

FOR LEASE > OFFICE SPACE

HILLCREST OAKS

6600 & 6606 LBJ FWY., DALLAS TX 75240

1,510 RSF - 5,458 CONTIGUOUS RSF

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Accelerating success.



HIGHLIGHTS

- › Two-Story Class “B” Office Building
- › Prime LBJ Location
- › Strong Local Ownership
- › 3.40/1,000 SF of Subterranean and Surface Parking
- › Conferencing Facility
- › On-Site Management
- › Monument Signage Available
- › Easy Access to White Rock Spring Creek Trail
- › New Contemporary Look
- › 20+ Restaurants within 2 miles

PROPERTY UPGRADES COMPLETED 2015

- › Renovated Lobby in 6600 LBJ Bldg.
- › Upgraded Corridors and Restrooms in 6600 & 6606
- › Improved Conferencing Facility
- › New Express Deli
- › New Fitness Center
- › Modern Landscaping
- › Building Exterior Resurfacing



HILLCREST OAKS FACTS

Owner:	Quadrant INvestments Properties
Year Built:	1983
Class:	B-Office
Submarket:	East LBJ Freeway
Total RSF:	186,475
Electricity:	\$1.92
Hours:	M-F 7am-6pm, Sat. 8am-1pm
Number of Stories:	Two
Typical Floor Plate	50,000 RSF
Common Area Factor:	17%
Lighting:	
6600	4x2 lamp T5 predominate, 2nd Floor 4' parabolic T5
6606	4x2 735 2 & 4 lamps

Parking:	3.3:1,000
Garage:	2.2:1,000 / Surface 11:1,000
Elevators:	2 per building
Security Co.:	Securitas
Fire Safety:	Non-sprinkled buildings; FAS-Simplex 4200 monitoring by Access Innovations, Pull Stations, Strobes, Audible Alarms
Mechanical:	Trane Rooftop Units with Z-boxes for distribution
Roof:	Built up roof with gravel surfacing. Installed over metal decking and layer of insulation
Fiber Providers:	Logix, AT&T, Spectrum & FPL Fiber Net
HVAC After-Hours:	2 hour min. \$75/hr.
Management/ Engineers:	CBRE





LOCATION AMENITIES KEY

★ Subject Property

DINING/FOOD

- 1 La Madeline
- 2 Chipotle
- 3 Woodlands
- 4 Corner Bakery
- 5 Whole Foods
- 6 Mi Cocina
- 7 Penne Pomodoro
- 8 Ku Sushi
- 9 Ziziki's
- 10 Tomato Pie
- 11 Beck's Prime
- 12 Pot Belly
- 13 Snappy Salads
- 14 Meso Mayo
- 15 Mercury
- 16 Starbucks

- 17 Staibel
- 18 Matito's
- 19 Asian Mark
- 20 Chipotle
- 21 Chili's
- 22 Spring Creek BBQ
- 23 Mangiamo Italian
- 24 The Galleria (various options)

HOTELS

- 1 Westin Galleria
- 2 Le Meridien Dallas Galleria
- 3 Shearson Dallas Lincoln Center
- 4 Hilton Dallas Lincoln Center

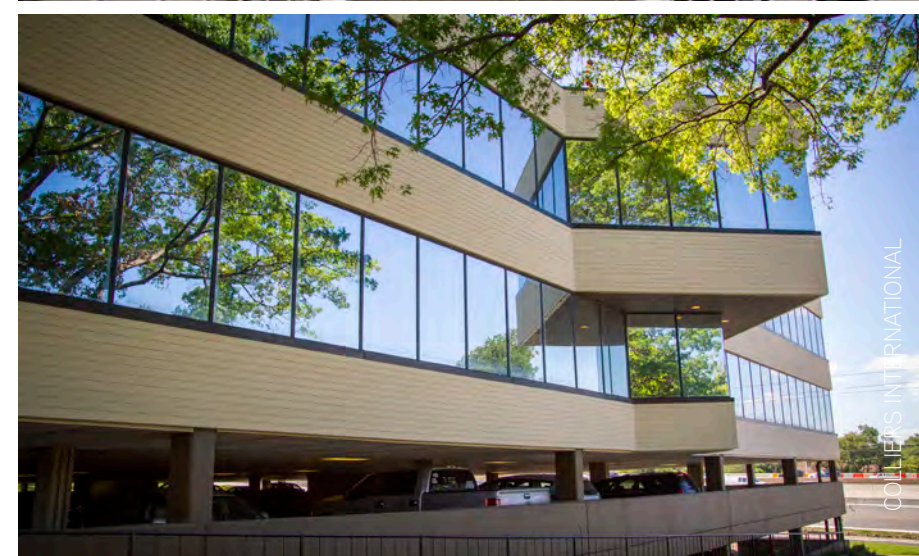
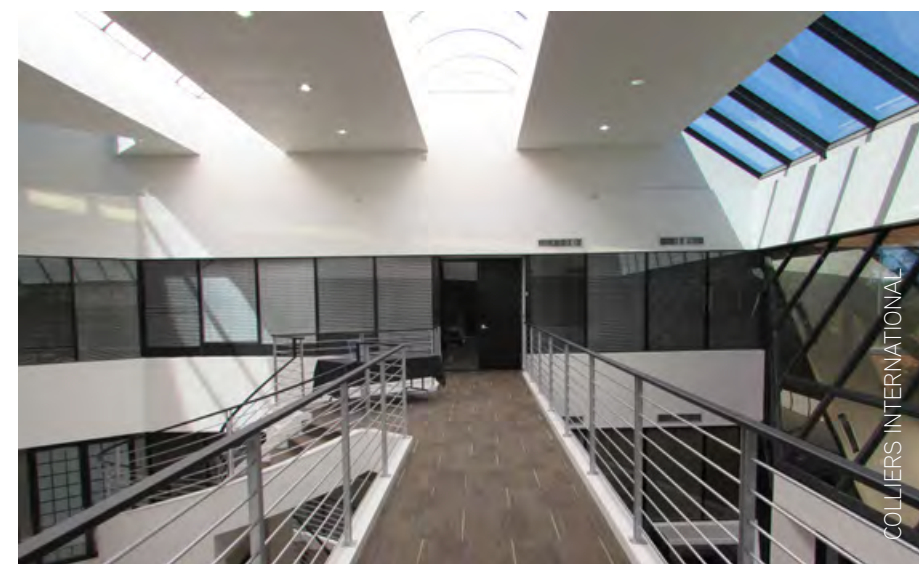
- 5 Embassy Suites
- 6 Cooper Hotel & Conference
- 7 CenterResidence Inn
- 8 The Westin Park Central
- 9 Ramada
- 10 La Quinta
- 11 The Grand Hotel
- 12 Wyndham Dallas
- 13 Hawthorne Suites
- 14 Best Western
- 15 Embassy Suites
- 16 Extended Stay
- 17 Holiday Inn
- 18 Hyatt Park Central

HEALTH/FITNESS

- 1 Crossfit Strong Dallas
- 2 Downsize Fitness Dallas
- 3 Telos Fitness Center
- 4 Planet Fitness
- 5 Better You Fitness
- 6 Studio Extreme Training Dallas
- 7 LA Fitness
- 8 Cooper Fitness Center
- 9 Camp Gladiator
- 10 Landmark Club at Park Central
- 11 Camp Gladiator
- 12 Title Boxing

- 13 White Rock Creek Bike Trail
- 14 Arthur Murray Dance Studio
- 15 Soul Motivation Yoga Studio
- 16 Valley View Park
- 17 Northwood Club

*Dallas Midtown: \$3B mixed use development on 430 Acres



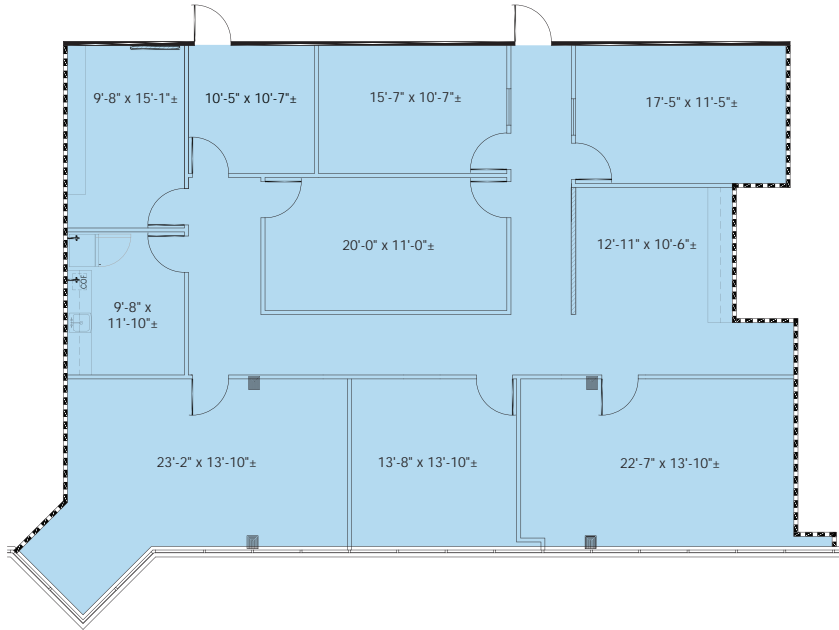
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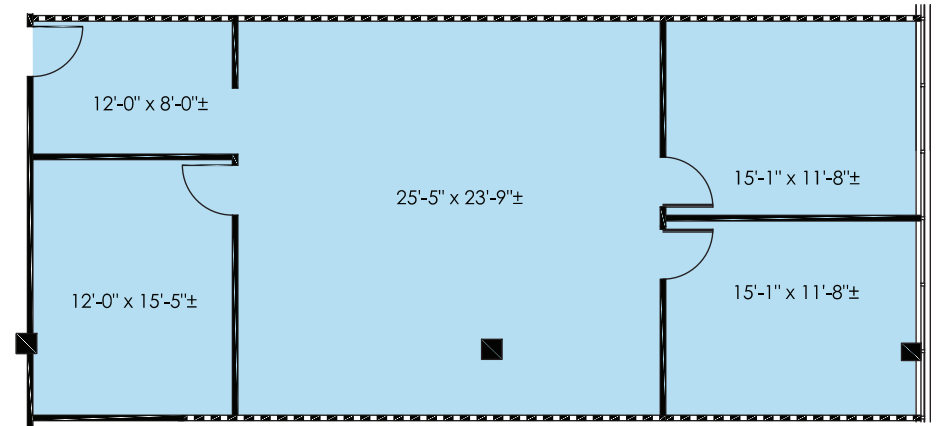
2,988 SF

> SUITE 105



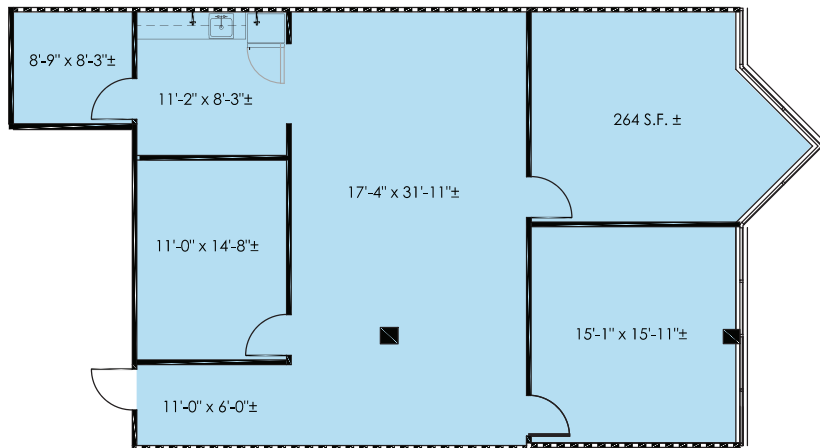
1,510 SF - SPEC

> SUITE 135



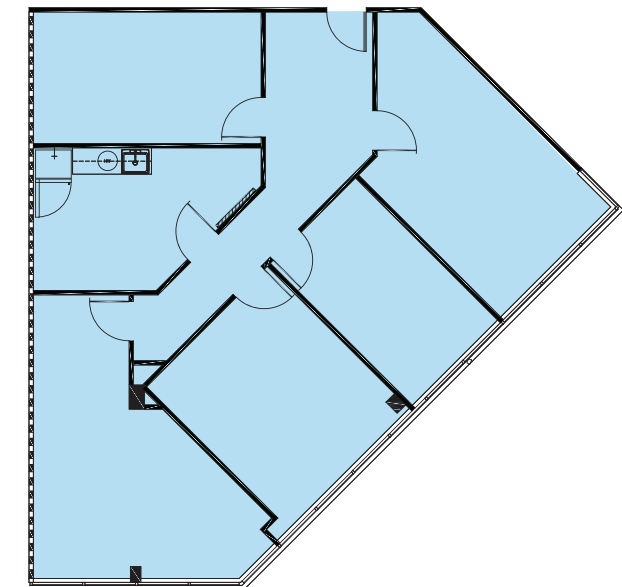
1,808 SF - SPEC

> SUITE 150



1,666 SF

> SUITE 195





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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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date