

ONE
COCKERELL PLAZA

2110

Research Row

Dallas, TX 75235

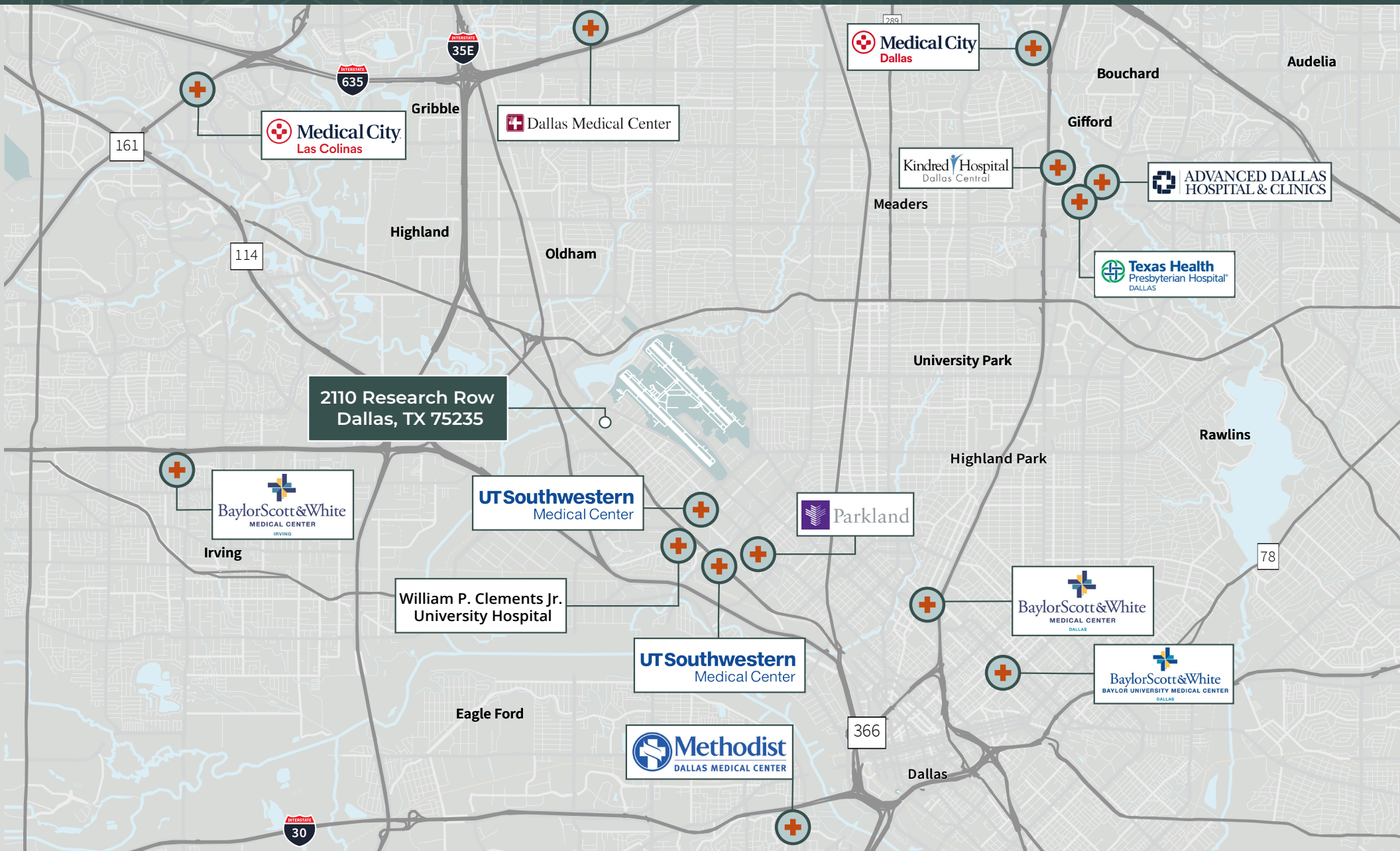


Jones Lang LaSalle Americas, Inc.



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



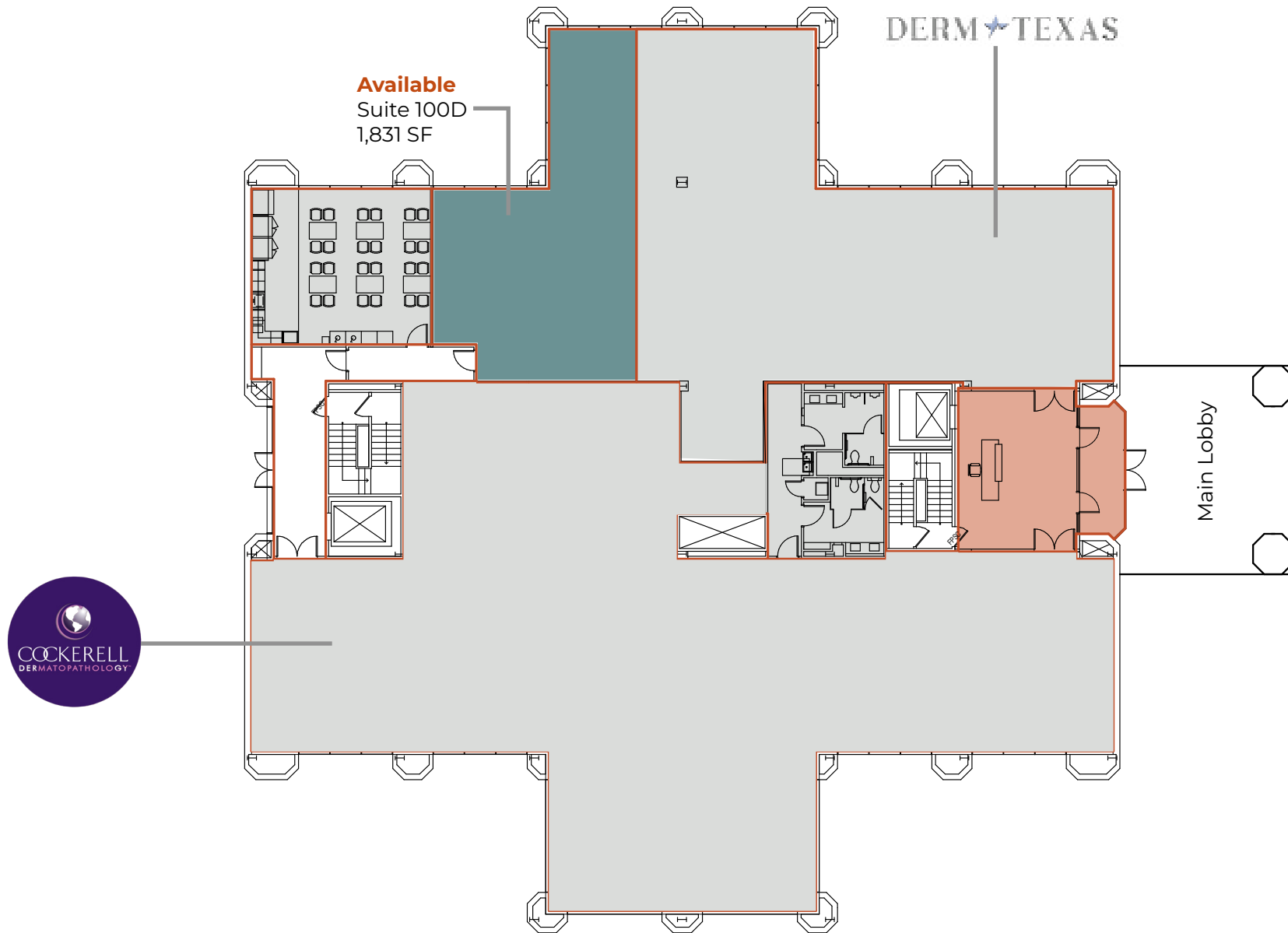
PARKING
4.41/1,000
324 total surface spaces

- 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

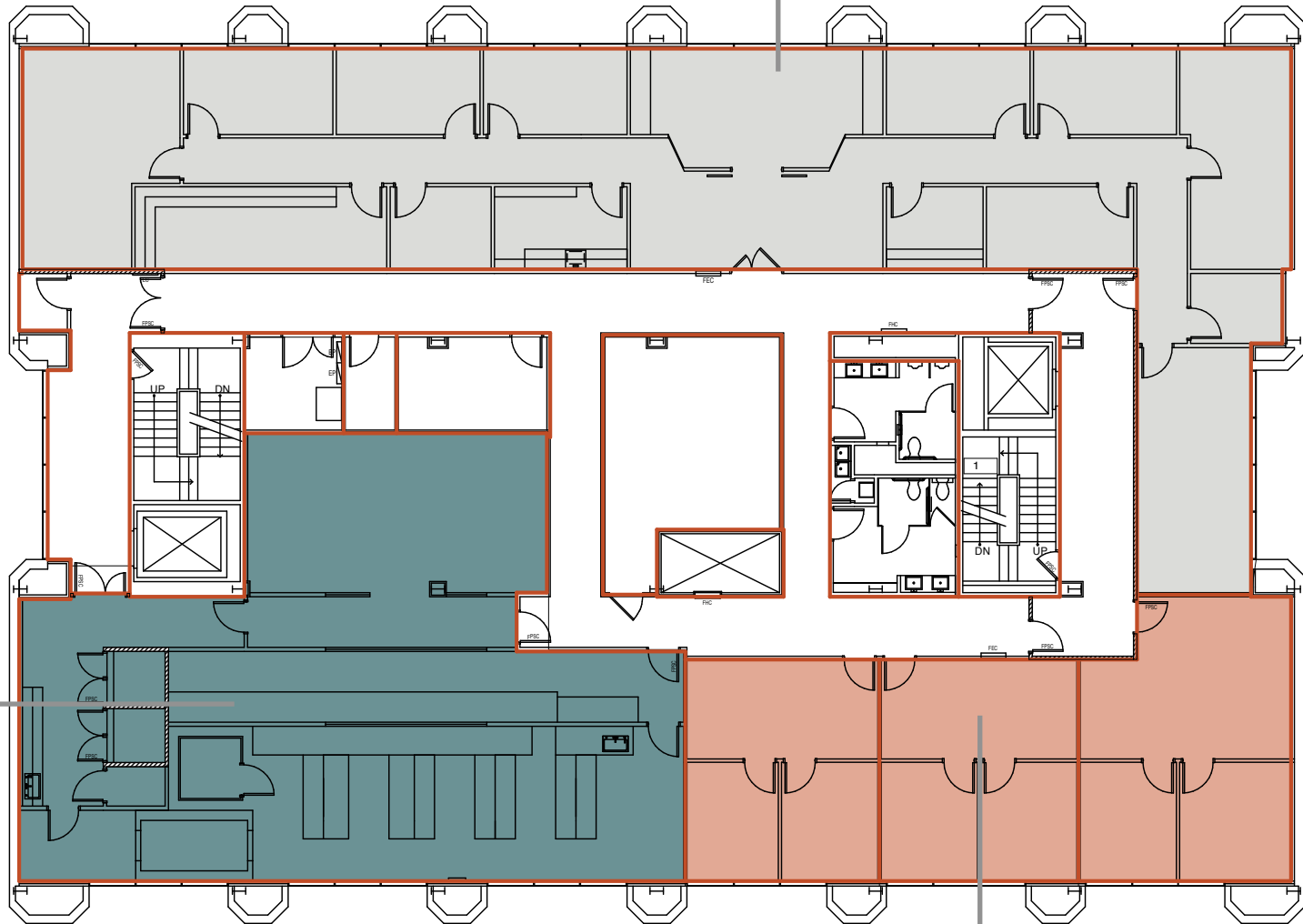


FLOOR PLANS

3rd Floor



Available
Suite 330
3,077 SF



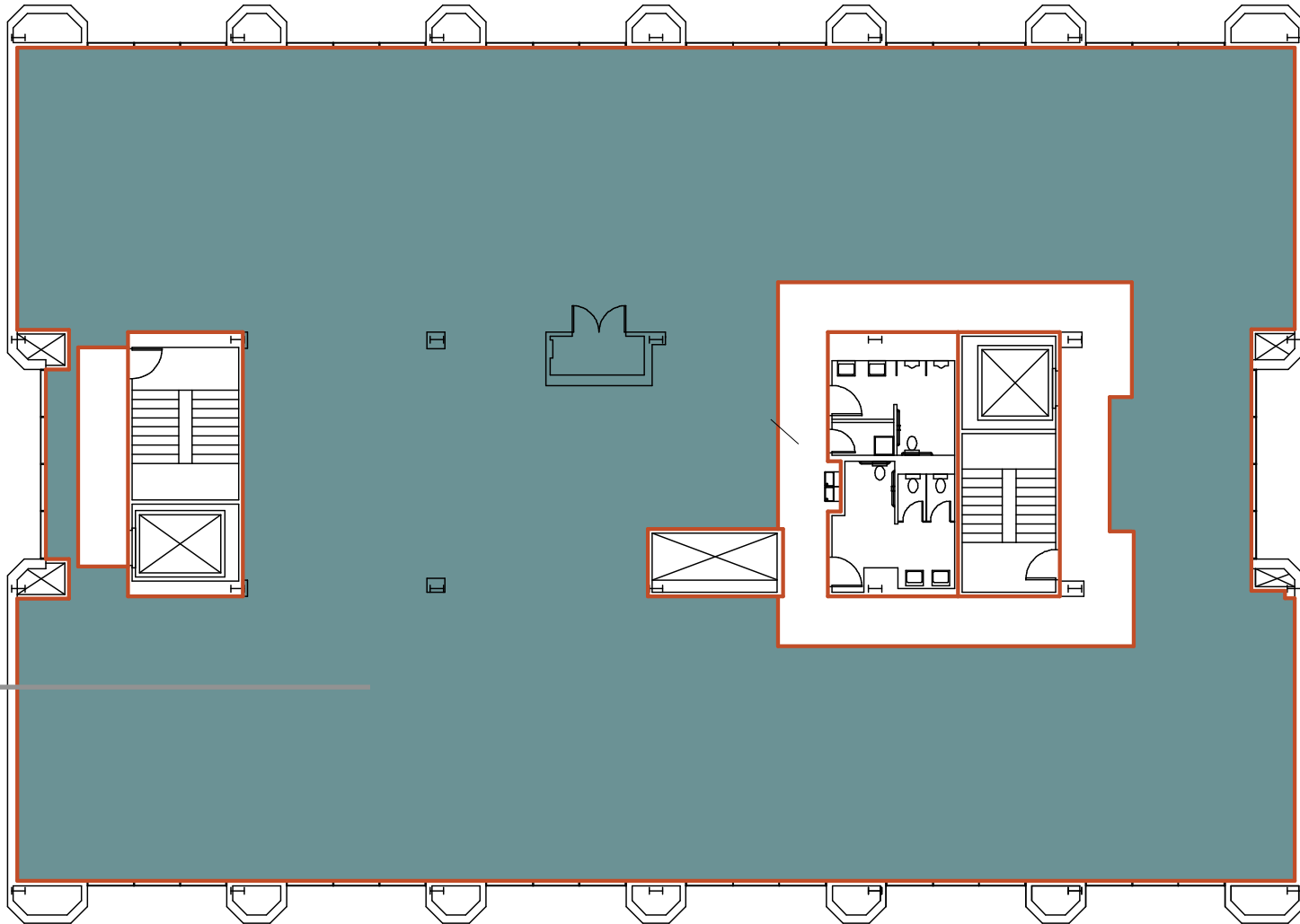
Available
Suite 320-325
1,931 SF

FLOOR PLANS

4th Floor

Available

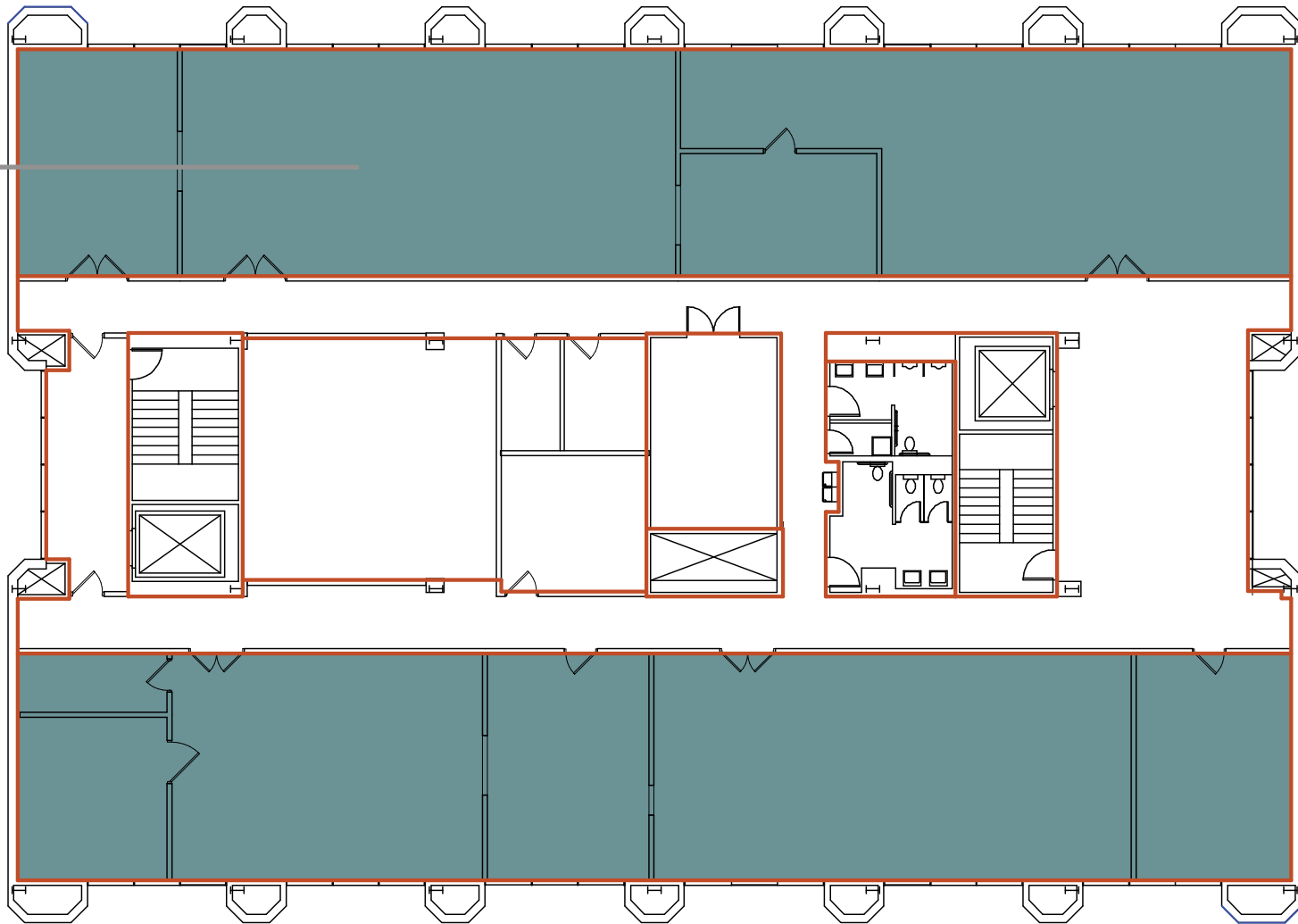
Suite 400
11,595 SF



FLOOR PLANS

5th Floor - White Box Condition

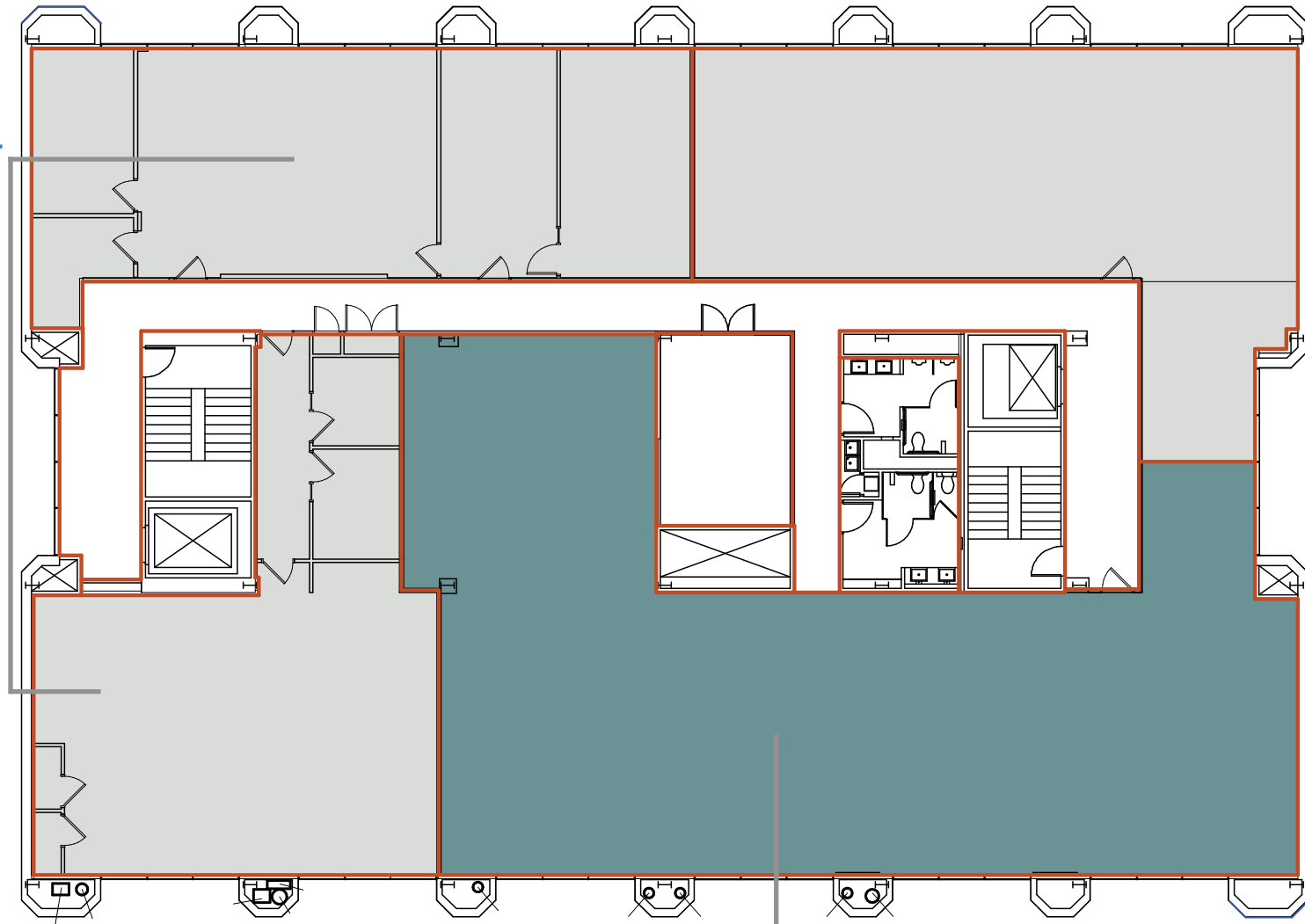
Available
Suite 500
9,095 SF



FLOOR PLANS

6th Floor

ImmuneSensor
THERAPEUTICS



Available
Suite 620
4,398 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

austin.barrett@jll.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.

11-19-2015



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 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/ 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