



PRESCOTT  
GROUP



**3100** *Monticello*

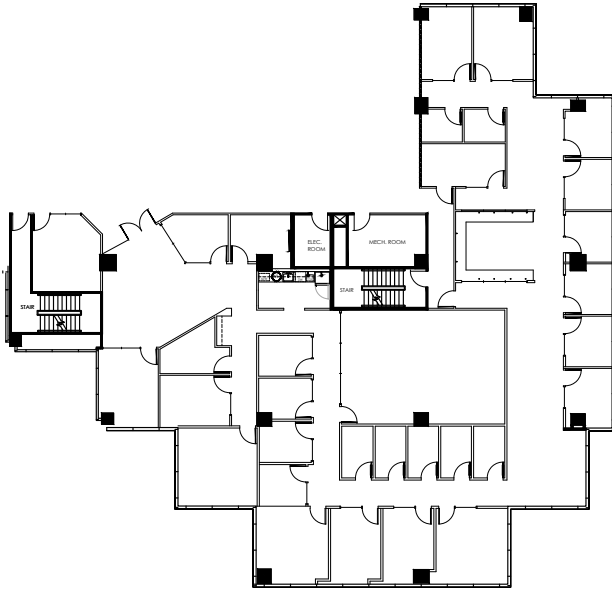


## **3100** *Monticello*

is an architecturally distinct Class A office property situated in one of Dallas' best neighborhoods, Highland Park.

Situated just one block west of US-75 (North Central Expressway), **3100** *Monticello* enjoys exceptional convenience to Dallas' well-developed transportation network, and Dallas Love Field is just a 10-minute drive from the Property.

## KEY PLAN



## Overview

<b>Rentable Building Area</b>	175,193 SF
<b>Stories</b>	9
<b>Typical Floor Size</b>	20,000 SF
<b>Building Class</b>	A
<b>Parking Ratio</b>	3/1,000
<b>Year Built</b>	1983
<b>Renovated</b>	2019

## Featured Availability

Suite 200  
8,094 SF  
Available Immediately

## Highlights

Highly coveted Highland Park location  
State-of-the-art fitness center and on-site grab and go deli  
Structured parking, 3/1,000 RSF  
On-site security & building management  
Building owned by Prescott Group



*Beautiful New  
Renovations  
Completed!*



Artistic Lobby and Welcoming Reception

Convenient, Fully Stocked Grab n' Go Deli

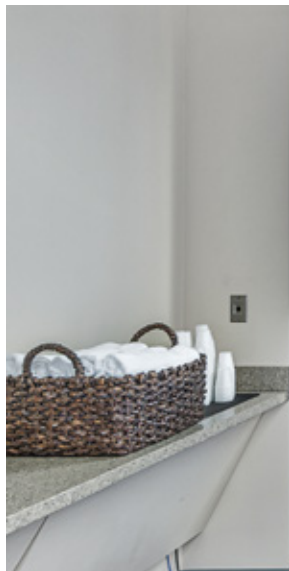


State-of-the-Art, Full Service Fitness Center





Modern, Architectural Drive-Up







## Local Amenities

Excellent central location with outstanding access to North Central Expressway and the Katy Trail

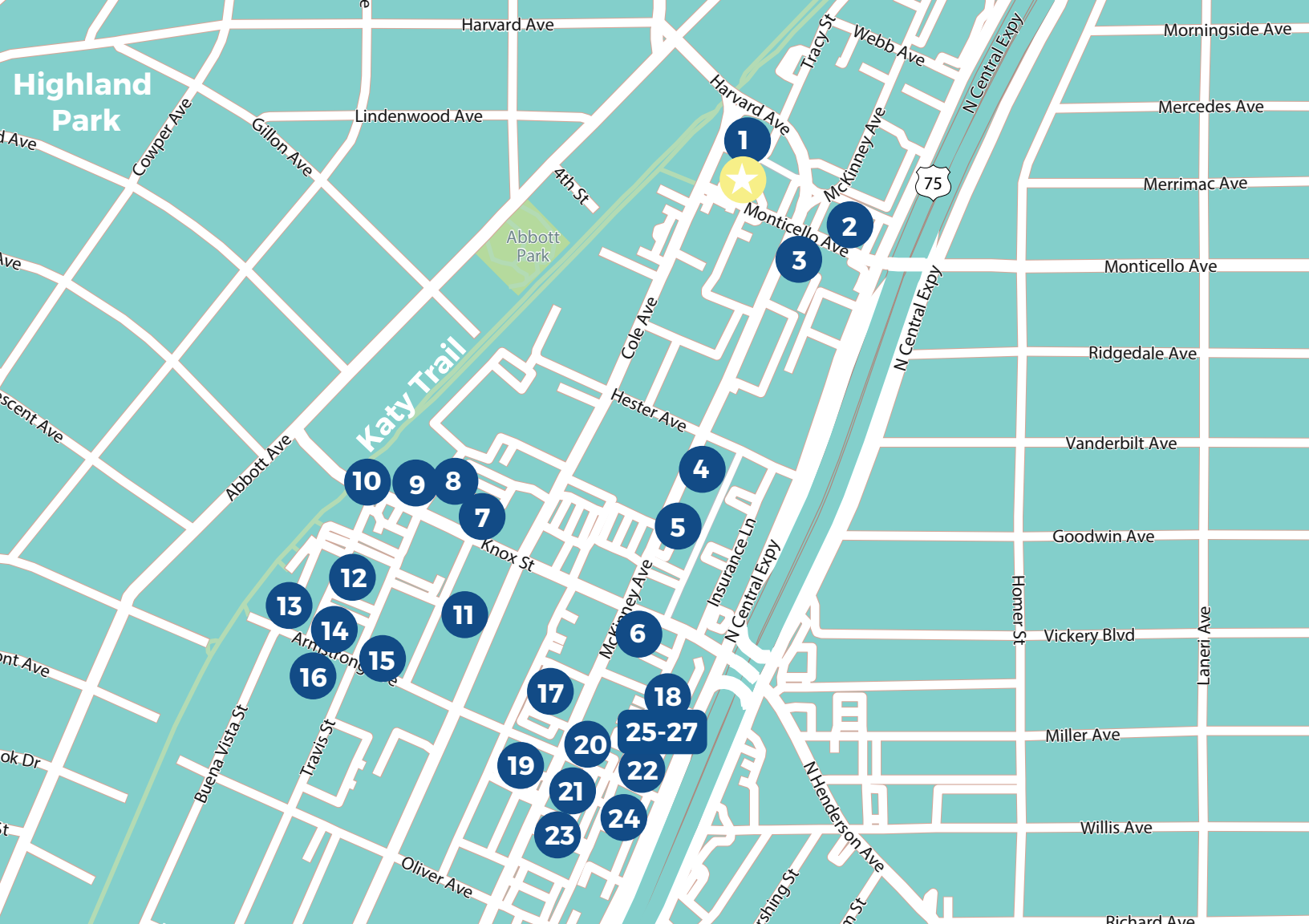
Within minutes to retail shops, banks, hotels and a wide variety of restaurants



### Restaurants within a 10 MINUTE WALK



1. JAVIER'S
2. HENRY'S MAJESTIC
3. CHELSEA CORNER
4. KA THAI
5. LA DUNI
6. CHUY'S
7. STARBUCKS
8. UP ON KNOX
9. TAVERNA
10. TOULOUSE
11. LITTLE KATANA
12. GEORGIE
13. CAFE MADRID
14. ZIZIKI'S
15. LE BILBOQUET
16. GRANGE HALL
17. JASPER'S
18. FADI'S MEDITERRANEAN
19. ORIGIN KITCHEN
20. CHIPOTLE
21. DOCE MESAS
22. PEI WEI
23. ROTI GRILL
24. POTBELLY SANDWICH
25. CAULDRON ICE CREAM
26. JERSEY MIKE'S
27. GO FISH POKE



Highland Park

Abbott Park

Katy Trail

1

2

3

4

5

6

18

25-27

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24

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20

10

9

8

7

11

12

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14

16

75

# 3100 *Monticello*

**For leasing information please contact:**

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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
Blake Shipley	577382	blake.shipley@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
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ahnie Sheehy	618303	ahnie.sheehy@am.jll.com	214-438-6100
Sales Agent/Associate's Name	License No.	Email	Phone

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