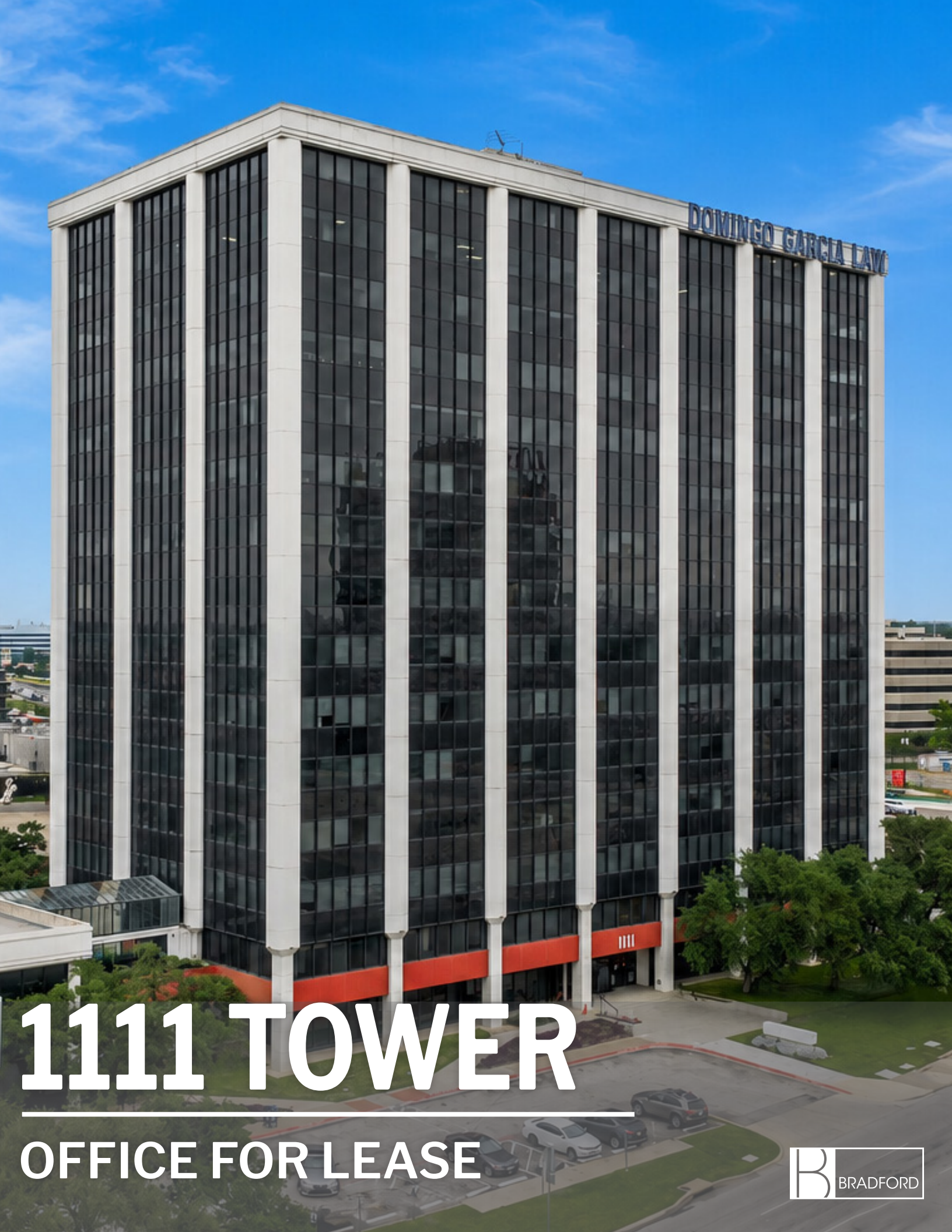




DOMINGO GARCIA LAW

1111 TOWER

OFFICE FOR LEASE



OFFICE FOR LEASE

1111 Tower

1111 W MOCKINGBIRD
DALLAS, TX 75247

Ideally situated near the convergence of W. Mockingbird Lane, I-35E and Highway 183, 1111 Tower offers convenient access to Dallas Love Field, the Dallas Medical District, Design District and Downtown Dallas. This 15-story, 268,742-square-foot office tower features prominent freeway frontage and visibility, move-in-ready spec suites and flexible office layouts that can be customized to meet a variety of business needs.

1111 Tower features a full-service fitness center with showers, tenant conference center, on-site deli and Starbucks, complimentary covered parking and 24-hour security. Additional conveniences include on-site property management, a dock-high loading area, and an on-site banking facility and ATM.

Property Highlights

- 268,742 SF, 15-story office tower
- Immediate access to I-35E and Highway 183
- Minutes from Dallas Love Field Airport
- Convenient to the Dallas Medical District, Design District and Downtown Dallas
- Prominent freeway frontage and visibility
- Move-in-ready and newly completed spec suites
- Flexible office spaces with traditional and customizable layouts
- Free covered parking
- On-site management and 24-hour security

Building Amenities

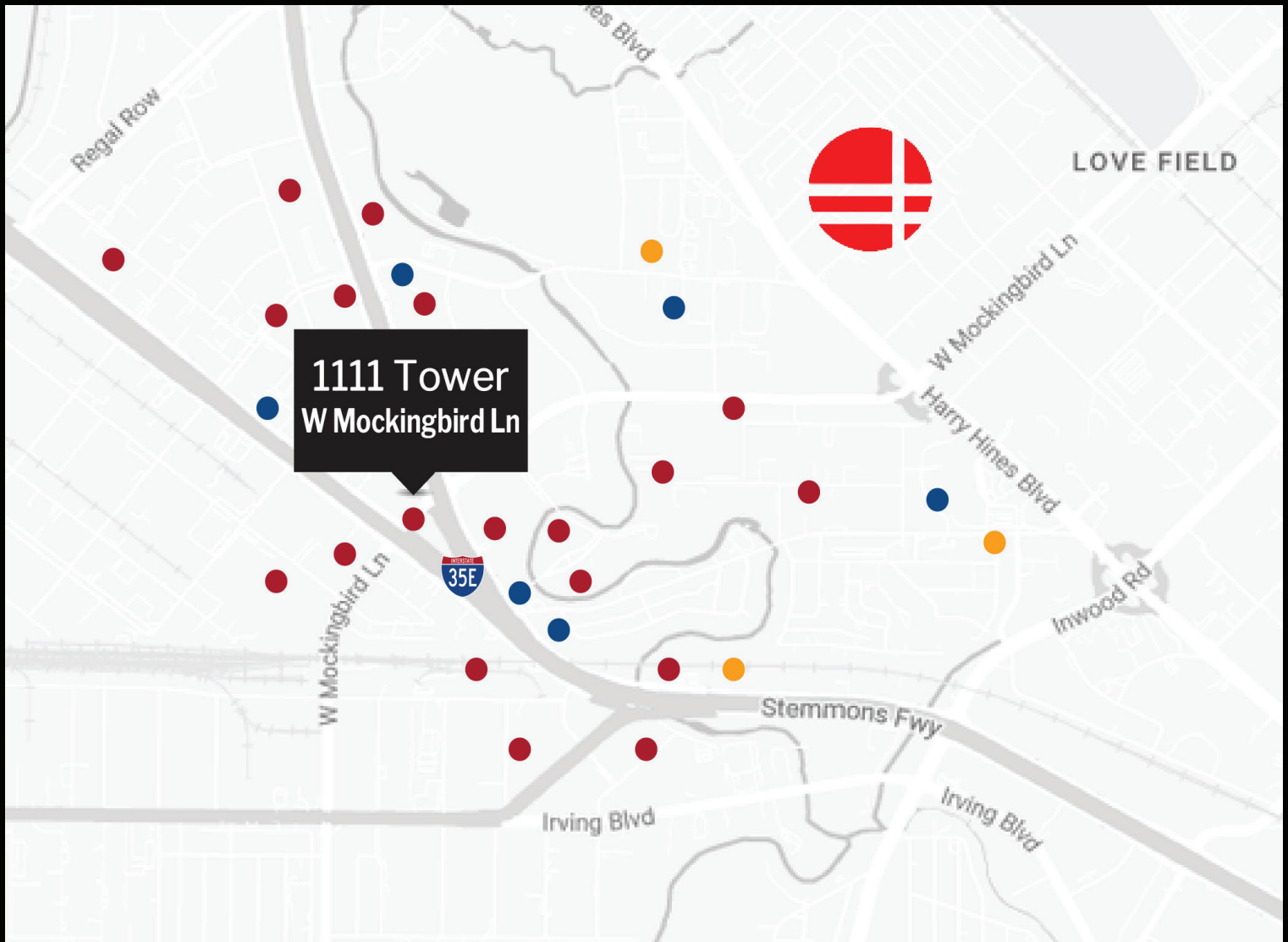
- Full-service fitness center with showers
- Tenant conference center
- On-site deli and Starbucks
- Complimentary covered parking
- On-site property management
- 24-hour security
- Dock-high loading area
- On-site banking facility and ATM



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Bradford Commercial Real Estate Services
www.bradford.com





AMENITIES (~ 1 MILE)

NOT A COMPLETE LIST

LOVE FIELD AIRPORT



3.8 MILES

I-35E FREEWAY



0.2 MILES

DALLAS CBD



5.8 MILES

RESTAURANTS

- Starbucks
- Bite Bistro
- Schlotzsky's Deli
- McDonald's
- Derby Restaurant
- Freshella Kitchen
- Kukulcan Mexican Restaurant
- Heroes Lounge
- Community Beer Co. Taproom
- Whataburger
- The Hungry Rooster Kitchen
- Los Primos Tacos
- Bombshells Restaurant & Bar
- In & Out
- Jimmy John's
- Roy's Sports Bar & Grill

LANDMARKS

- Dallas Love Field Airport
- Dallas Medical District
- Brook Hollow Golf Club
- Sleepy Hollow Park

HOTELS

- Aloft by Marriott Dallas Love Field
- Holiday Inn Express & Suites
- Comfort Inn & Suites Love-Field Dallas
- Crowne Plaza Dallas Market Ctr
- Wingate by Wyndham Dallas Love Field
- Warwick Melrose - Dallas

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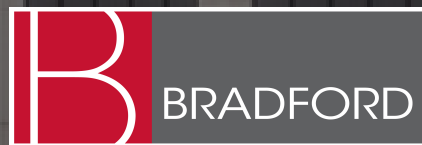
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LEASING INFORMATION



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Disclosure



11-2-2015



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:
 - 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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	