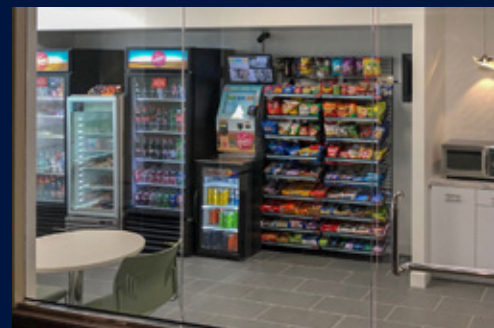




OUTSTANDING VISIBILITY FROM PRESIDENT GEORGE BUSH TURNPIKE & DALLAS NORTH TOLLWAY

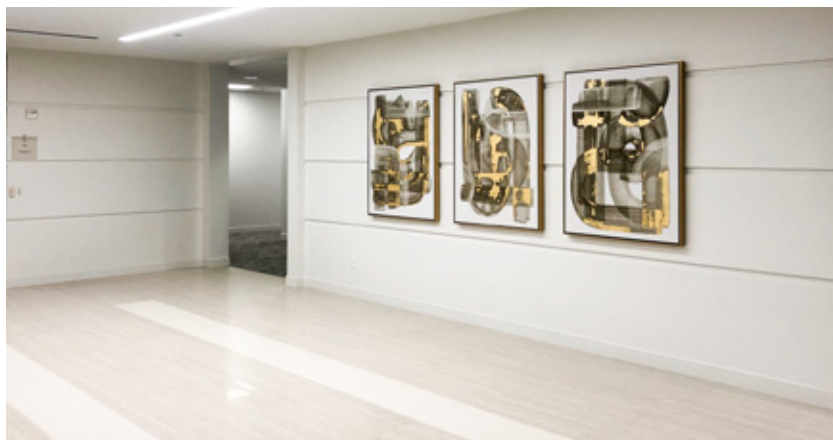
# Interchange Office Center

19111 NORTH DALLAS PARKWAY  
DALLAS, TX 75287



# Superior Visibility on the Platinum Corridor

Interchange Office Center is the ideal location for companies requiring a Class A location and abundant amenities off of the Platinum Corridor. Interchange Office Center offers a prime location with exceptional visibility from Dallas North Tollway and President George Bush Turnpike. There are 75 restaurants within a 2 mile radius with easy access to numerous shops, services, and hotels nearby. Its prime location allows for a 20 minute drive to DFW Airport and Dallas Love Field Airport. Within Interchange Office Center there is a fitness center and conference facility. Property Management provided by Brookwood, ensures superb maintenance and immediately accessible building staff.



## Key Features



On-Site Security



Fitness Center



Executive Covered Parking



Conference Center



Top of Building Signage

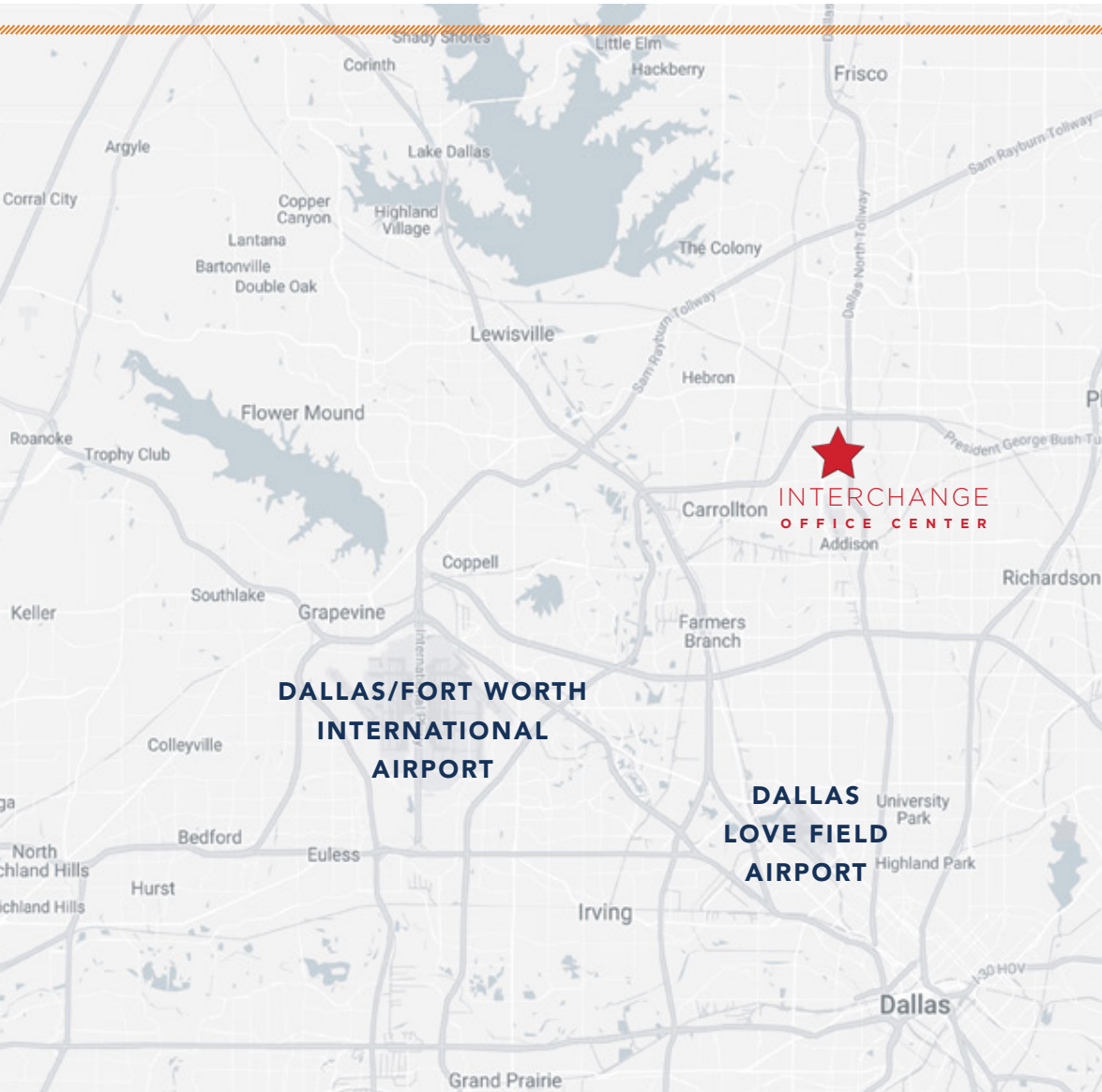


Parks Pantry





## EXCEPTIONAL AMENITIES & ACCESS



### NORTH (2 INTERSECTIONS)

- |  |  |
|--|--|
| <p><b>RESTAURANTS</b></p> <ul style="list-style-type: none"> <li>Shell Shack</li> <li>Torchy's Tacos</li> <li>Smashburger</li> <li>Maggiano's Little Italy</li> <li>The Keg Steakhouse</li> <li>Wendy's</li> <li>Chipotle</li> <li>Potbelly</li> <li>Snappy Salads</li> <li>Pho Apple</li> <li>VERTS Mediterranean Grill</li> <li>Jersey Mike's Subs</li> <li>Sushi Haruya</li> <li>Chasu Kitchen</li> <li>Starbucks</li> <li>Mooyah Burgers</li> <li>MIO Italian</li> <li>Sonic</li> <li>Dillas Quesadillas</li> <li>Raising Cane's</li> <li>The Egg &amp; I</li> <li>Little Greek Fresh Grill</li> <li>Pei Wei</li> <li>Which Wich</li> <li>Chick-fil-a</li> <li>California Pizza Kitchen</li> </ul> | <ul style="list-style-type: none"> <li>QDOBA Mexican</li> <li>Aw Shucks</li> <li>Christina's Fine Mexican</li> <li>Dunkin Donuts</li> <li>Taco Cabana</li> <li>Buffalo Wild Wings</li> <li>Einstein Bros. Bagels</li> <li>Five Guys</li> <li>Pie Five Pizza</li> <li>McAlister's Deli</li> <li>Bread Zeppelin Salads</li> <li>Mama's Daughter's Diner</li> <li>Pho Que Huong</li> <li>Cowboy Chicken</li> <li>Kor-BQ</li> </ul> <p><b>SERVICES</b></p> <ul style="list-style-type: none"> <li>Willow Bend Mall</li> <li>LA Fitness</li> <li>PetSmart</li> <li>Costco</li> <li>Exxon</li> <li>Bank of America</li> <li>Driver's Edge Auto Repair</li> <li>Discount Tire</li> <li>BB&amp;T</li> <li>Hobby Lobby</li> </ul> |
|--|--|

### SOUTH (1 INTERSECTION)

- |   |  |
|---|--|
| <p><b>RESTAURANTS</b></p> <ul style="list-style-type: none"> <li>P.F. Chang's</li> <li>Pappadeaux Seafood Kitchen</li> <li>Chick-fil-A</li> <li>Denny's</li> <li>Fuddruggers</li> <li>Jack in the Box</li> <li>The Blue Fish</li> <li>Jason's Deli</li> <li>Thai Spice</li> <li>Angelo &amp; Vito's Pizzeria</li> <li>Whataburger</li> <li>Picasso's Pizza</li> <li>Ruth's Chris Steak House</li> <li>Ill Forks</li> <li>Maquire's Restaurant</li> <li>Norma's Cafe</li> <li>Taco Bell</li> <li>Sino House Chinese</li> <li>Rafain</li> <li>Mi Cocina</li> <li>Sushi Robata</li> <li>Vindu Indian Cuisine</li> <li>Oliver's Eatery</li> <li>Starbucks</li> <li>Casa Don Luis Tex-Mex</li> <li>Donut Palace</li> <li>Sushi Maku</li> </ul> | <ul style="list-style-type: none"> <li>Malarkey's Tavern</li> <li>Fox &amp; Hound</li> <li>Tony's Pizza and Pasta</li> <li>ZioAl's Pizza</li> <li>Subway</li> <li>The Draft House</li> <li>Afrika Fashion</li> </ul> <p><b>SERVICES</b></p> <ul style="list-style-type: none"> <li>Comerica Bank</li> <li>Extended Stay America Hotel</li> <li>Texas Health ER</li> <li>CVS</li> <li>Albertsons</li> <li>Texaco Dallas</li> <li>FedEx</li> <li>Chase Bank</li> <li>Wells Fargo Bank</li> <li>Great Clips</li> <li>RaceTrac</li> <li>Legacy Texas Bank</li> <li>J. Sinclair Salon</li> <li>US Post Office</li> <li>YourIt Health Clubs</li> <li>Sprint Store</li> <li>NorthBark Dog Park</li> <li>Valero</li> </ul> |
|---|--|

2018 Estimate Within 10 Mile Radius: Population: 1,192,467

Households: 485,653

Avg Household Income: \$112,676

### Travel Times



**Downtown Dallas**  
20 MINUTES



**Dallas/Fort Worth International Airport**  
20 MINUTES



**Dallas Love Field Airport**  
20 MINUTES



**Over 100 Restaurants & Services**  
WITHIN A 2 MILE RADIUS

## SPECIFICATIONS

YEAR BUILT	1997	TYPICAL	
	Reno 2007	FLOOR PLATE	50,198 SF
SIZE	151,125 RSF	ENERGY STAR	2010, 2012,
PARKING RATIO	4/1,000	LABELED	2014
CLASS	A	BOMA 360 DESIGNATION	
FLOORS	3		



ARCHITECTURAL RENDERING

### Amenities

- On-site fitness center
- On-site conference center
- On-site manned security
  - Monday – Friday 6:00 a.m. to 10:00 p.m.
- Covered parking available
- Telecom Providers:
  - AT&T
  - TW Telecom
  - Logix
  - Level 3
  - Triton Networks

### Features

- Top of building signage available
- 75 Restaurants within a 2 mile radius
- Exceptional visibility from Dallas North Tollway and President George Bush Turnpike
- 20 minute drive to DFW Airport and Dallas Love Field Airport
- Numerous shops, services, and hotels nearby



ARCHITECTURAL RENDERING

### On-Site Food Options



### Leasing Information



Lauren Perry  
lauren.perry@am.jll.com

Michael Williams  
michaelc.williams@am.jll.com

JLL

8343 DOUGLAS AVE, SUITE 100 | DALLAS, TX 75225 | 214 438 6100 | JLL.COM

About Brookwood Financial Partners, LLC—Brookwood is a nationally-recognized private equity investment firm that specializes in acquiring and managing value-add commercial real estate and related operating businesses on behalf of a select group of institutional investors, family offices and high net worth individuals. Since its founding in 1993, Brookwood has raised over \$810 million of equity to acquire a portfolio of 199 commercial real estate and convenience store properties, with a realized and unrealized value in excess of \$2.2 billion. The portfolio has spanned multiple asset classes, geographical markets and industries across the United States.  
brookwoodfinancial.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.

11-2-2015



## 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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@am.jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bradley Stone Selner	399206	brad.selner@am.jll.com	214-438-6100
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
Lauren Perry	605681	lauren.perry@am.jll.com	214-438-6100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael C. Williams	701809	michael.williams@am.jll.comN/A	214-438-6100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date