



FOR LEASE

1901 N State Hwy 360 • Grand Prairie, TX 75050

PROPERTY HIGHLIGHTS

- 105,541 SF, Class "A" Office Building
- Centralized DFW location, exceptionally located off SH 360, with easy access to IH-30 and Hwy 183
- Newly renovated common areas, including large tenant lounge, indoor basketball court, and country club style locker rooms
- On-site building conference center with upgraded audio/visual capabilities and seating capacity of 75+
- Monument signage available
- Potential building signage opportunity
- Local, proactive building ownership and on-site building engineer
- Ample surface and reserved garage parking
- Spec suites available for immediate occupancy



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3100 McKinnon St
Suite 400
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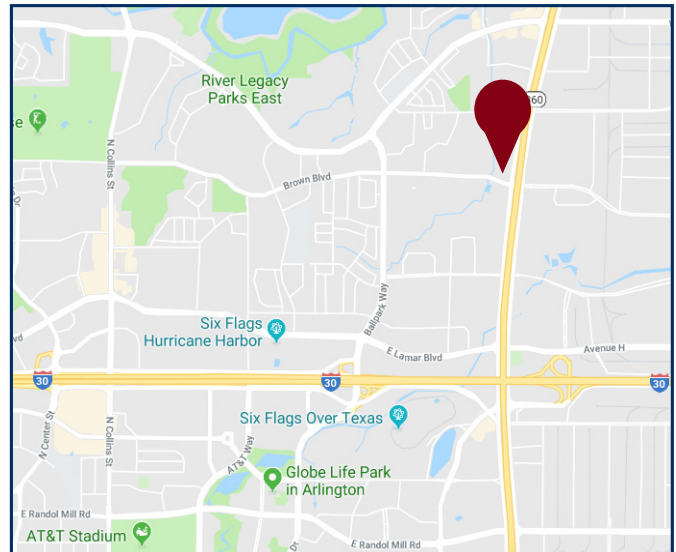
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LOCATION HIGHLIGHTS

DFW INTERNATIONAL AIRPORT	10 MINUTES
DOWNTOWN FORT WORTH	20 MINUTES
DOWNTOWN DALLAS	25 MINUTES
ARLINGTON ENTERTAINMENT DISTRICT	8 MINUTES



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TOTAL RBA	105,541 SF
QUOTED RATE	\$19.00 - \$21.00 + E
ESTIMATED ELECTRIC	\$1.88



SUITE	RSF	MAX CONTIGUOUS	SPACE NOTES
101	4,578	4,578 RSF	Lobby exposure, 4 offices, conference, open work space, & break room. Ready for immediate occupancy.
103	2,828	2,828 RSF	Lobby exposure, 2 offices, conference, open work space & break room. Ready for immediate occupancy.
105	1,632	1,632 RSF	Office can be built to Tenant requirements. Potential to add direct access point from parking lot.
300	15,204	18,753 RSF	Exterior Private Offices on glass, multiple open work areas, conference/meeting rooms, and break areas. Recently updated, efficient floor plan.
335	3,549	18,753 RSF	Large reception, 4 private offices and large executive office on glass, conference room, private restroom, and break room.
620	2,394	2,394 RSF	3 private offices, large open work area, conference room. Common area break room and additional conference room for 6th floor tenants only.

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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:
 - o 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
 - o 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials	Date
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