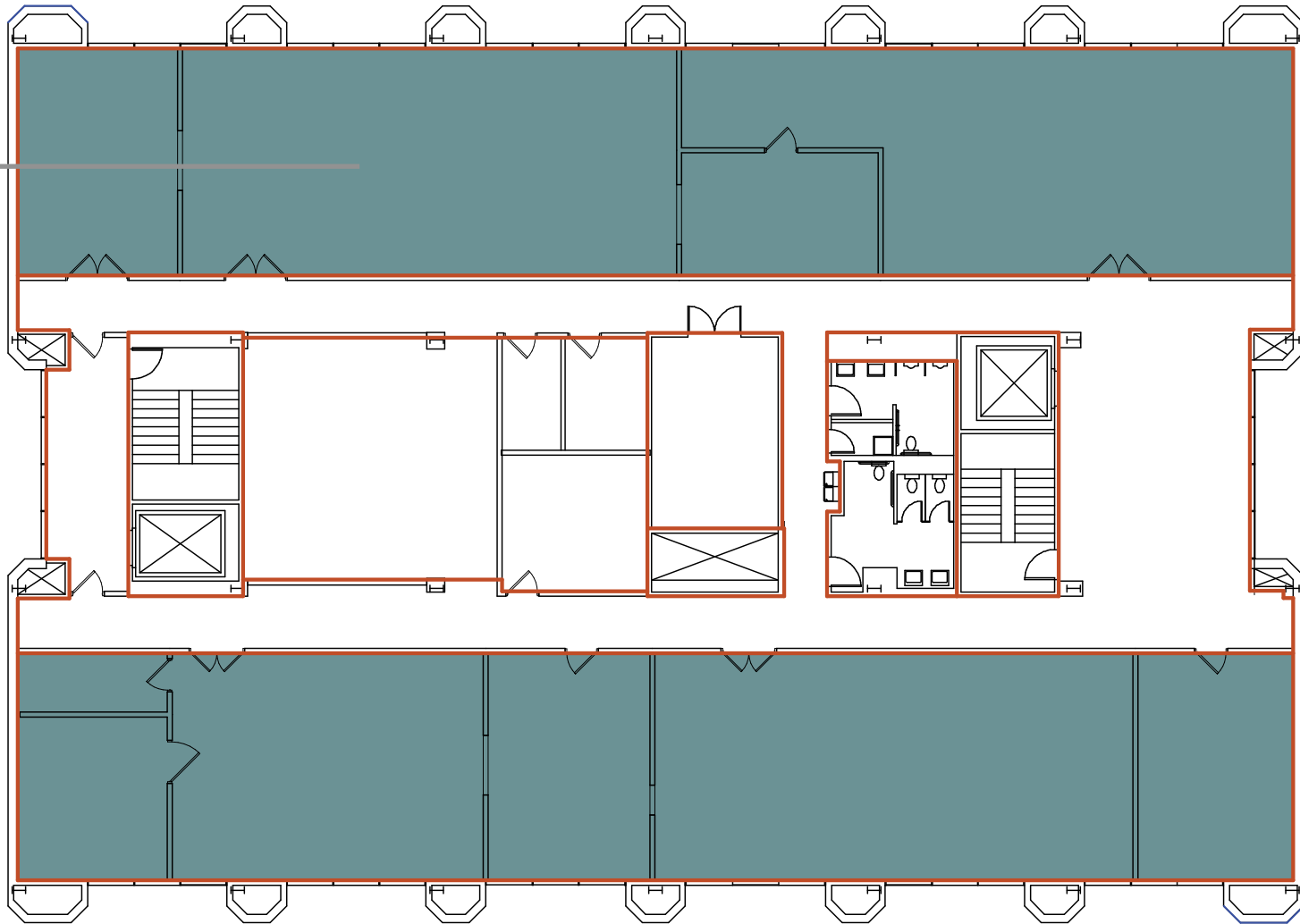
Suite 400  
10,422 SF



# FLOOR PLANS

## 5th Floor - White Box Condition

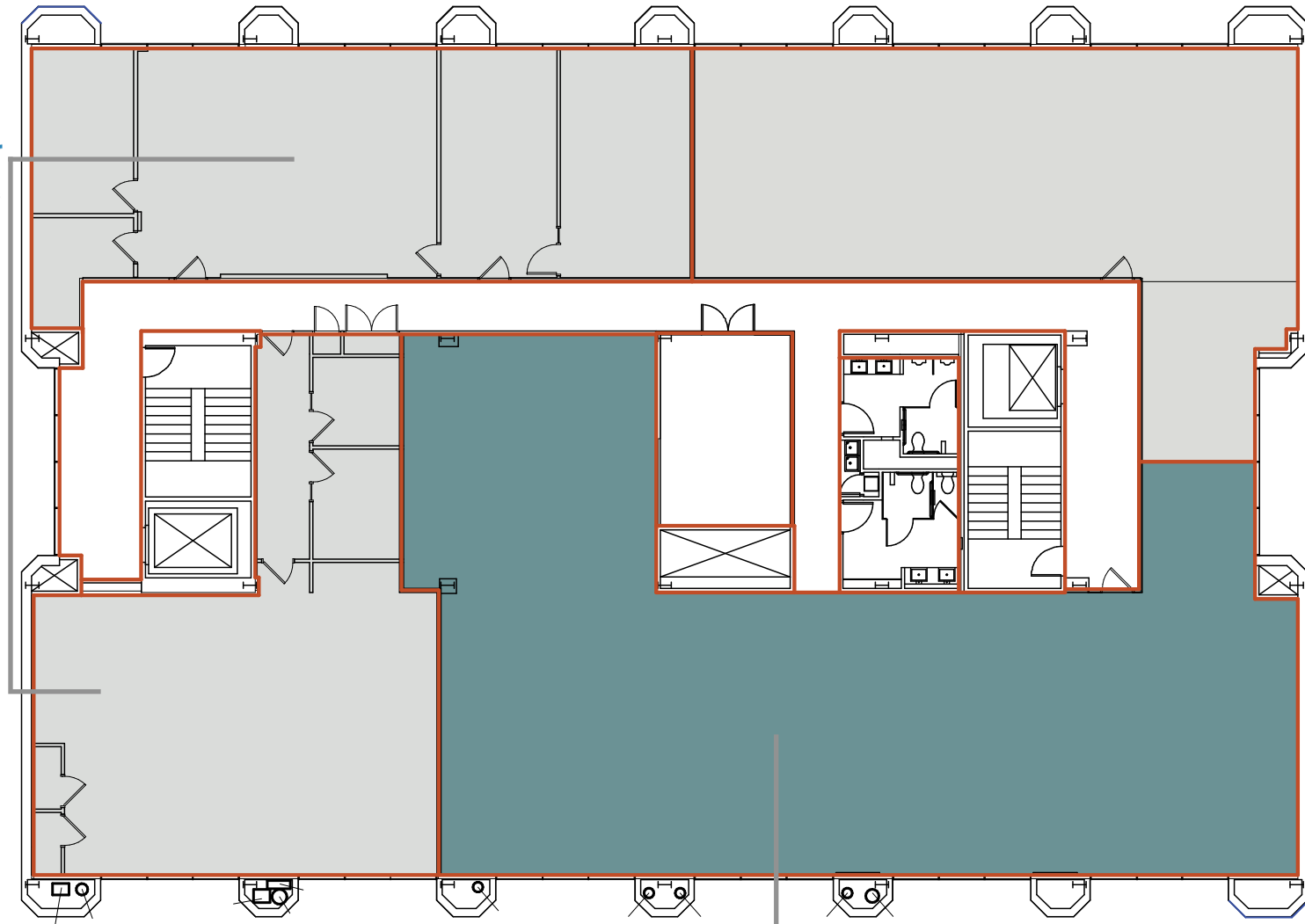
**Available**  
Suite 500  
10,415 SF



# FLOOR PLANS

## 6th Floor

ImmuneSensor  
THERAPEUTICS



**Available**  
Suite 620  
4,240 SF





## DEMOGRAPHICS

|                   | 1-MILE    | 3-MILE    | 5-MILE    |
|-------------------|-----------|-----------|-----------|
| POPULATION        | 3,098     | 72,467    | 276,507   |
| HOUSEHOLDS        | 861       | 28,936    | 119,630   |
| AVERAGE HH INCOME | \$102,323 | \$132,058 | \$175,500 |

 **5 MINUTES**

UT Southwestern

 **8 MINUTES**

Pegasus Park

## AUSTIN BARRETT

Executive Vice President, Brokerage

+1 214 438 6420

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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.*

11-19-2015



## 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<br>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                    | N/A             |
| Licensed Supervisor of Sales Agent/<br>Associate                      | License No. | Email                  | Phone           |
| Austin Barrett                                                        | 562361      | Austin.barrett@jll.com | +1 214 438 6420 |
| Sales Agent/Associate's Name                                          | License No. | Email                  | Phone           |

Buyer/Tenant/Seller/Landlord Initials

Date