



# PINNACLE POINT

OFFICE PARK  
FOR LEASE

**BUILDING 3**  
425 S Kimball Avenue,  
Southlake, TX 76092

**BUILDING 4**  
445 S Kimball Avenue,  
Southlake, TX 76092

**BUILDING 5**  
435 S Kimball Avenue,  
Southlake, TX 76092

[WWW.PINNACLEPOINTSOUTHLAKE.COM](http://WWW.PINNACLEPOINTSOUTHLAKE.COM)



Jones Lang LaSalle  
Brokerage Inc

# PROPERTY HIGHLIGHTS



## OFFICE/ FLEX

425 - 26,493 SF  
435 - 27,071 Sf  
445 - 2,200-10,000 Sf



## RETAIL

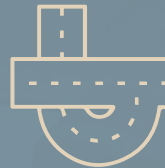
### 5 MINUTE

drive to Southlake  
Town Square



## PARKING

4.00 per 1,000 RSF for all  
buildings all surface.  
All Unreserved. Free  
of Charge.



## HIGHWAY

### 0.5 MILES

South of Highway 114



## AIRPORT

### 10 MINUTE

drive to Dallas/Fort Worth  
International Airport



**BUILDING**

**4**

445 S KIMBALL  
AVENUE

2,000 SF –  
15,000 SF

122

PARKING  
SPACES

**BUILDING**

**3**

425 S KIMBALL  
AVENUE

26,493 SF

117

PARKING  
SPACES

**BUILDING**

**1**

SOLD

**BUILDING**

**2**

SOLD

**BUILDING**

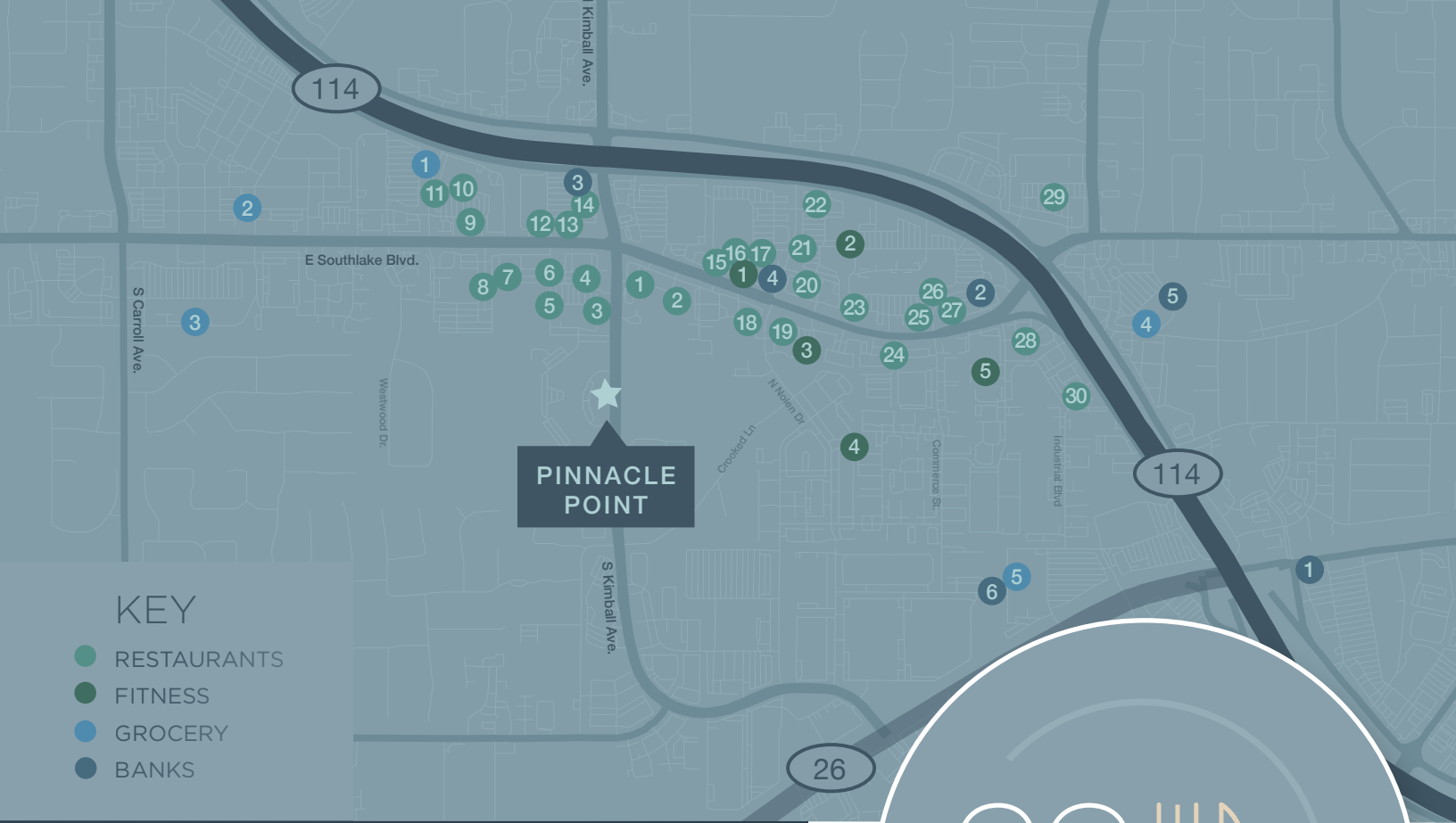
**5**

435 S KIMBALL AVENUE

27,071 SF

132 PARKING SPACES

30' FRONT YARD SETBACK



# LOCATION

## SOUTH KIMBALL AVENUE SOUTHLAKE, TX

### RESTAURANTS

- Chick-fil-A
- Armend's Restaurante
- Chiloso Mexican Bistro
- Redrock Canyon Grill
- Coolgreens Southlake
- BJ's Restaurant & Brewhouse
- Torchys Tacos
- CAVA
- Panera Bread
- Minerva Indian Cuisine
- Pho B.A.E
- McAlister's Deli
- Kincaid's Hamburgers
- Eggsquisite Cafe
- Sushi Zen Japanese Bistro
- Einstein Bros. Bagels
- Dragon House
- Starbucks
- Cristina's Fine Mexican Restaurant

### RESTAURANTS

- Ono Poke Southlake
- Manny's Uptown Tex-Mex Restaurante
- Buca di Beppo Italian Restaurant
- Taziki's Mediterranean Cafe - Southlake
- Duff's Famous Wings
- Anamia's Tex-Mex
- The Halal Guys
- Chipotle Mexican Grill
- Sushi Dojo
- Perry's Steakhouse & Grille
- Mughlai Fine Indian Cuisine

### FITNESS

- StretchLab
- 24 Hour Fitness
- Tapout Fitness Southlake
- Impact Performance & Fitness
- ProCore Fitness

### GROCERY

- Kroger
- Trader Joe's
- Central Market
- Tom Thumb
- Walmart Supercenter

### BANKS

- Chase Bank
- Bank of America (Drive-thru ATM)
- BB&T
- PNC Bank
- Wells Fargo ATM
- First Convenience Bank



Total Businesses: 7,712  
Total Employees: 93,607  
Total Residential Population: 130,948  
Employee/ Residential population rate: 71



Total Businesses: 30,725  
Total Employees: 400,814  
Total Residential Population: 821,089  
Employee/ Residential population rate: 49







## BUILDING 4

445 S KIMBALL AVENUE  
SOUTHLAKE, TX 76092

5

MOVE-IN  
READY  
SUITES











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## FOR LEASING INFORMATION:

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214 438 6174

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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:

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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
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Virginia Russell	619260	gini.rounsaville@am.jll.com	214-438-6100
Sales Agent/Associate's Name	License No.	Email	Phone

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N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

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