



RECENTLY COMPLETED
\$5 MILLION CAPITAL IMPROVEMENTS

1231 Greenway Drive • Irving, Texas 75038

GREENWAY TOWER



This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.



BUILDING HIGHLIGHTS

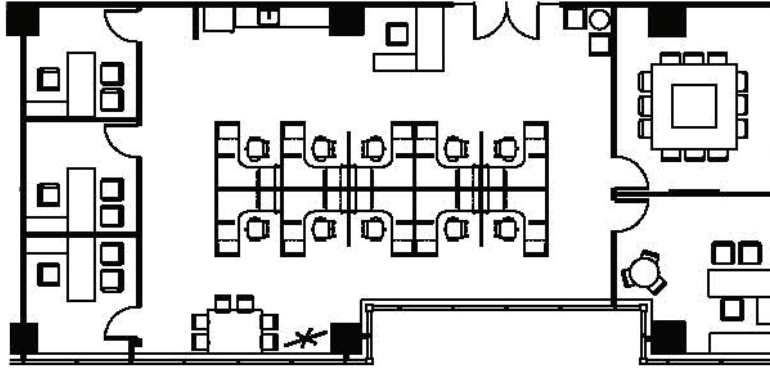
- Top of the Line Building Amenities
 - Tenant Lounge
 - Conference Facility
 - Fitness Center
- Newly Upgraded Lobby Finish Outs
- Full Modernization of Elevator Cabs
- New HVAC/Mechanical Systems
- Rectangular Floor Plates Offer Numerous Corner and Windowed Offices
- Panoramic Views
- Covered Parking and Monument Signage Available

★ **Walking Distance to the New Blue Star Development**

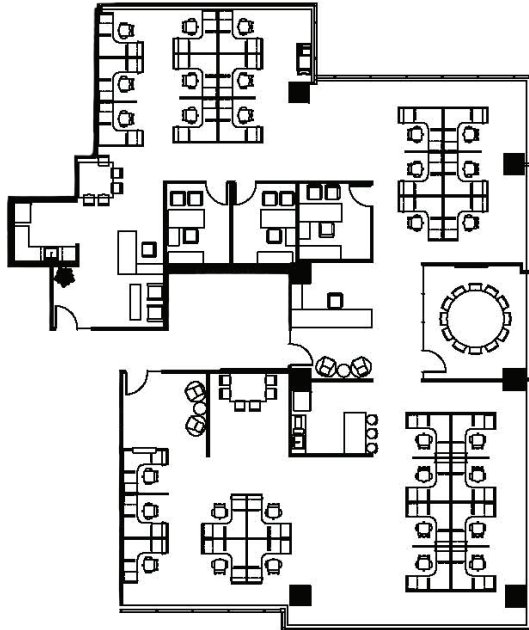


SPEC SUITES

Spec Suite 240 • 2,627 SF

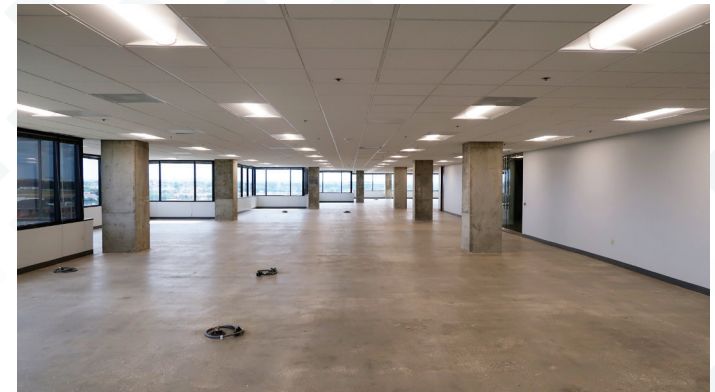
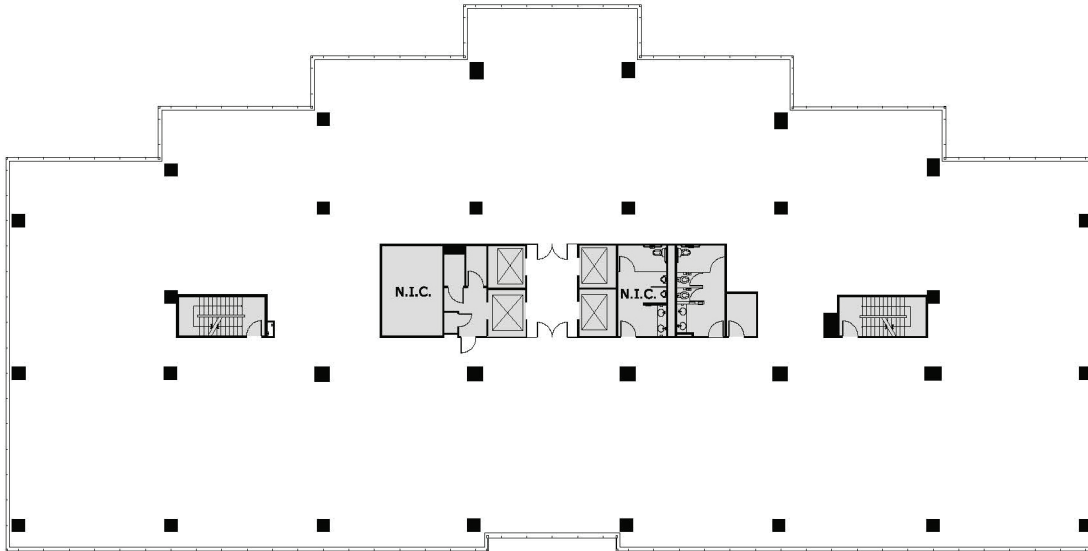


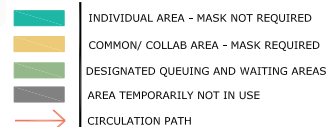
Spec Suite 260 • 5,639 SF









WHITEBOX SUITE

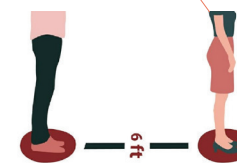
Whitebox Suite 700 • 20,070 SF





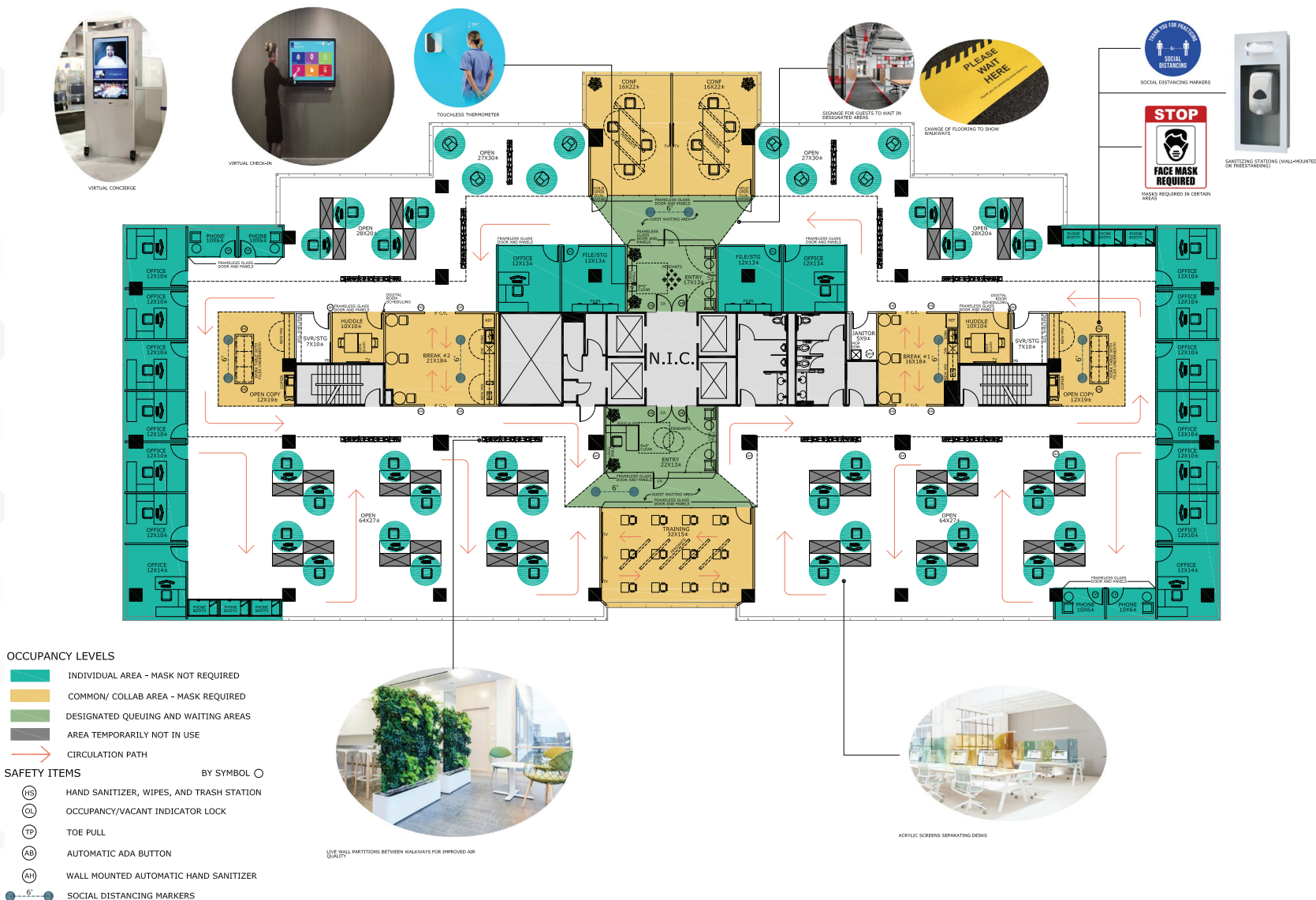
BY SYMBOL ○

- | | |
|---|--|
|  | HAND SANITIZER, WIPES, AND TRASH STATION |
|  | OCCUPANCY/VACANT INDICATOR LOCK |
|  | TOE PULL |
|  | AUTOMATIC ADA BUTTON |
|  | WALL MOUNTED AUTOMATIC HAND SANITIZER |
|  | SOCIAL DISTANCING MARKERS |



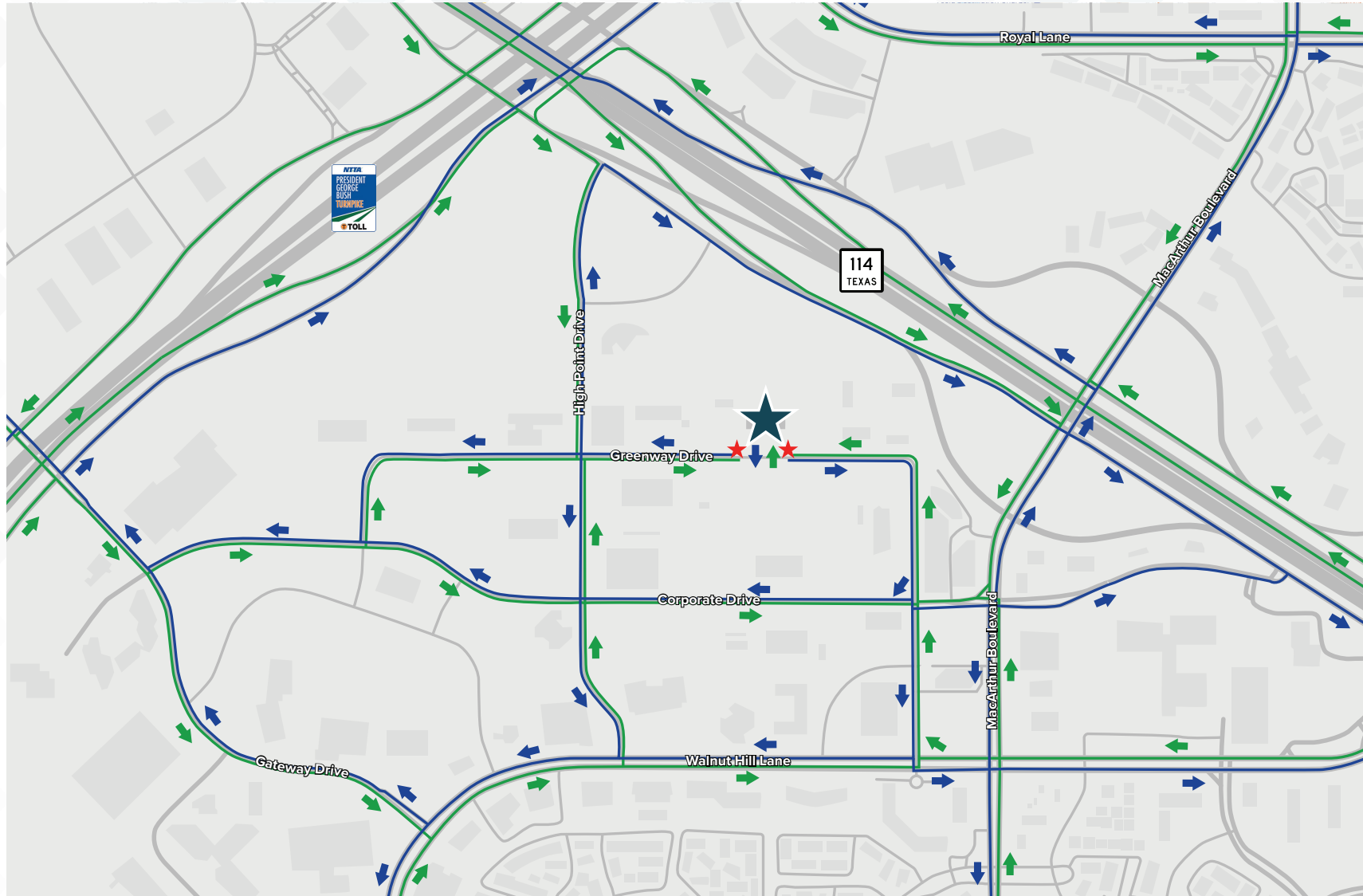
HYPOTHETICAL OFFICE LAYOUT

POST-COVID: SCENARIO 2

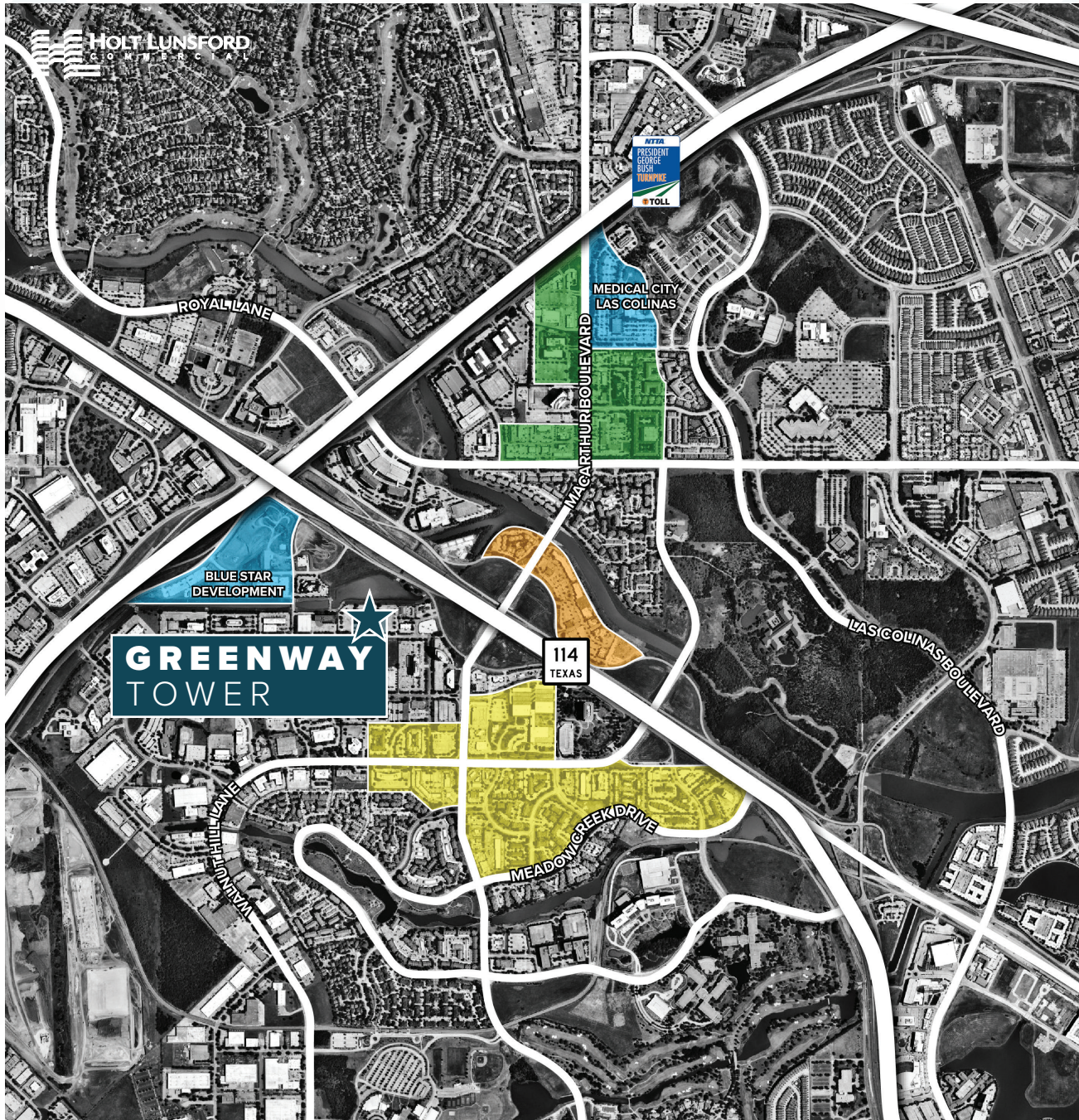


01 HIGHLIGHTS

INGRESS/ EGRESS MAP



AMENITY MAP



FOOD

La Madeleine
Five Guys
Bread Zeppelin
Andalous Mediterranean
In-N-Out Burger
Southern Spice
Jersey Mike's
Snappy Salads
Shake Shack
Modern Market
Zoes Kitchen

MISCELLANEOUS

Whole Foods Market
NYLO Hotel
BB&T
Bank7
Las Colinas Pharmacy

FOOD

Benihana
Fuzzy's Taco Shop
Boston Market
Dickey's BBQ
Chick-fil-A
Einstein Bros. Bagels
Tacomex
Hot Breads
Smoothie King

FOOD

The Ranch at Las Colinas
The Keg Steakhouse
The Blue Fish
Terra Mediterranean
Taco Diner
Urban Eatz
Red Hot & Blue
Starbucks

HOTELS

Comfort Suites
Staybridge Suites
Courtyard Marriott
Residence Inn
Wingate
Hampton Inn
Budget Suites
Hyatt Place
Extended Stay America
Fairfield Inn

MISCELLANEOUS

Hyatt House
Concentra Urgent Care
Massage Envy
Sunstone FIT
Jos. A Bank

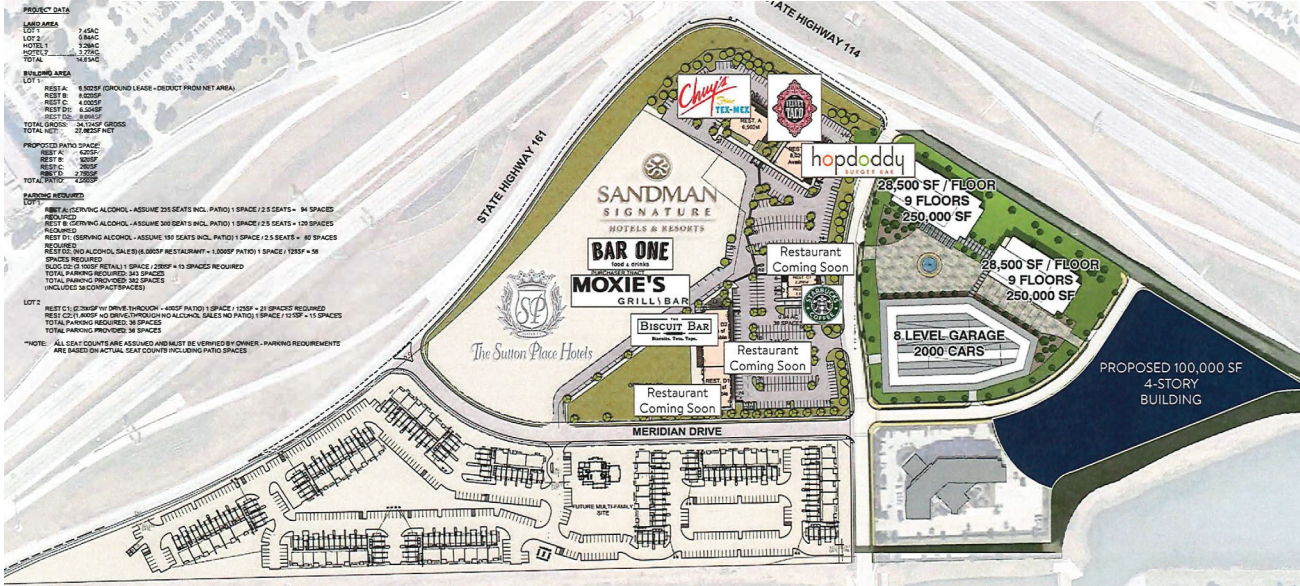
MISCELLANEOUS

CVS Pharmacy
LA Fitness
Chase Bank
Bank of America
Comerica Bank
FedEx



BLUE STAR DEVELOPMENT

- Two (2) Luxury Hotels (Sandman Signature and The Sutton Place)
- Two-Hundred-Eighty-Eight (288) Apartment Units
- Numerous Restaurants
 - Bar One Food + Drinks
 - Moxie's Bar & Grill
 - The Biscuit Bar
 - Chuy's Tex-Mex
 - Velvet Taco
 - Hopdoddy Burger
 - Starbucks
- Three (3) Proposed Office Buildings
- Eight (8) Story Parking Garage



FACT SHEET

BUILDING

1231 Greenway Drive
Irving, Texas 75038

LANDLORD

Taurus Investment Holdings

LEASING COMPANY

Holt Lunsford Commercial

Dallas Team

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Fort Worth Team

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YEAR BUILT

1981

PARKING RATIO

4.00 / 1,000 RSF

STORIES

10

STANDARD FLOORPLATE

19,167 SF

RENTABLE BUILDING AREA

192,912 RSF

BUILDING HOURS

Monday to Friday: 7:00am - 6:00pm
Saturday: 8:00am - 1:00pm

HVAC

Monday to Friday: 7:00am - 6:00pm
Saturday: 8:00am - 1:00pm

After-hours HVAC is available with
prior written notice for \$50.00/hour
with a 2-hour minimum

FIBER

AT&T

ELECTRICAL EXPENSE

\$1.50



DALLAS TEAM

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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.

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