

**BANK OF AMERICA
PLAZA**

[THE DALLAS ICON | RE-DEFINED]

BANK OF AMERICA PLAZA

CONNECTED TO RECRUIT

INSIDE & OUT

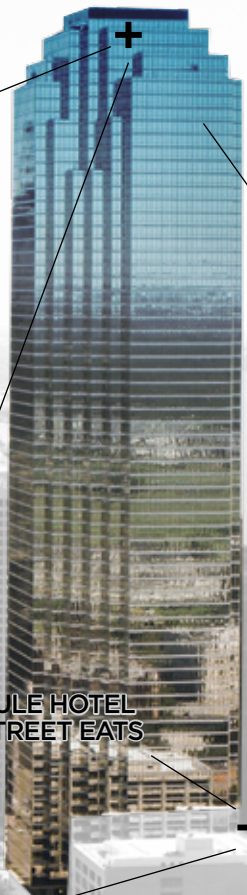
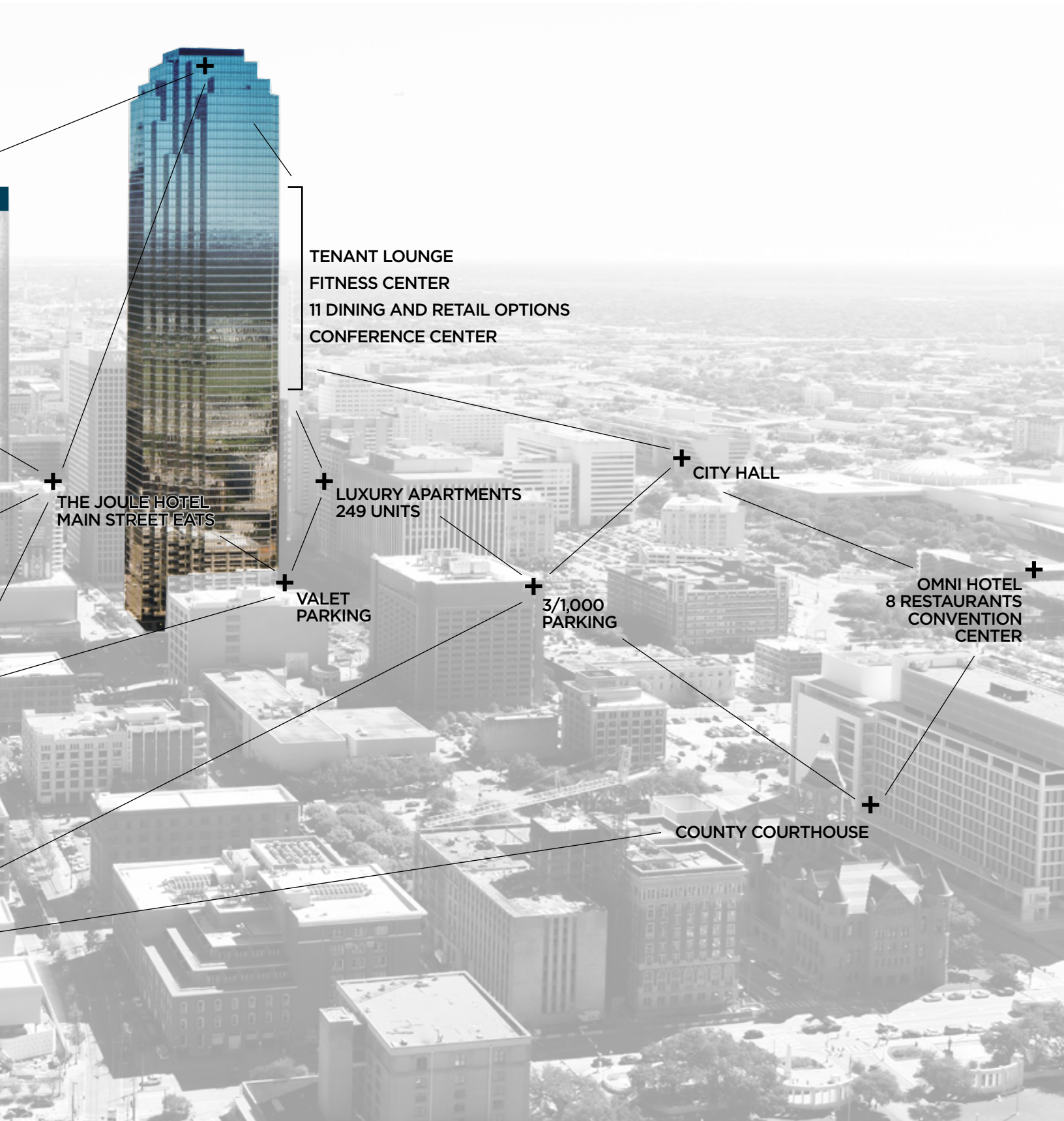
+
5 MINUTES IN/OUT
OF DOWNTOWN

+
WEST END PARK

+
LUXURY APARTMENTS
240 UNITS

+
DART TRAIN
STATION





TENANT LOUNGE
FITNESS CENTER
11 DINING AND RETAIL OPTIONS
CONFERENCE CENTER

+ THE JOULE HOTEL
MAIN STREET EATS

+ LUXURY APARTMENTS
249 UNITS

+ VALET
PARKING

+ 3/1,000
PARKING

+ CITY HALL

+ OMNI HOTEL
8 RESTAURANTS
CONVENTION
CENTER

+ COUNTY COURTHOUSE

CITY WITHIN A CITY

- 6 DINING OPTIONS
- FULL SERVICE GYM
- FLOWER & GIFT SHOP
- DRY CLEANING
- COFFEE SHOP
- SHOESHINE
- FULL SERVICE BANK



BANK OF AMERICA PLAZA has over 40,000 RSF of retail space on the concourse level devoted to enhancing the experience of tenants and visitors. With a wide variety of options to choose from you will always find something to satisfy.

Along with the many dining options the building also offers dry cleaning, shoeshine, a full service bank, convenience store and flower and gift shop.

Valet parking rounds out the wide range of amenities the building provides.

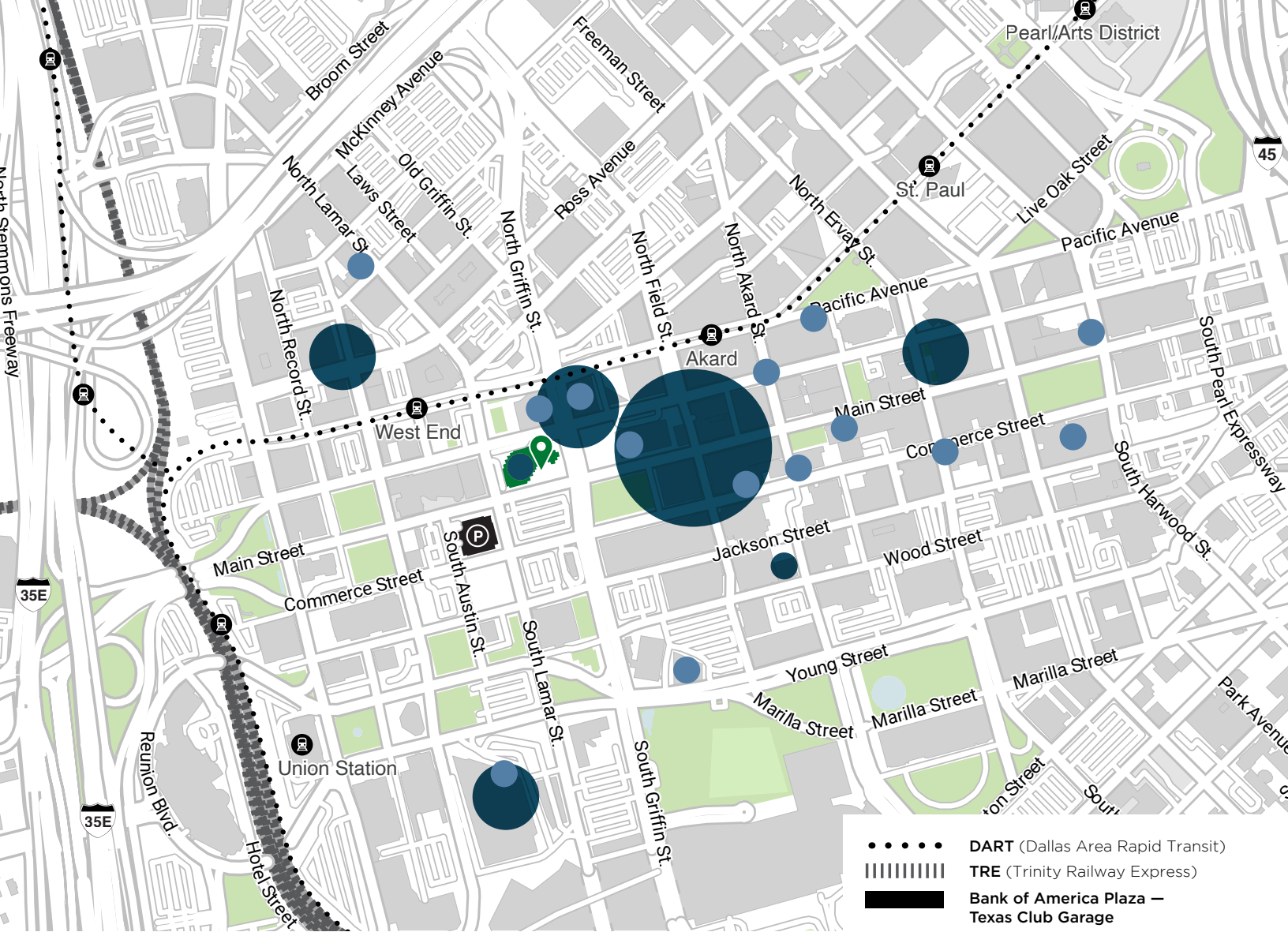
VALET

The building offers valet parking conveniently located at the main entry.

BICYCLE SHARE PROGRAM

Two different style bicycles are available for tenants use, a Specialized Roll, or a Specialized Alibi bicycle.





- DART (Dallas Area Rapid Transit)
- ||||| TRE (Trinity Railway Express)
- Bank of America Plaza — Texas Club Garage

RESTAURANTS

3 Elevant Kitchen & Cocktails
 Amazing Wraps
 Asia Wok
 AT&T Discovery District
 Birdguesa
 Black Ship Little Katana
 Bob's Steak & Chop House
 Bread Zeppelin Salads Elevated
 Broadway Pizza
 BurgerIM
 Cafe Herrera on Lamar
 Catbird
 CBD Provisions
 Chef Wang
 Chick-fil-A
 Chop House Burger
 City Hall Bistro
 City Tavern
 Clean Juice
 Commissary
 Corner Bakery
 Dang Good Deli
 Dickeys Barbecue Pit
 Donut Palace
 Ellen's
 Fiesta De Frutas
 Fluellen Cupcakes
 Frankie's Downtown
 Freshii
 Grandy's
 Grill & Vine

Hops & Hens
 Iron Cactus
 Jason's Deli
 Jaxon Beer Garden
 Jimmy John's
 Kuai Asian Kitchen
 La Fuente
 Monarch
 Morsel's
 NOLA Brasserie
 One Eyed Penguin
 One Main Perc
 Otto's Coffee & Fine Foods
 Parterre
 Pegasus Pizza
 Press Box Grill
 Porta Di Roma
 Potbelly Sandwich Shop
 Ravenna Italian Grille & Bar
 Record Grill
 Rise + Thyme
 Sapa House
 Sky Blossom
 Starbucks
 Stupid Good Coffee
 Subway
 Sushiya
 Texas Spice
 The French Room
 The Mitchell
 The Owners Box

The Woolworth
 Twisted Trompo
 Uptown Terrace
 Urban Coffee
 Weatherford
 Which Wich Superior Sandwiches
 Wing Bucket
 Wings & Things
 Y.O. Ranch Steakhouse

HOTELS

Aloft Dallas Downtown
 Crowne Plaza Dallas Downtown, an IHG Hotel
 Hampton Inn & Suites Dallas Downtown
 Hilton Garden Inn Downtown Dallas
 Homewood Suites by Hilton Dallas Downtown, TX
 Hotel Indigo Dallas Downtown
 Magnolia Dallas Downtown
 Omni Dallas Hotel
 Residence Inn Dallas Downtown
 SpringHill Suites by Marriott Dallas Downtown/West End
 The Adolphus, Autograph Collection
 The Joule
 The Statler Dallas, Curio Collection by Hilton
 The Westin Dallas Downtown
 Thompson Dallas

EASY ACCESS

LOCATED on the western side of downtown makes for easy access to and from the North Dallas Tollway, Central Expressway and I-35.

In addition, it's just a short walk to the nearby DART rail station which can be accessed by the adjacent underground walkway system.

Plentiful Amenities. Restaurants, entertainment and shopping options abound in nearby West End Historical and Main Street districts. The building is also connected to the city's underground tunnel system which provide access to hotels and restaurants.

95 WALK SCORE
SOURCE: REDFIN





HEALTH & WELLNESS

As owners of Bank of America Plaza, **METROPOLIS** is committed to the safety and wellness of our building communities including tenants, staff and visitors. This vital commitment is the cornerstone of our **BeWell™ Promise**. As a testament of our continued efforts to deliver best-in-class environments, Metropolis, together

with our property management teams, partnered with Fitwel, UL and the US Green Building Council (USGBC), all of whom independently validated that the building's operational strategies are optimized to enhance building occupant health and wellness.



BANK OF AMERICA PLAZA EARNS ITS FITWEL CERTIFICATION,
POSITIVELY IMPACTING THE HEALTH OF ITS BUILDING OCCUPANTS.



Created for the U.S. Centers for Disease Control and Prevention and U.S. General Services Administration, Fitwel is the world's leading certification system committed to building health.



BANK OF AMERICA PLAZA EARNS ITS UL VERIFIED HEALTHY BUILDING MARK,
EXEMPLIFYING ITS COMMITMENT TO SUPERIOR BUILDING AIR QUALITY.



UL'S has a voluntary program for real estate owners who want to demonstrate their commitment to healthy indoor environments through an extensive process of indoor air quality (IAQ) testing and assessment.



BANK OF AMERICA PLAZA EARNS ITS LEED SAFETY FIRST CREDIT,
MEETING THE PUBLIC HEALTH & INDUSTRY CLEANING & DISINFECTING GUIDELINES.



USGBC launched new LEED *Safety First* Credits in 2020 as part of its Healthy Economy Strategy to address concerns related to the pandemic and to assist with building re-entry.



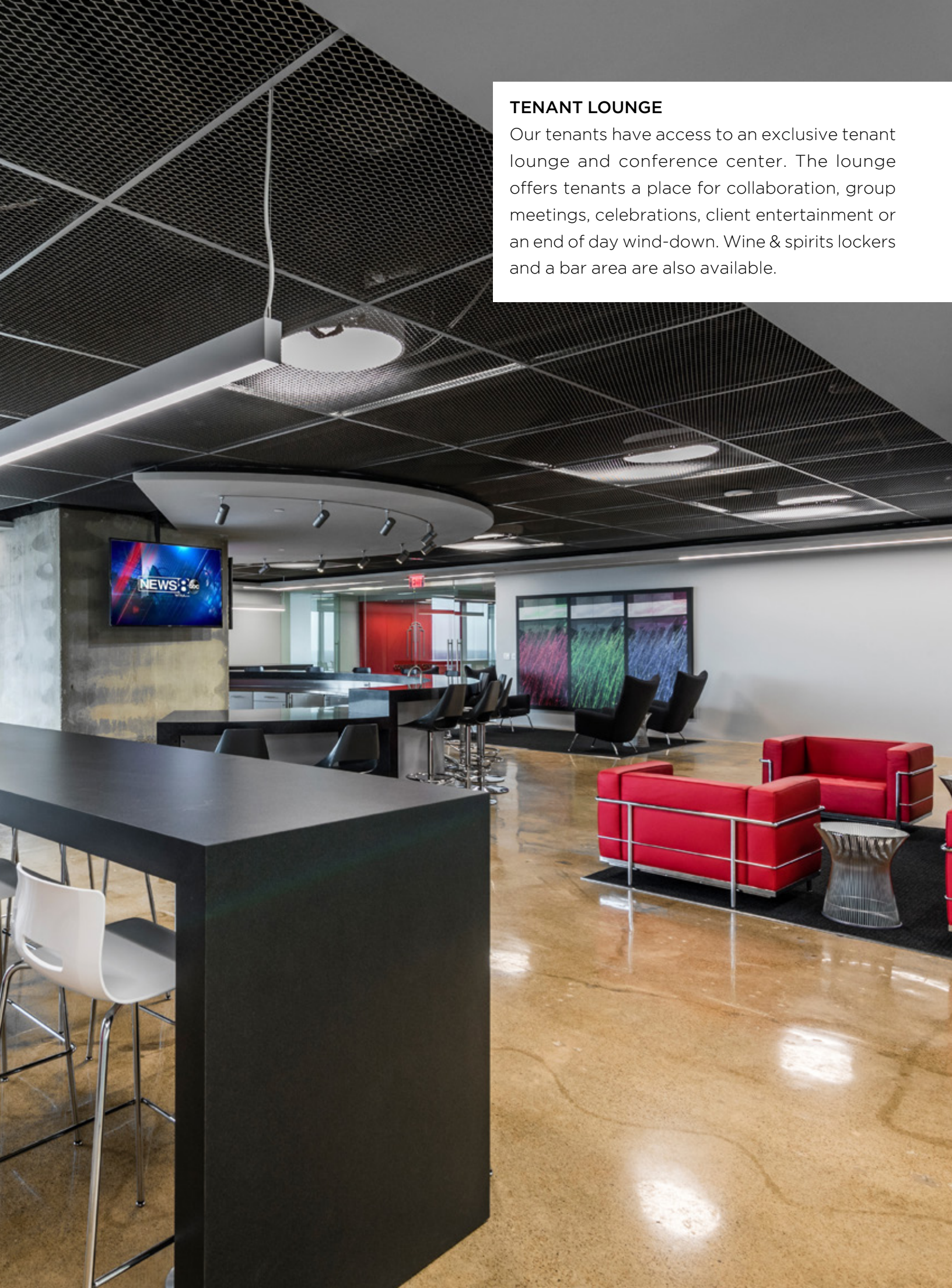
THE HIVE AT BANK OF AMERICA PLAZA



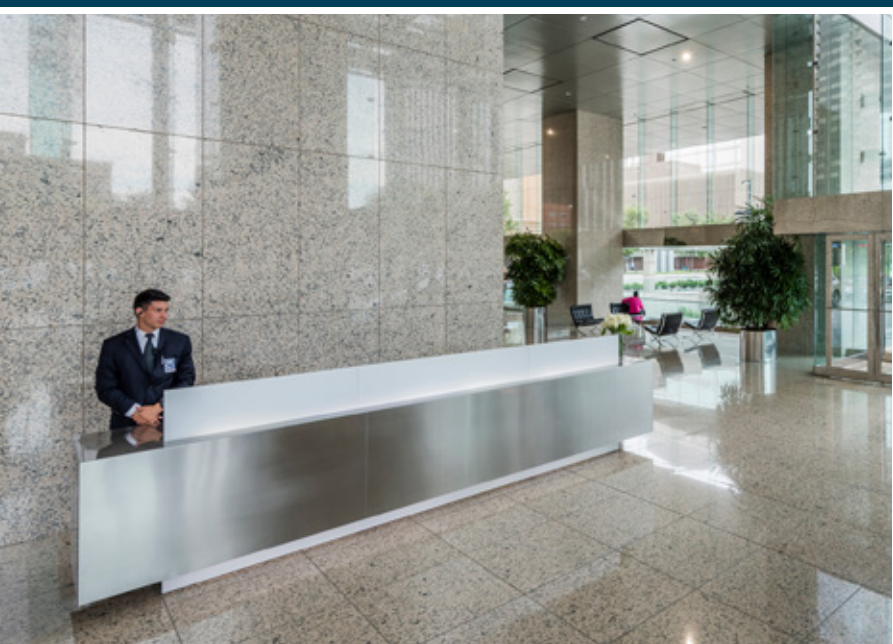
Along with the focus on providing a healthy place to work, we are working to help reduce our environmental impact on the community around us. We have taken honeybees under our wings and are hosting two thriving hives at the property. The Hives house thousands of bees that will pollinate the urban flora throughout the neighborhood for years to come.

TENANT LOUNGE

Our tenants have access to an exclusive tenant lounge and conference center. The lounge offers tenants a place for collaboration, group meetings, celebrations, client entertainment or an end of day wind-down. Wine & spirits lockers and a bar area are also available.



MODERN CONVENIENCES



SECURITY

The building offers 24/7 building security and utilizes 174 digital cameras with redundant monitoring stations.

TECHNOLOGY

Bank of America Plaza boasts one of the city's most robust IT infrastructure backbones, ensuring connectivity and reliability for voice and data.



CONFERENCE CENTER

The conference center features a training room that can accommodate up to 50 people in a classroom seating format and a boardroom which is perfect for groups of 8 or less. All areas are equipped with the latest technology and provide excellent views of the city.

GET FIT STAY FIT

EXCLUSIVELY for tenants, 901 FiT offers state-of-the-art equipment, personal training, group classes and fully equipped locker and shower rooms.

AMENITIES INCLUDE:

- Group Fitness
- Cardio Equipment
- Free Weights
- Weight Machines
- Personal Training
- Towel Service
- TRX Machines
- Fully Equipped Locker Room
- Showers





901 **FiT**



AMPLE PARKING

THE BUILDING offers abundant parking in multiple options. Our primary garage contains over 1,400 spaces and is connected to the project via underground retail concourse. The building also owns three adjacent city blocks which provide surface parking.

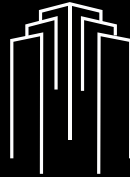
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BAPLAZA.COM

OWNERSHIP:

METROPOLIS



FOR LEASING:
214 438 6100

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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
Russ Johnson	488707	russ.johnson@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
Joel Pustmueller	309909	joel.pustmueller@am.jll.com	214-438-7474
Sales Agent/Associate's Name	License No.	Email	Phone

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