





1555 WEST WALNUT HILL



PROPERTY FEATURES



Las Colinas Commons is a two building 224,771 SF development located at 1525 - 1555 Walnut Hill Lane in the Las Colinas Office Center. Extensive renovations in 2007 included new building entries, exterior facades, new high efficiency HVAC systems, upgraded mechanical, security and life safety systems, new lobbies, common areas, restrooms, elevator cabs and the addition of monument signage. The property is located adjacent to DFW International Airport and provides numerous amenities to tenants, abundant parking, and is in close proximity to many restaurants and hotels.

- Full Floor Availabilities in Walnut Hill Business Park
- · Covered drive facing Walnut Hill
- Monument Signage Available
- 5/1,000 parking
- The property currently has fiber provided by AT&T, Frontier, and Spectrum
- Local Management with On-Site Engineering



• Year Built/Renovated: 1979/2001

Total RBA: 62,866 SF

• Floor Plate: approximately 20,000 SF

Second Generation Space ready for Tenant Improvements

Availability - 2,500 up to 62,866

1555 WEST WALNUT HILL

• Year Built/Renovated: 1981/2006

• Total RBA: 162,438 SF

Floor Plate: approximately 80,000 SFShell Space with ceiling dropped in

Availability - 8,000 up to 43,849 SF









AMENITIES MAP

Inchin's Bamboo Garden

Chennai Cafe

Southern Spice

Dimassi's Mediterranean Buffet

Wingstop

Wow Hair Studio

Gentle Dentistry of Las Colinas

In-Out-Burger

Yummilicious Frozen Yogurt

Andalous Mediterranean Grill

Lenny's Sub Shop

Bread Zeppelin

Salad Elevated

Five Guys Burgers & Fries

Pie Five Pizza Company

La Madeleine Country French Cafe

Sushi Tokyo

Sprint Store

Pollo Tropical

Zoes Kitchen

Primrose School of Las Colinas

Blu Ginger Thai Cafe

SPIN! Neopolitan Pizza

The Bistro

Veranda Greek Cafe

Jack in the Box

Wendy's

Beirut Rock Cafe

Sonic Drive-In

Champps Kitchen and Bar

Benihana

Rodizio Grill

Vitality Bowls

Red Hot & Blue

Taco Diner

Terra Mediterranean Grill

Smashburger

SunstoneFIT

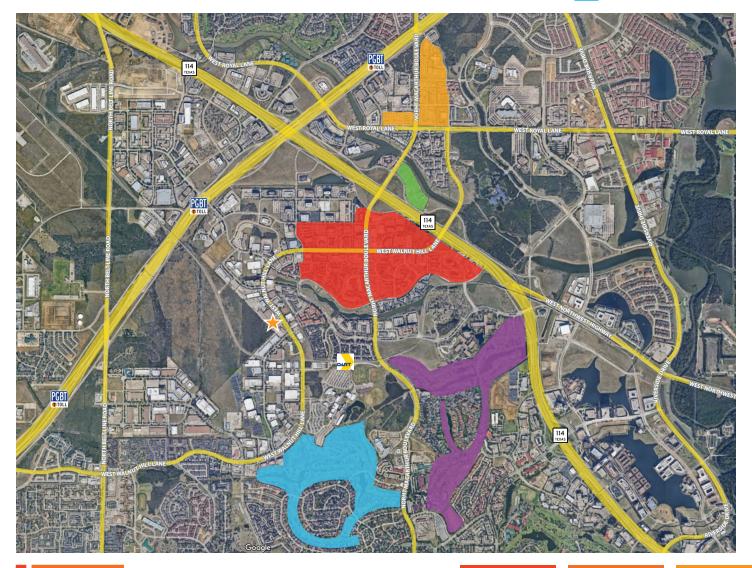
The Blue Fish

The Keg Steakhouse &Bar

The Ranch at Las Colinas

TPC Four Seasons

Cottonwood Valley Golf Course



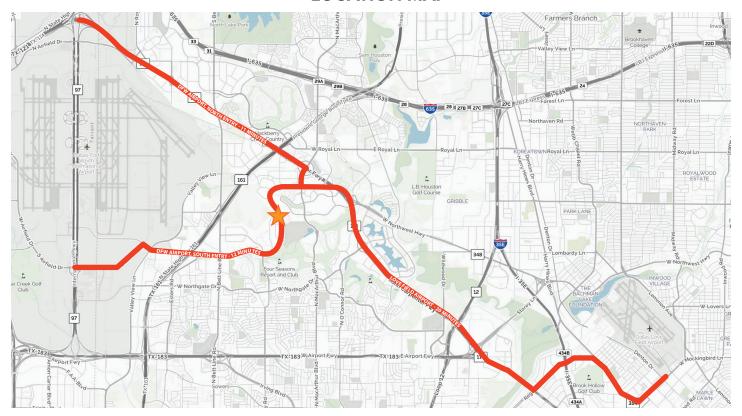




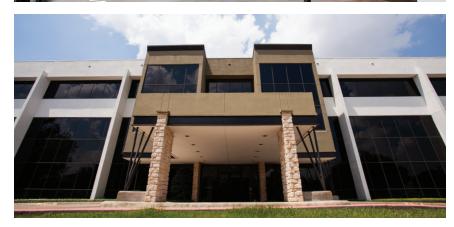




LOCATION MAP









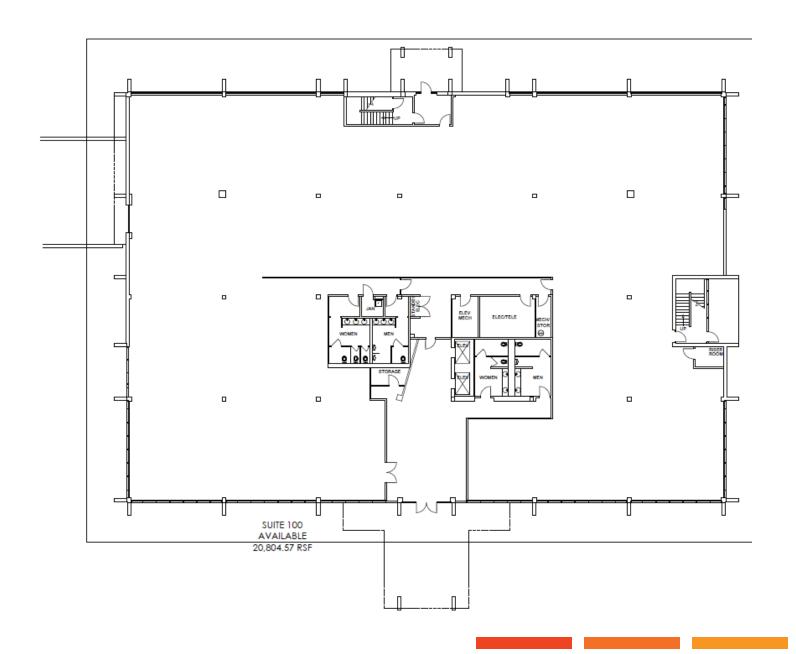


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SUITE 100 - 20,805 RSF





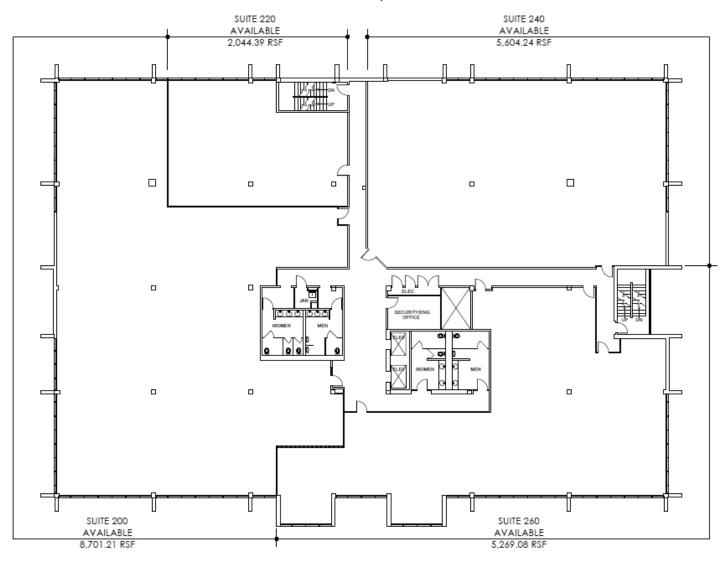


SUITE 200 - 8,701 RSF

SUITE 220 - 2,045 RSF

SUITE 240 - 5,604 RSF

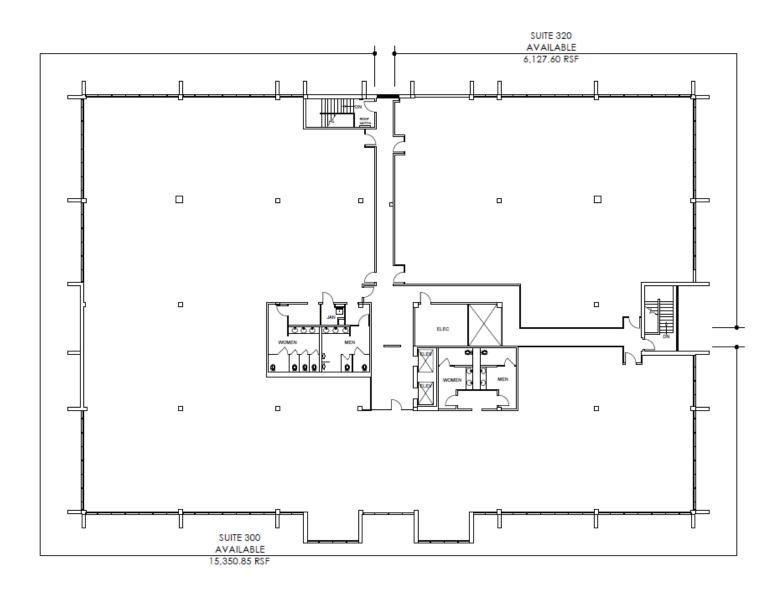
SUITE 260 - 5,269 RSF







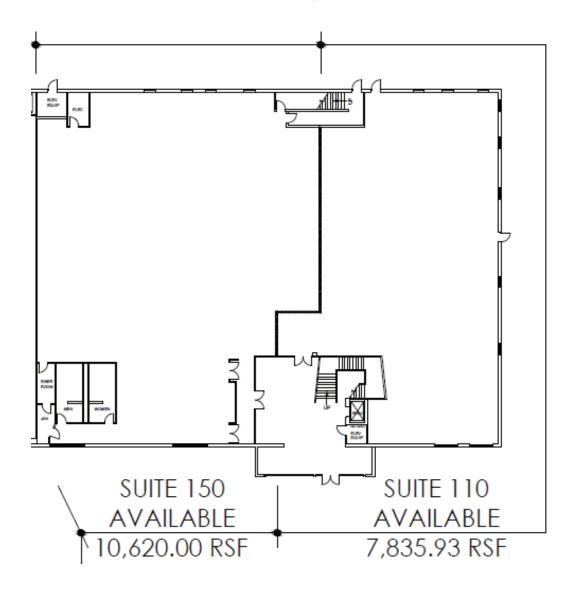
SUITE 300 - 15,351 RSF SUITE 320 - 6,128 RSF







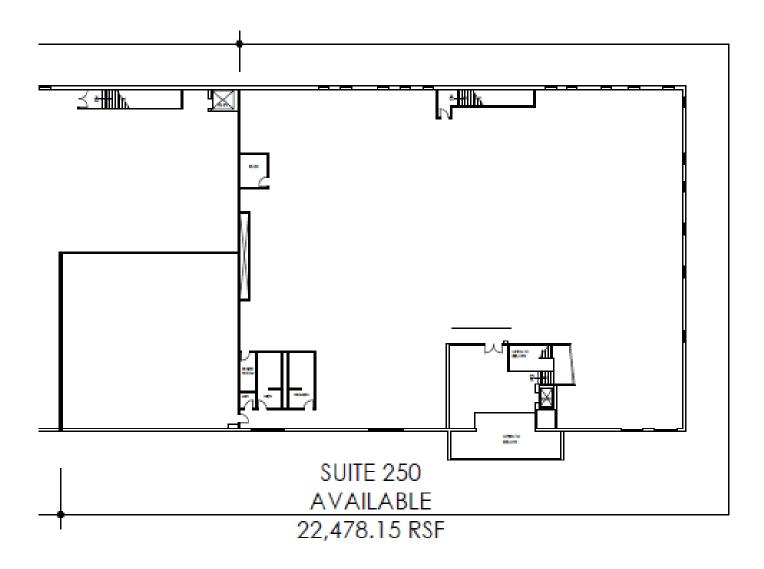
SUITE 110 - 7,836 RSF SUITE 150 - 10,620 RSF







SUITE 250 - 22,478 RSF



MARSHALL MAYS





Information About Brokerage Services

11-2-2015

EQUAL HOUSING OPPORTUNITY

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.

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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials Date			