



MUSIC FACTORY

/// VENTURE *Venturetainment*





TOYOTA

MUSIC FACTORY

More than music!



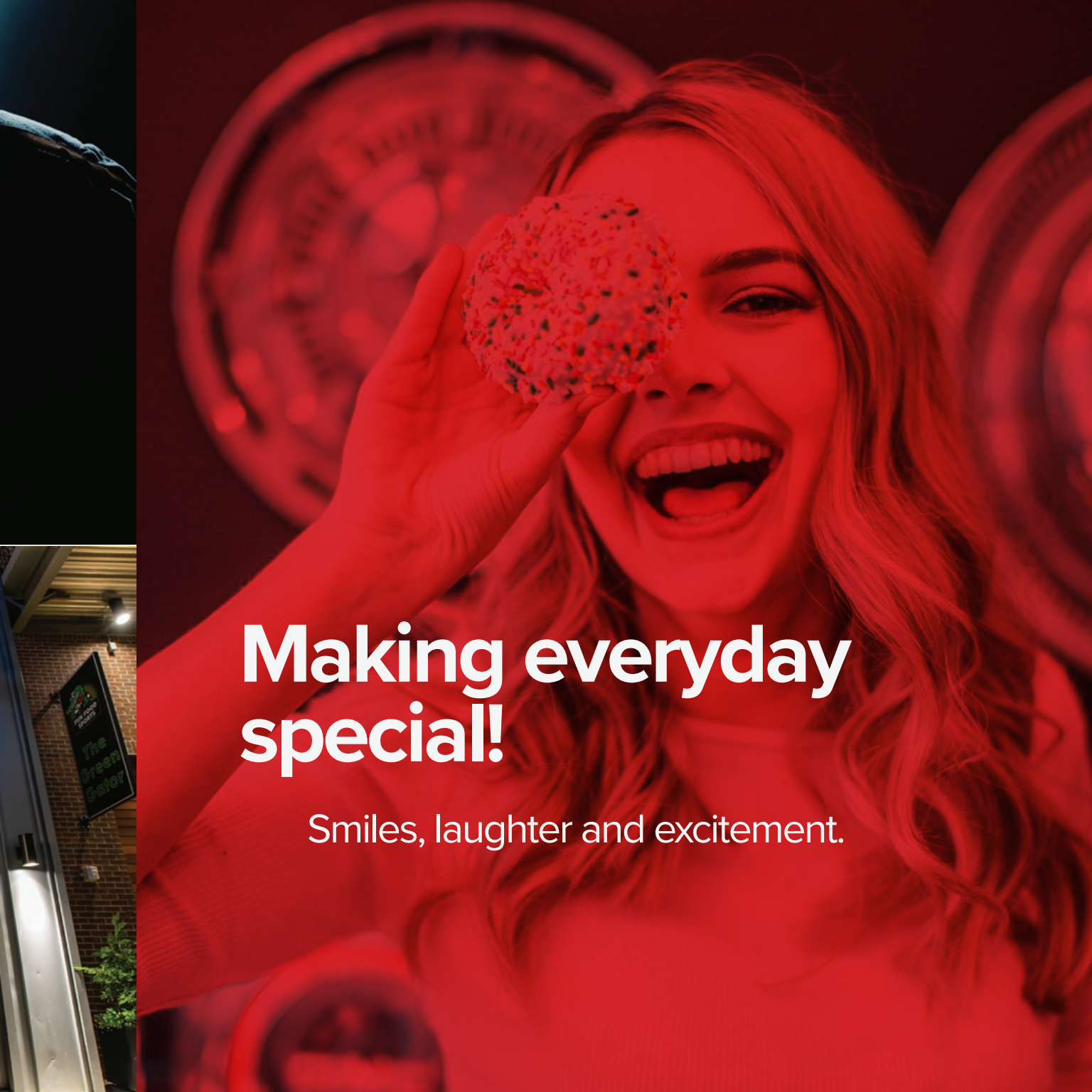


A man wearing a dark suit and a wide-brimmed hat is performing on a stage. He has his right arm raised high and his left hand near his face. The background is a vibrant red with falling confetti. In the foreground, the back of a person's head and shoulders is visible, looking towards the stage. On the far left, a vertical strip shows a man's profile in a blue and white checkered shirt.

**Exceptional sounds,
and tastes. A true
regional destination.**

Events drawing from far and wide.





**Making everyday
special!**

Smiles, laughter and excitement.





TOYOTA

MUSIC

BOI NA BRAZA
BRAZILIAN STEAKHOUSE

FACTO



**Where people love
to come time
and time again.**

Be part of it!



ZA



MUSIC FACTORY

Building the
best of times.

Drawing the crowds

Toyota Music Factory is the area's premier entertainment and lifestyle center perfectly located just north of O'Connor between U.S. Highway 114 and Las Colinas Boulevard, Toyota Music Factory is easily accessible from Dallas, Fort Worth, a multitude of suburbs and DFW Airport and Love Field. Along with this ideal location, it's been designed with specific features to draw thousands of visitors for one unforgettable experience after the next:

THE PAVILION AT TOYOTA MUSIC FACTORY

This state-of-the-art 8,000 capacity convertible Performance Hall — operated by the global leader in concerts, Live Nation — regularly showcases artists from around the world.

TEXAS LOTTERY PLAZA

Gigantic open-air plaza with outdoor stage brings in crowds for regularly-programmed live music, festivals, fashion shows, movies, open-air markets and more.

400,000 SQUARE FEET OF BARS, RESTAURANTS AND ENTERTAINMENT

- More than 20 RBE concepts
- Corporate campus of Ethos International.



Experiences nonstop

Toyota Music Factory is the prime destination for live performances and more than just music. Get your foodie fix; breakfast, lunch and dinner. Grab a cocktail in a selection of bars and pubs. Catch the hottest new movie with a cold one in hand. All day, every day, Toyota Music Factory is the place you want to be.





ALAMO DRAFT HOUSE

Seven screens for new release movies, family and independent films, as well as signature repertoire programming.



BAR LOUIE

Experience your local bar with handcrafted martinis, cocktails and a scratch kitchen during happy hour and late night.



BLUE FIRE

Simplify catering with one stop shopping...food prepared and delivered just how you want it in the total catering experience.



BOI NA BRAZA

Take in the Gaucho tradition of Southern Brazil with imported steaks, skewered and slowly roasted over an open flame.



GLORIA'S

Take in fresh ingredients born out of the traditions of El Salvador then blended in with Tex-Mex innovations.



THE GREEN GATOR

Enjoy homemade Cajun foods and the freshest seafood available while catching your team on TV, or sitting out on the great patio.



GRIMALDI'S

Taste 100 years of experience perfecting brick-oven pizza and calzones...all accompanied by beers and wines from around the globe.



LIVE NATION

A global entertainment company, Live Nation promotes, operates, and manages ticket sales for premier live entertainment in the United States and internationally.



MAMA TRIED

Get your outlaw and your blue grass on with your friends—and even your dog—at the biggest, newest country bar and honky tonk in town.



MERCY WINE BAR

The award-winning Mercy Wine Bar goes even further. Revel in more than 100 curated wines along with a full bar along and gourmet menu.



NOSH & BOTTLE

Pick up locally-sourced gourmet meals, drinks, snacks and more on your way in for a concert, or your way out to the office or home.



RAYLEIGH'S

Dine on upscale seasonal menus with creative plating, then step into performances, conferences, and more in an immersive event space.



THE RESERVOIR

Experience a modern twist on the industrial gastropub where bar & spirits are meshed with southern favorites.



THIRSTY LION

Gastropub meets sports bar. From-scratch cooking with local ingredients is served up with the best craft beers and cocktails.



STUMPY'S HATCHET HOUSE

Get primitive and organic with hatchet throwing...the sport for those who love adventure and who seek a new kind of release.



YARD HOUSE

Find the world's largest selection of draft beer along with, great music, and 100+ menu items made from scratch daily.

Accessible to millions

Toyota Music Factory is the premier entertainment center easily accessible to millions in the DFW area. Close to DFW Airport, Love Field, and DART Rail along with crowds of convention-goers and tourists, Toyota Music Factory is at the heart of the action.



PARK IT RIGHT HERE

- 4,000+ spaces
- Always free for movies and restaurants
- Safe and secure

LIGHT RAIL ACCESS

- Rail lines in from DFW airport, Love Field and downtown Dallas

IRVING TOURISM & CONVENTION CROWDS

- 3.4 million visitors per year
- Generating more than \$2.3 billion annually

CONVENTION CENTER AT LAS COLINAS

- Immediately adjacent to Toyota Music Factory
- Newly completed in 2011

Irving, TX...designed for success

Beyond just central access to the DFW metroplex, Irving delivers a business-friendly environment that generates one success after another.

IRVING ACCOLADES

- Malcolm Baldrige National Quality Award in 2012
- Small Business of the Year Blue Ribbon award
- Top 50 places to live in America
- Top 3 cities in the U.S. for tech startups
- One of the best cities in the U.S. for starting a family
- Best city in the U.S. for starting a career

IRVING BUSINESS SNAPSHOT

- 10,600 businesses
- 53 Fortune-500 companies
- One of the lowest tax rates in Texas cities
- 29 million SF of office space
- Headquarters of the 2nd and 5th biggest U.S. companies
- The first 5-star accredited Chamber of Commerce in Texas

YOUR IRVING NEIGHBORS

- 75 area hotels with 12,000 bedrooms
- 2 award-winning hospitals
- 14 performing visual arts groups
- 5 golf courses including the TPC Four Seasons Las Colinas
- An award-winning musical theater company and symphony orchestra



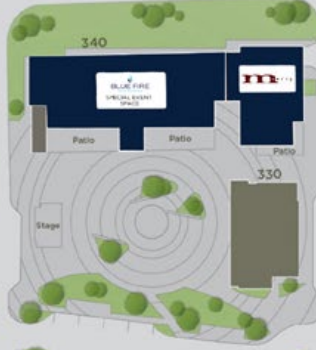
SH 114



■ Occupied
■ Available

SH 114

THE PAVILION
TOYOTA **MUSIC FACTORY**
8,000 Seat Capacity



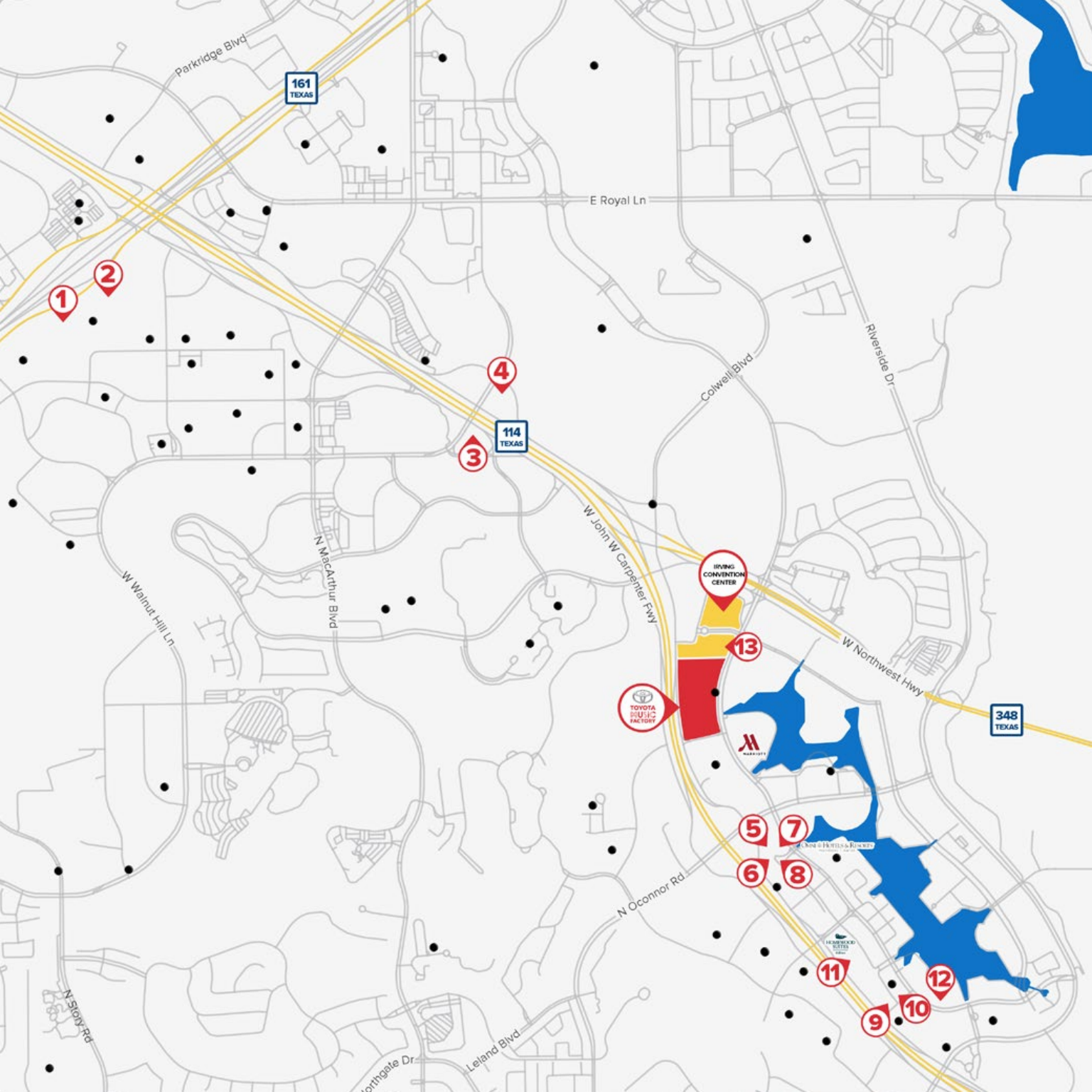
LAS COLINAS BLVD

- Occupied
- Available



MUSIC FACTORY

SECOND FLOOR PLAN



NEW & UPCOMING HOTELS NEAR TMF

1, 2

Sandman Hotel & Sutton Hotel
Total 400 keys, Opens late 2020

3

Element Hotel
Total 150 keys, Opens spring 2020

4

Embassy Suites
Total 325 keys, Opens late 2020

5, 6

Hilton Hotel & Home 2
Total 250 keys, Opens early 2021

7, 8

AC Marriott & Residence Inn Hotel
Total 250 keys, Opens early 2021

9, 10

Camby Hotel & Indigo Hotel
Total 280 keys, Open late 2021

11

New Luxury brand by Hilton
To be announced

12

Conrad by Hilton
To be announced

13

Westin Irving Convention
Center Hotel
Total 350 keys, Now Open

AREA BUSINESSES WITH 200+ EMPLOYEES

BUSINESS NAME

Ace Cash Express
Ais Data Services
Archer Western Herzog
Archon Residential Mgmt LP
Ashland Hardware
Assoc Corp N America
Bass Pro LLC
Bio World Merchandising Inc
Boy Scouts of America
Boy Scouts of America Museum,
Youth & Family Research Center
Cap Gemini America Inc
Champps Operating Corp
Christus Health
Citigroup Inc
Columbia Medical Center
Commercial Metals Company
CPLG
Creative Financial Staffing
Daiwa House USA Inc
Eaton Corp
EF Johnson Company
Epsilon Data Mngm LLC
Estes Inc
Ethos Group Inc
Exxon Mobil Corporation
Flowserve Corporation
Forterra Inc
Four Season Hotels Ltd
Gtech Services

BUSINESS NAME

Hanson Lehigh Inc
HD Vest Inc
Home Depot USA
Home Loans Inc
Kimberly-Clark Corp
LSG Sky Chefs North America
Management Systems
McKesson Corporation
Medieval Times Enter Inc
Mercury Radio Arts
Microsoft Corp
MMC Group LP
Mosaic SLC Solutions US Oper
Nokia Solutions Netw US LLC
Omni Hotels Corp
Omni Hotels Corp
Oracle Corporation
OSG USA Inc
Pervacio
Pinnacle One Partners
Premier Designs Inc
Romack Staffing
Saxon Global
Supermedia
Verizon Commun Inc
Verizon New York Inc
Vistra Corporate Services Co
Walker Engineering
Workiva Inc

● Businesses with 200+ Employees

CONTACT US:

John Day | jday@venturedfw.com | 214.378.1212

Austin MacDougall | amacdougall@venturedfw.com | 214.378.1212

Greg Blandford | gblandford@venturedfw.com | 214.378.1212



TOYOTA MUSIC FACTORY

316 West Las Colinas Boulevard, Irving, TX 75039

toyotamusicfactory.com



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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

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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.

Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker's Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
John Day	571621	jday@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Austin MacDougall	714195	amacdougall@venturedfw.com	214-378-1212
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Greg Blandford	372620	gblandford@venturedfw.com	214-378-1212
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