



PALISADES CENTRAL

PALISADES CENTRAL II

2435 North Central Expy,
Richardson, TX

PALISADES CENTRAL I

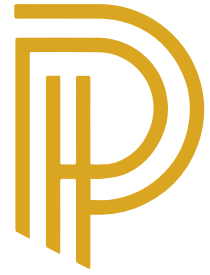
2425 North Central Expy,
Richardson, TX



PACIFIC OAK

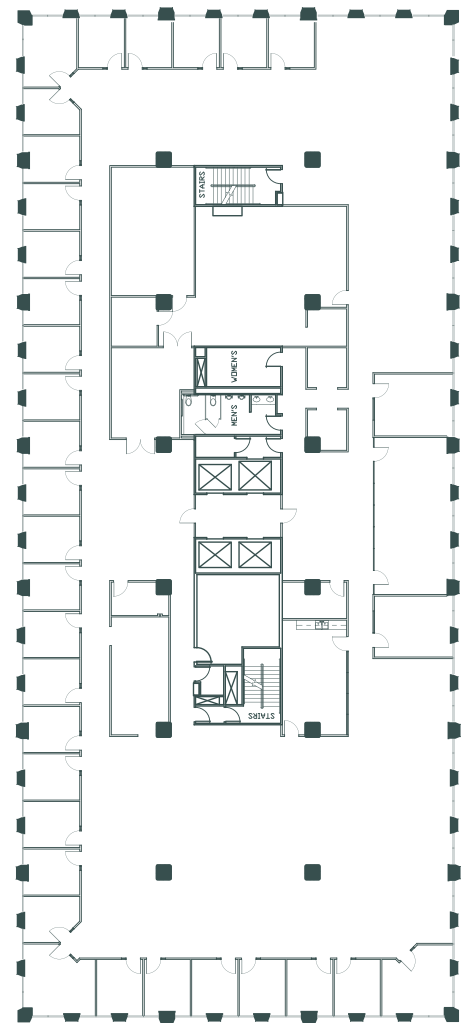
Jones Lang LaSalle Brokerage, Inc.





PALISADES

CENTRAL I



Suite 600 Floor Plan



180,496

TOTAL SF

10

FLOORS

4:1,000

PARKING

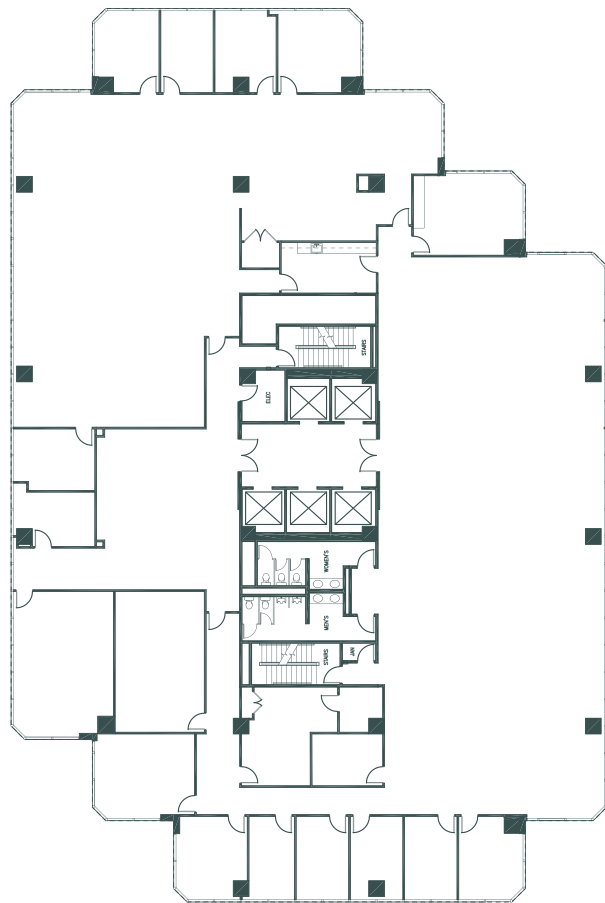
1,299-18,800

SF AVAILABLE

PALISADES CENTRAL II



PALISADES CENTRAL II



Suite 500 Floor Plan



247,634
TOTAL SF

16
FLOORS

4:1,000
PARKING

1,685 - 14,388
SF AVAILABLE



LOCAL AMENITIES

① CITYLINE

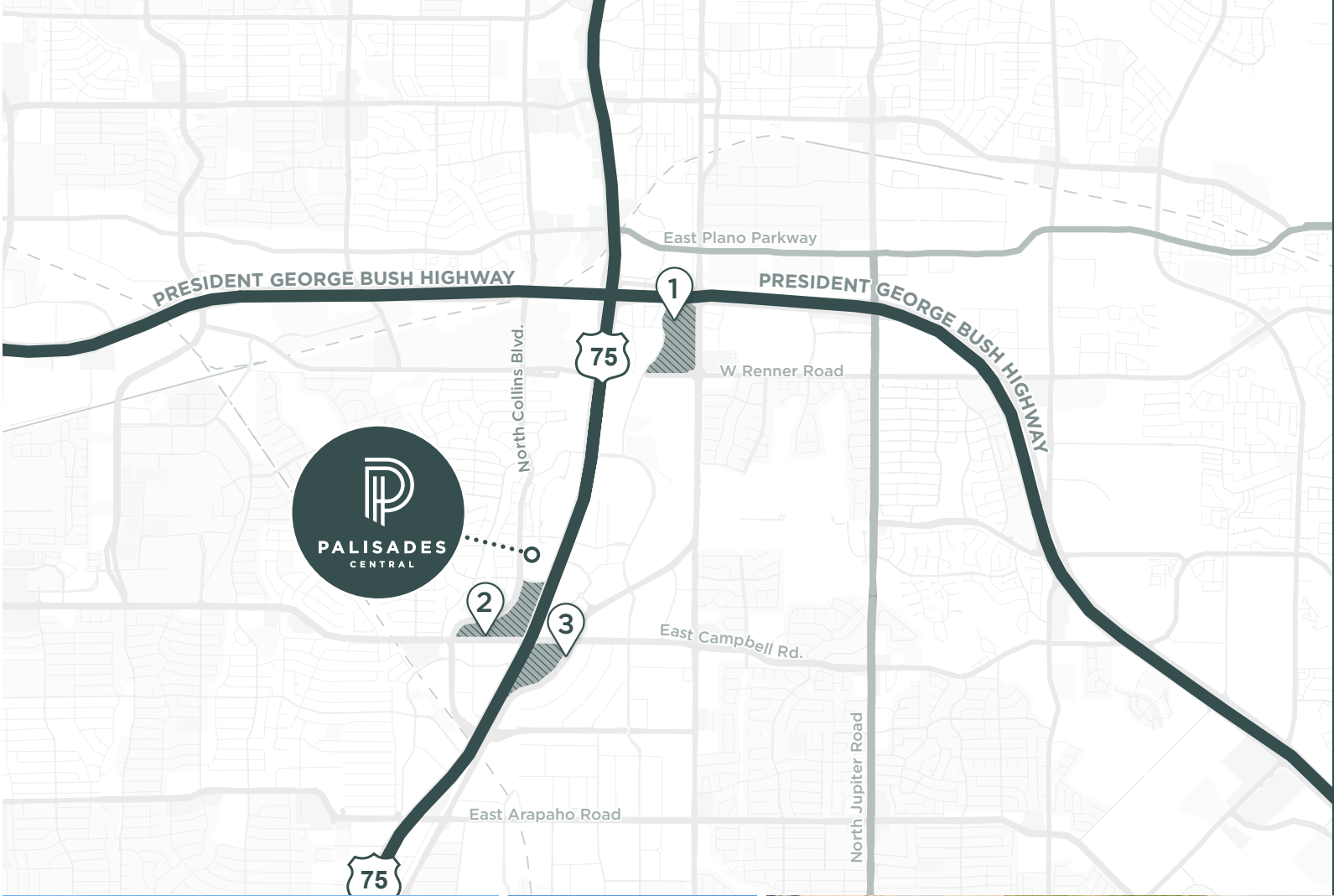
Good Union Urban BBQ
Fixin Grill
Fooda
Nestlé Toll House Café
Red Mango
Starbucks
Subway
The Kitchen Table
The Green House
Coal Vines
Jasper's
P.O.D. Market
TOM+CHEE
Top Pot Hand-Forged
Doughnuts & Coffee
Tricky Fish
WXYZ Lounge
Fernando's Mexican Cuisine
Edoko Sushi and Robata
Fish City Grill
Hollywood Feed
Jimmy John's
Luna Grill
Pei Wei Asian Diner
Pho is for Lovers
Piada Italian Street Food
Reef Point Yoga
Smashburger
Starbucks
Super Chix
Taco Diner
Whole Foods Market

② RICHARDSON PLAZA

Ali Baba Mediterranean Grill
Cafe Brazil
Sushi Sake
Kung Fu Tea
Taco Cabana
Fox & Hound
McDonald's
Dimassi's Mediterranean
Buffet
Zoes Kitchen
Royal Chopstix
Freebirds
Torchy's Tacos
Snappy Salads
Nothing Bundt Cakes
SPIN! Neapolitan Pizza
Mumtaz Indian
Chipotle
Burger King
Starbucks
NAM Noodles and More
Chicken Moto

③ EASTSIDE

Jersey Mike's Subs
Russo's Coal-Fired Italian
Kitchen
Chiloso Mexican Bistro
The Wing'D Nut
Ishin Sushi & Sake Bar
Urban Eatz
Yoshi Shabu Shabu
Mena's Grill
PhoBowl
Panera Bread
Twisted Root
Mena's Tex-Mex Grill



PROPERTY & NEIGHBORHOOD HIGHLIGHTS



Fitness Center



Convenient access and prominent signage along Central Expressway



On-site Security



Minutes from DART light rail station



Garage Parking



Surrounded by recreational spaces: Prairie Creek Park, Crowley Park, Sherrill Park Golf Course and many more



FOR MORE INFORMATION

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Haley Hullett

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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
Daryl Mullin	319784	daryl.mullin@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
Haley Bataillon	700427	haley.hullett@am.jll.com	214-438-6100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date