

PREMIUM OFFICE SPACES
FOR LEASE

DOMINION PLAZA

Jones Lang LaSalle Brokerage, Inc.

17300-17304 Preston Road
Dallas, TX 75252

01 THE BUILDING HIGHLIGHTS



WEST TOWER



266,399 RSF

14 stories

EAST TOWER



60,738 RSF

3 stories

FEATURED SPACES:

Full Floor Available with Building Signage

20,385 RSF

High End Spec Suites Available

1,000-3,000 RSF

White Box Options

9,000 RSF

HEALTH AND WELLNESS:

UV-C, Air Disinfecting Lights installed in all Floor Air Handlers

Implemented additional “Disinfecting Cleaning Protocol”

Implemented an action plan with specific precautions consistent with current standards of care to reduce the spread of COVID – 19

THE BUILDING HIGHLIGHTS:



Total SF
327,137 RSF



Typical Floor Plate
20,000 RSF



Class A, Built in 1985
Renovated in 2017



Tremendous
Views



3.4:1,000
Parking Ratio;
60% Covered



Over \$6M
in Renovations
Complete

A photograph of a person's legs wearing blue sneakers, standing on a wooden ledge. The person is looking down at a gym floor below. The gym floor has a pattern of blue and grey tiles. In the background, there are various exercise machines and a window looking out onto greenery. The overall scene is brightly lit with modern interior design.

02 THE BUILDING AMENITIES





Renovated Lobbies & Common Area

New Tenant Lounge

New Conference Center

Upgraded Elevators

Murphy's Deli

Courtyard Seating

On-site management

On-site Courtesy Officer

Mon-Fri: 7am to 11pm

Sat-Sun: 7 am to 3 pm

**Telco Servie: AT&T,
Spectrum, LOGIX**

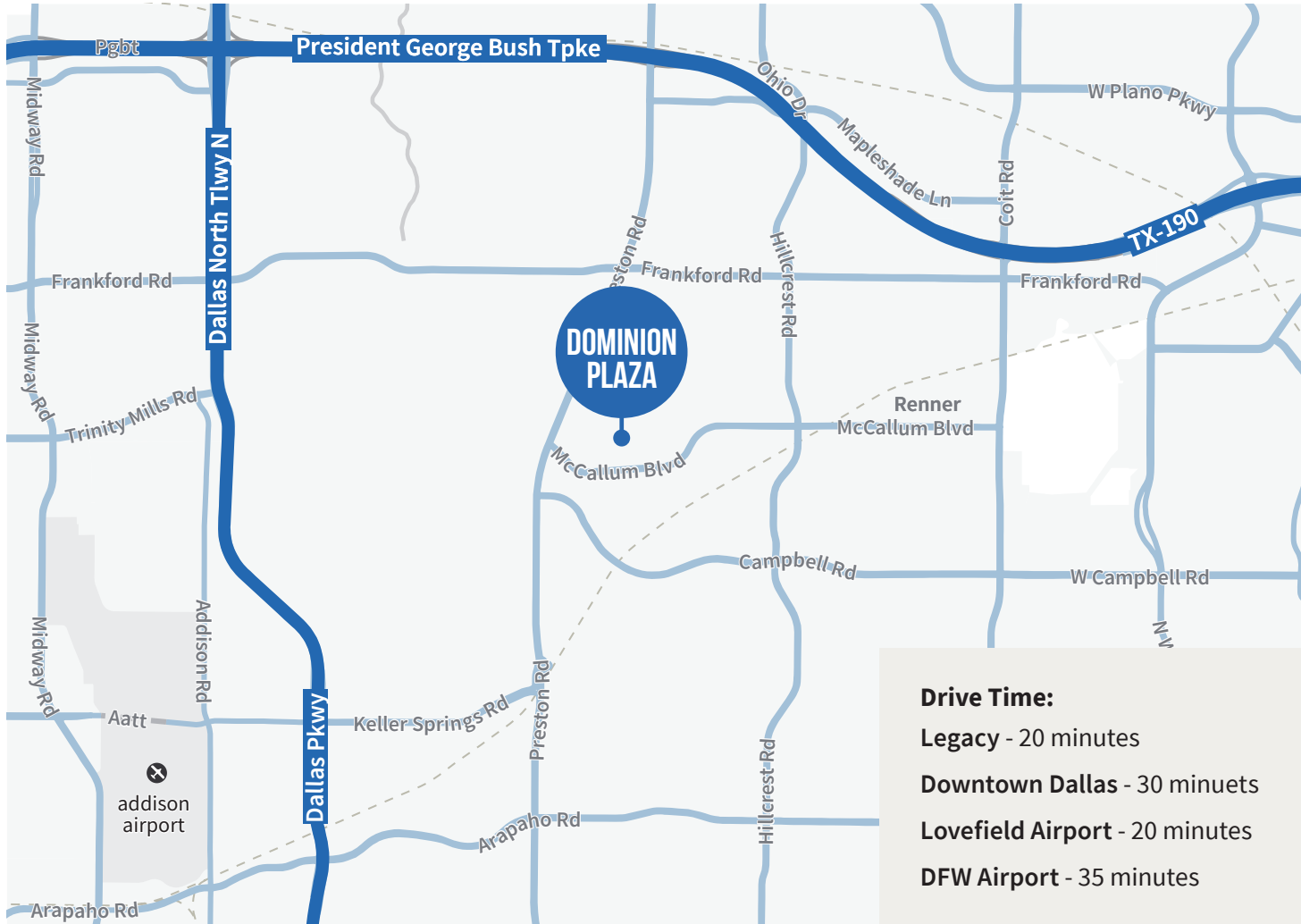
Conveniently located on ***Preston Rd near North Dallas Tollway & President George Bush Turnpike*** allows for an easy commute that spans across ***DFW***. Numerous restaurants, retail, daycares, banks & hotels are in the immediate area.

03 LOCATION AMENITIES



DOMINION PLAZA DALLAS, TX

17300-17304 PRESTON ROAD





**LEASING INFORMATION:
JONES LANG LASALLE BROKERAGE, INC.**

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OWNED BY:

DRA
ADVISORS

 **Preferred**
REAL ESTATE INVESTMENTS
www.prefrei.com



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
Trevor Franke	444817	trevor.franke@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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	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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