

FOR SUBLEASE

DOUGLAS CENTER

8343 DOUGLAS AVENUE, DALLAS, TX 75225



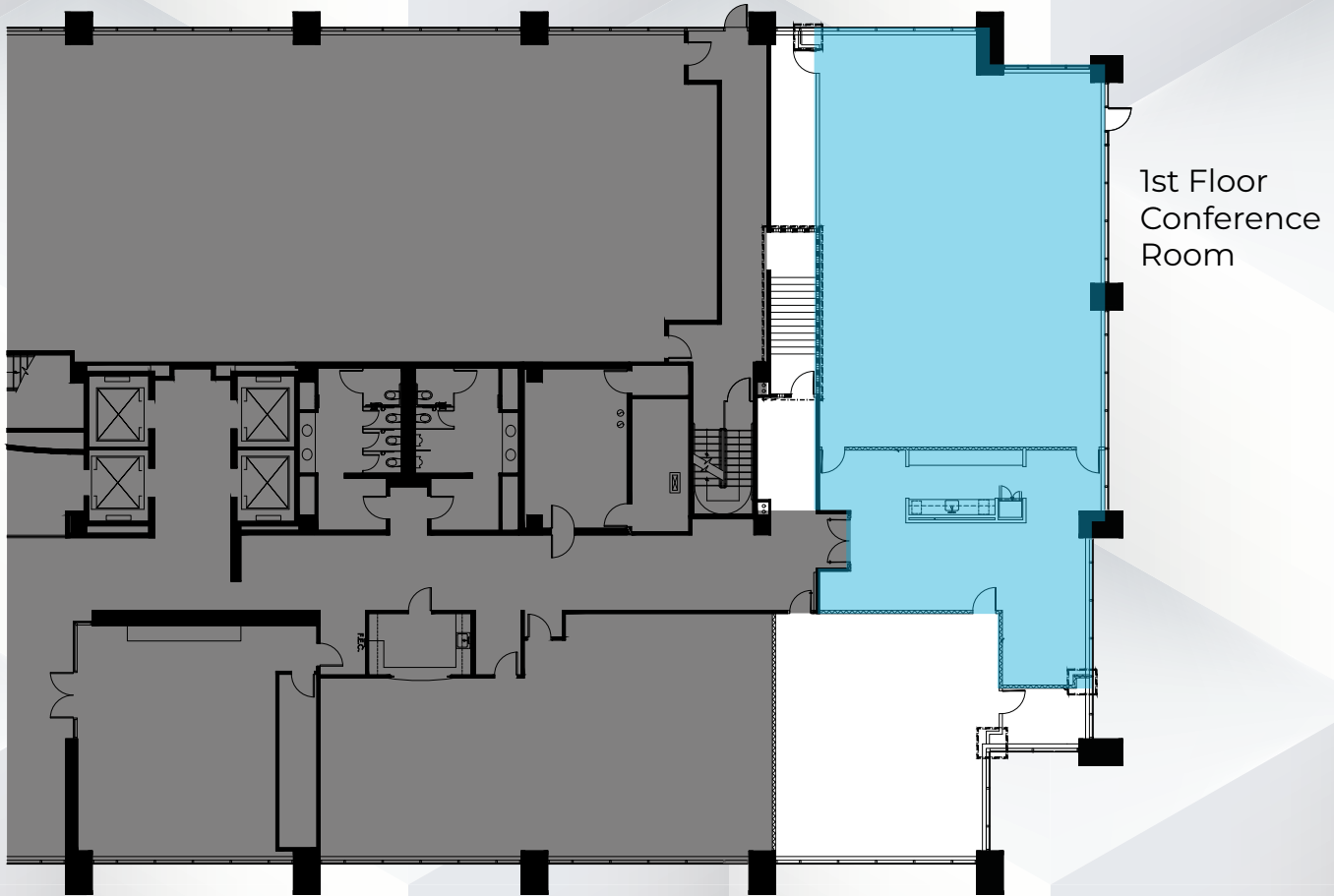
Jones Lang LaSalle Brokerage, Inc.

SUBLEASE HIGHLIGHTS

Total of **22,681 RSF** | Partial 1st Floor: **1,255 RSF** | 6th Floor: **21,426 RSF**

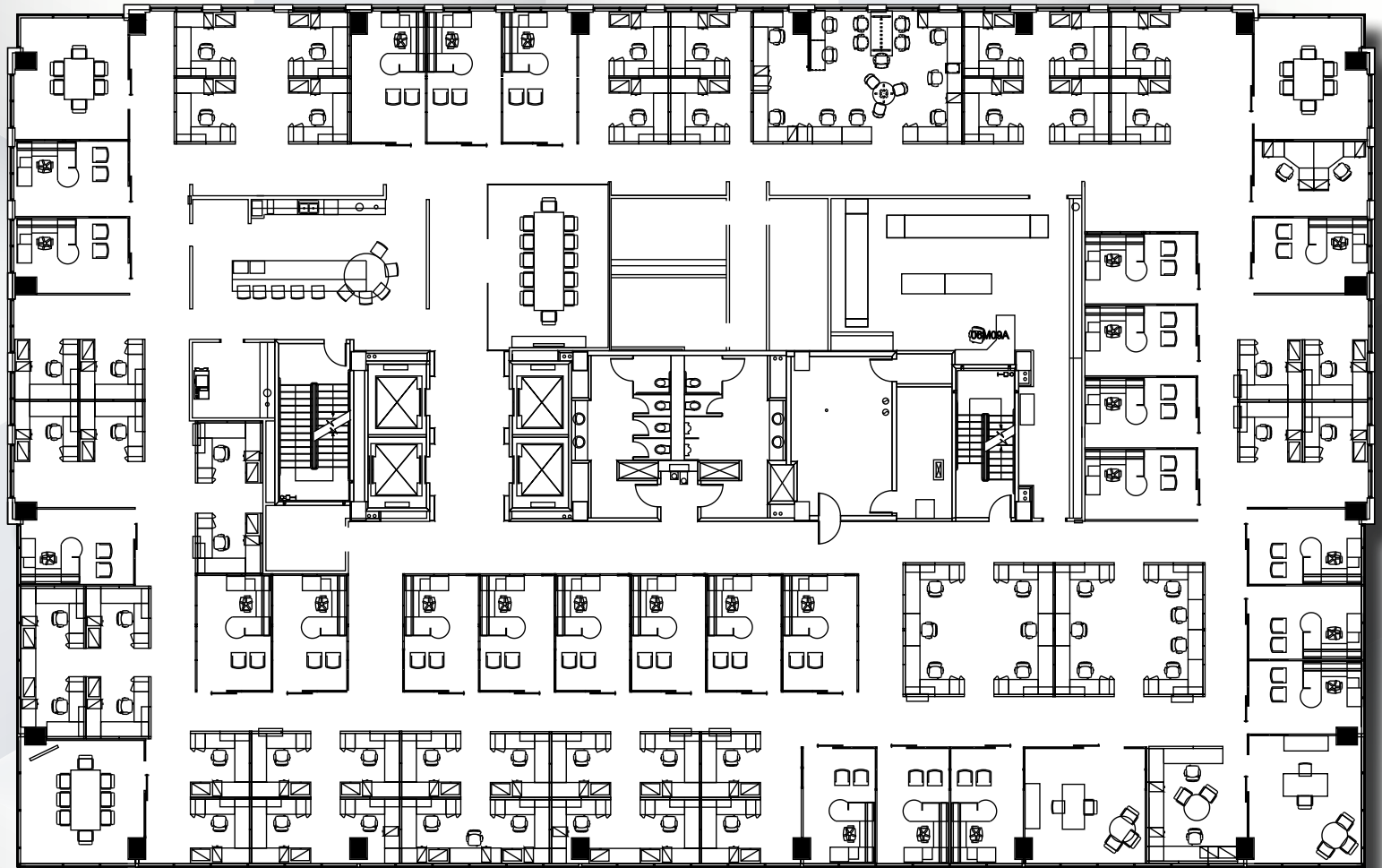
Lease Expiration Date: **December 31, 2029** | Furniture **Included**

Parking Ratio: **4.0 / 1,000 RSF**



1st Floor: **1,255 RSF**

6th Floor: **21,426 RSF**





BUILDING AMENITIES

Conference Center | Fitness Center
White Rock Coffee | WiFi Lounge | On-Site Property Management
Shoeshine Services | 24-Hour Security | Full Service Deli





PRESTON CENTER

AMENITY MAP

DOWNTOWN D



RESTAURANTS

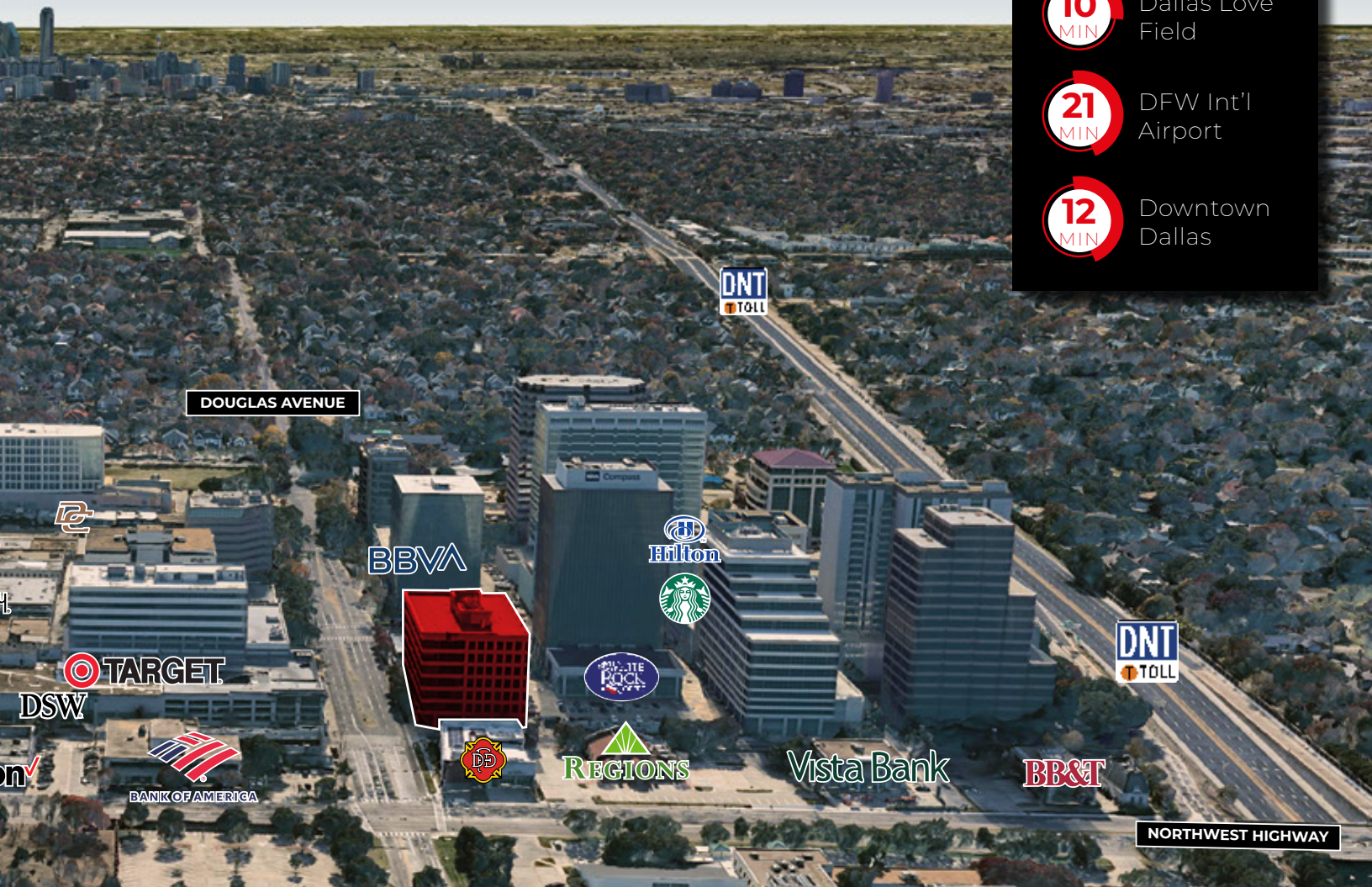
R+D Kitchen
Muchacho
nékter
il Bracco
Sprinkles
True Food Kitchen

Hillstone
Nick & Sam's
Sevy's Grill
California Pizza Kitchen
Jersey Mike's
Taco Joint

Jimmy John's
Montlake Cut
Susie Cakes
Hopdoddy
rōti
Salata

Jamba Juice
Einstein Bagels
Starbucks
White Rock Coffee

DALLAS



DRIVE TIMES



Dallas Love
Field



DFW Int'l
Airport



Downtown
Dallas

DOUGLAS AVENUE



NORTHWEST HIGHWAY

EVERYDAY CONVENIENCES

Tom Thumb
Chevron
Iberia Bank
Spec's
Chase Bank
Frost Bank
Veritex Bank

Class Studios
Larry North Fitness
District Climb
CVS
Marshalls
Target
DSW

FedEx
Soulcycle
Wells Fargo
Verizon
Bank of America
BBVA
Hilton Hotel

Regions Bank
Vista Bank
BB&T
... and **many** more!



For more
information:

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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
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
T.D. Briggs	350404	td.briggs@am.jll.com	214-436-1503
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
Jeff Wood	586631	jeff.wood@am.jll.com	214-438-6100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

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