

COMMANDING PRESENCE

AT BANK OF
AMERICA
PLAZA



BANK OF AMERICA
PLAZA

[THE DALLAS ICON | RE-DEFINED]

BOMA
INTERNATIONAL
BUILDING
OF THE **YEAR** 2018

95
WALKSCORE
SOURCE: REDFIN

LEED
GOLD
CERTIFIED

CITY
WITHIN A
11 CITY
ONSITE RETAIL/DINING OPTIONS

TENANT LOUNGE
FITNESS
& **CONFERENCE**
CENTERS



BANK OF AMERICA
PLAZA



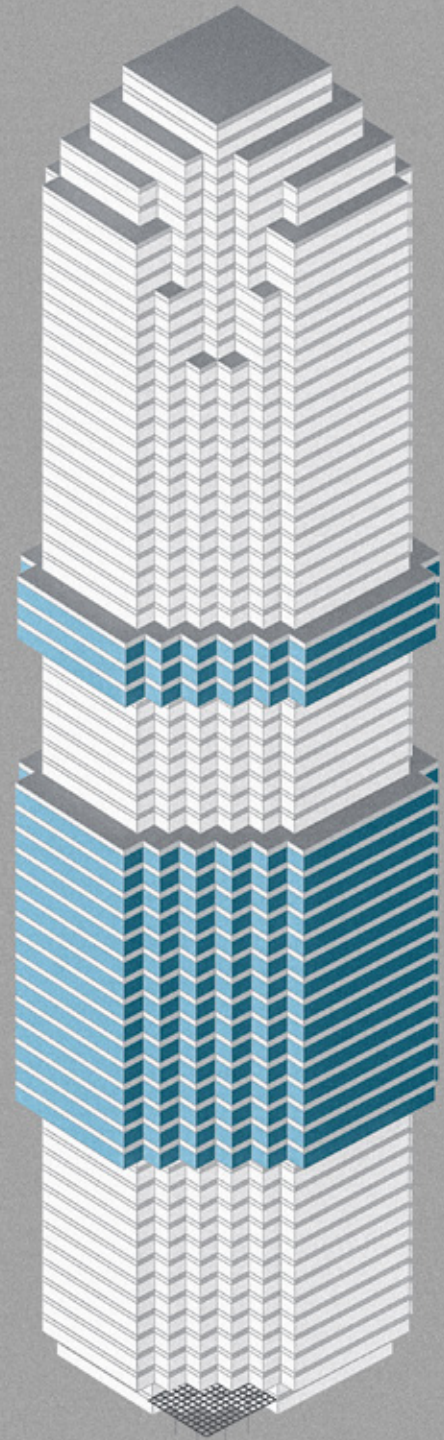
HEADQUARTERS
OPPORTUNITY



LARGE TENANT SPACE

93,000 RSF

378,000 RSF





BE SEEN

MOSAIC

3.25M PEOPLE
SEE BANK OF AMERICA PLAZA IN
1 DAY

HIGHEST BUILDING
SIGNAGE
OPPORTUNITY IN
DALLAS

CUSTOM
BUILDING **LIGHTING**
ADDS EXPONENTIAL
BRAND **VALUE**

THE **FOCAL
POINT**
OF ALL DALLAS SPORTING
TELECASTS

2 MILES
OF LED LIGHTING PROVIDE A
CUSTOMIZABLE
EXPERIENCE TO PROMOTE YOUR BRAND



UNMATCHED
VISIBILITY



WESTIN



+
5 MINUTES IN/OUT
OF DOWNTOWN

+
WEST END PARK
AND FOOD HALL
DELIVERS 2020

+
DART TRAIN
STATION

+
LUXURY APARTMENTS
240 UNITS



TENANT LOUNGE
FITNESS CENTER
11 DINING AND RETAIL
CONFERENCE CENTER

THE JOULE HOTEL
MAIN STREET EATS

LUXURY APARTMENTS
249 UNITS

VALET PARKING

3/1,000
PARKING

CITY HALL

OMNI HOTEL
8 RESTAURANTS
CONVENTION CENTER

COUNTY COURTHOUSE



BANK OF AMERICA
PLAZA

[THE DALLAS ICON | RE-DEFINED]

901 MAIN STREET
DALLAS, TX 75202

FOR LEASING INFO:



214 438 6100

JOEL PUSTMUELLER | RUSS JOHNSON

BAPLAZA.COM

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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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@am.jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bradley Stone Selner	399206	brad.selner@am.jll.com	214-438-6100
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Russ Johnson	488707	russ.johnson@am.jll.com	214-438-6100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Designated Broker of Firm	License No.	Email	Phone
	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joel Pustmueller	309909	joel.pustmueller@am.jll.com	214-438-7474
Sales Agent/Associate's Name	License No.	Email	Phone

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