



John Dickenson | 972.421.1971 | jdickenson@holtlunsford.com Mason Pritcher | 972.280.8320 | mpritcher@holtlunsford.com

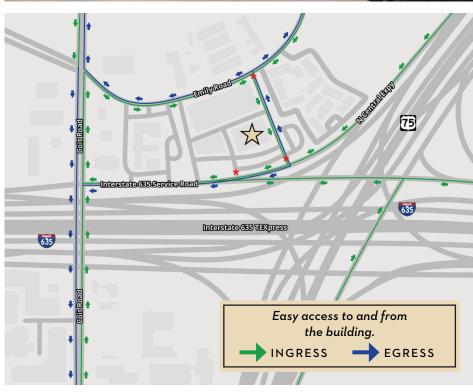
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PROPERTY HIGHLIGHTS

- Direct Access to US-75 and Interstate 635
- Grab n' Go Food Service
- Building Conference Facility
- On-site Security
- On-site Management
- Close Proximity to Numerous Restaurants/Retail
- New Tenant Lounge
- New Building renovation now complete









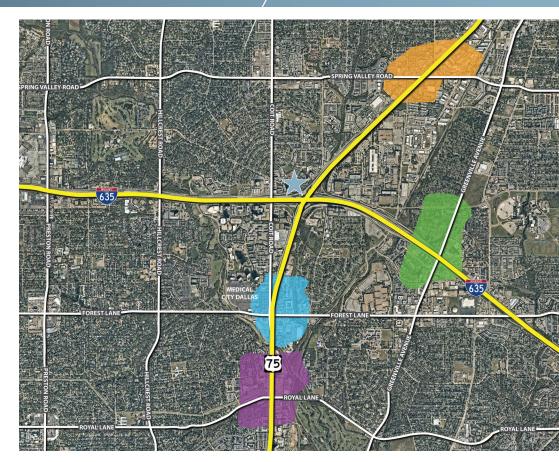
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NEARBY AMENITIES

7-Eleven Asian Mint Boston Market Burger King Chipotle Dickeys Barbecue Pit FedEx Office Print & Ship Center First Choice Grocery Forest Donuts Home Depot KFC Mattito's Metro by T-Mobile National Tire & Battery Pick A Fit Foods Popeyes Louisiana Kitchen Raising Cane's Chicken Fingers Schlotzsky's Sonic Starbucks Taco Bueno Tacos Y Mas TITLE Boxing Club TJ Cajun Seafood & Wings Twin Bridges Shoe Repair & Alterations United States Postal Service Whataburger Which Wich Sandwiches

24 Hour Fitness Chicken Express Cindi's NY Deli & Restaurant Fancy Cakes By Lauren Greenz Salads for Z' Adventurous McDonald's Conn's HomePlus Studio Movie Grill Subway Sun & Ski Sports Wingstop



Alice's Closet & Boutique Bone Daddy's House of Smoke Chili's Grill & Bar CVS Pharmacy Even Stevens Sandwiches Fish and Tails Oyster Bar The Halal Guys High 5 Tires IHOP Las Flamas Mexican Kitchen Micro Center Pappadeaux Seafood Kitchen Pappasito's Cantina Ranitas Bar Y Grill Razzoo's Cajun Cafe Sara's Market & Bakery Studio Movie Grill Tam's Waffle House

Cheddar's Scratch Kitchen City Cafe & Bakery Dante's Pizza Desta Ethiopian Ibex Ethiopian Cuisine & Bar JG's Old Fashioned Hamburgers Kazy's Gourmet Shop Olive Garden Italian Outback Steakhouse RaceTrac Red Lobster Sarah's Cafe & Deli Sushi Ichiban Uniform World



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FACT SHEET

BUILDING 8131 Lyndon B Johnson Freeway Dallas, Texas 75251

LANDLORD Skywalker Property Partners, Inc.

LEASING COMPANY Holt Lunsford Commercial

John Dickenson 972.421.1971 jdickenson@hldallas.com

Brandon Avedikian 872.280.8302 bavedikian@hldallas.com

Mason Pritcher 972.280.8320 mpritcher@hldallas.com

PROPERTY MANAGEMENT Holt Lunsford Commercial

YEAR BUILT 1980 **PRIMARY BUILDING SITE** 3.36 acres

PARKING RATIO 3.25 per 1,000 RSF

STORIES 8 stories

STANDARD FLOORPLATE 28,500 SF

SECURITY On-site security hours: 6:30 a.m. to 9:00 p.m. Monday through Friday, and Saturday from 6:30 a.m. to 2:00 p.m.

New camera surveillance system with eleven (11) cameras throughout the property

BUILDING HOURS Monday to Friday: 7 a.m. to 6 p.m. Saturday: 7 a.m. to 2 p.m.

FIBER AT&T, Logix, Spectrum and Level 3

ARCHITECT Entos



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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.

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;
- o 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.

Holt Lunsford Commercial, Inc.	439776	hlunsford@holtlunsford.com	972-241-8300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Richard Holt Lunsford	359505	hlunsford@holtlunsford.com	972-241-8300
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials Date			

Information available at www.trec.texas.gov