

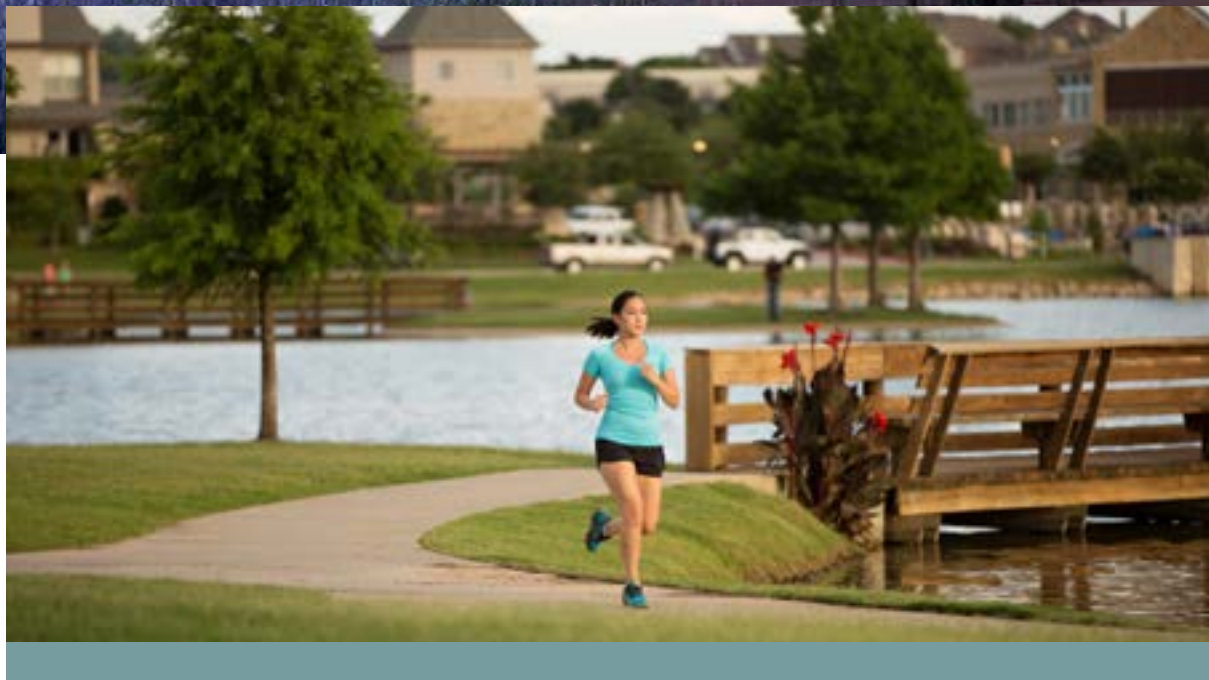
THE REALM

CASTLE HILLS

DELIVERING IN SUMMER 2019



“Creating synergy by combining the best elements of the urban lifestyle: dining, shopping, entertainment, living, and working.”



The Realm is the latest prestigious development in Castle Hills, a 2,800-acre master-planned golf course community. Located just south of State Highway 121, west of Josey Lane, The Realm offers easy commutes to workers from Plano, Carrollton, Lewisville and Frisco. Since 1998, Castle Hills has grown to more than 3,900 single-family homes and 12,000-plus residents, the neighborhood offers a host of amenities, including lakes, parks, hike-and-bike trails, swimming pools, and on-site schools.

CASTLE HILLS QUICK FACTS:

- Top ten DFW active master-planned community with:
 - » Four Apartment Communities
 - » Three Major Retail Centers
 - » Conveniently located near major employers and DFW airport
- Recipient of the 2012 “Community of the Year” Gold Award from the National Association of Home Builders
- Included within the neighborhood is The Lakes at Castle Hills, a private country club and golf course



LEGEND

- 1 MONUMENT SIGNAGE
- 2 CONNECTION TO CASTLE HILLS MARKETPLACE & LEWISVILLE TOWN CROSSING
- 3 LINEAR PARK CONNECTION
- 4 PARK-LIKE STREETScape
- 5 CRESCENT PLAZA
- 6 OFFICE BUILDING PUBLIC ENTRY
- 7 OFFICE BUILDING PARKING ENTRY
- 8 AMENITY DECK
- 9 PEDESTRIAN PASEO
- 10 PHASE 1 OVERFLOW SURFACE PARKING
- 11 LOADING ZONE
- 12 PRIMARY ACCESS FROM HWY 121
- 13 RETAIL FRONTAGE & PARKING
- 14 FUTURE
- 15 PHASE ONE (planned)



BUILDING FACTS

- 236,631 Rentable Square Feet (plus 16,100 SF of Restaurant Space)
- 9 Floors
- 29,700 Rentable Square Foot Floorplates
- Up to 168,000 RSF Contiguous Available
- 2 Level Structured Parking
- 4:1000 Overall Parking Ratio
- Single Tenant CAF: 10%, Multi Tenant CAF: 16%
- Elevators – 3 passenger, plus 1 freight
- 13'6" Floor to Floor
- Multiple Fiber Providers



STACKING PLAN

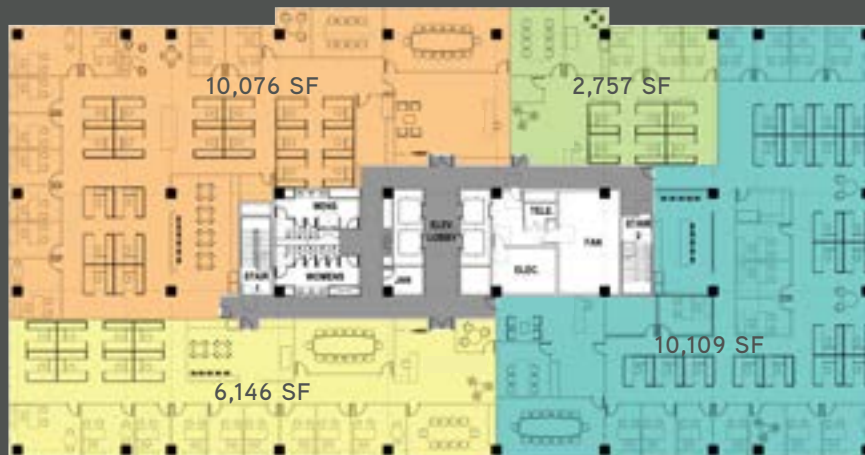


9	LEASED
8	LEASED
7	AVAILABLE
6	AVAILABLE
5	AVAILABLE
4	AVAILABLE
3	AVAILABLE
2	AMENITIES / AVAILABLE
1	RESTAURANTS

PHASE ONE | CLASS A OFFICE DEVELOPMENT FEATURES

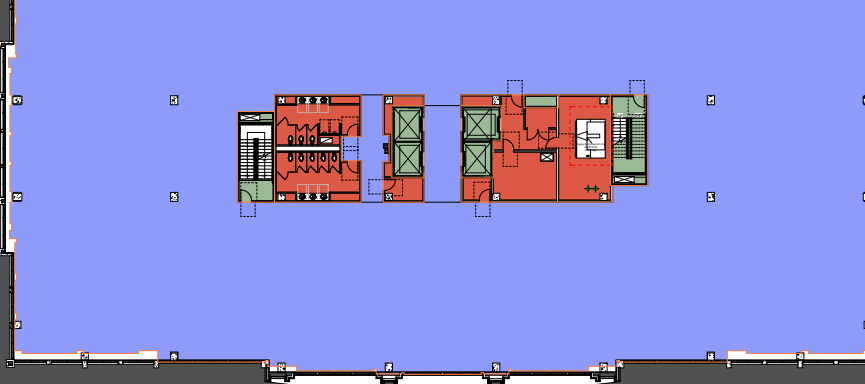
- Exceptional Tollway Visibility with Prominent Building and Monument Signage
- Outdoor Experience Surrounds Crescent Plaza
- Walkable Multi-Family
- Abundant Surface and Structured Parking
- Tenant Community Lounge with Patio Seating
- Fitness Center and Tenant Conference Center
- Modern Streetscapes Connect to Retail, Entertainment, and Residential
- Multiple Ingress/Egress Points from Tollway, Windhaven Parkway, and Castle Hills Drive
- Master Developer HQ On-Site
- Future Office Phases Provide Capacity for Business Growth
- 4 minutes from Legacy West, Toyota HQ, Liberty Mutual, FEDEX, JPMorgan Chase
- 2 Minutes from Nebraska Furniture Mart Grandscape
- 15 minutes to DFW Airport

29,700 TOTAL SQUARE FEET



TYPICAL FLOOR PLATE-MULTI TENANT

29,700 TOTAL SQUARE FEET



TYPICAL FLOOR PLATE-SINGLE TENANT



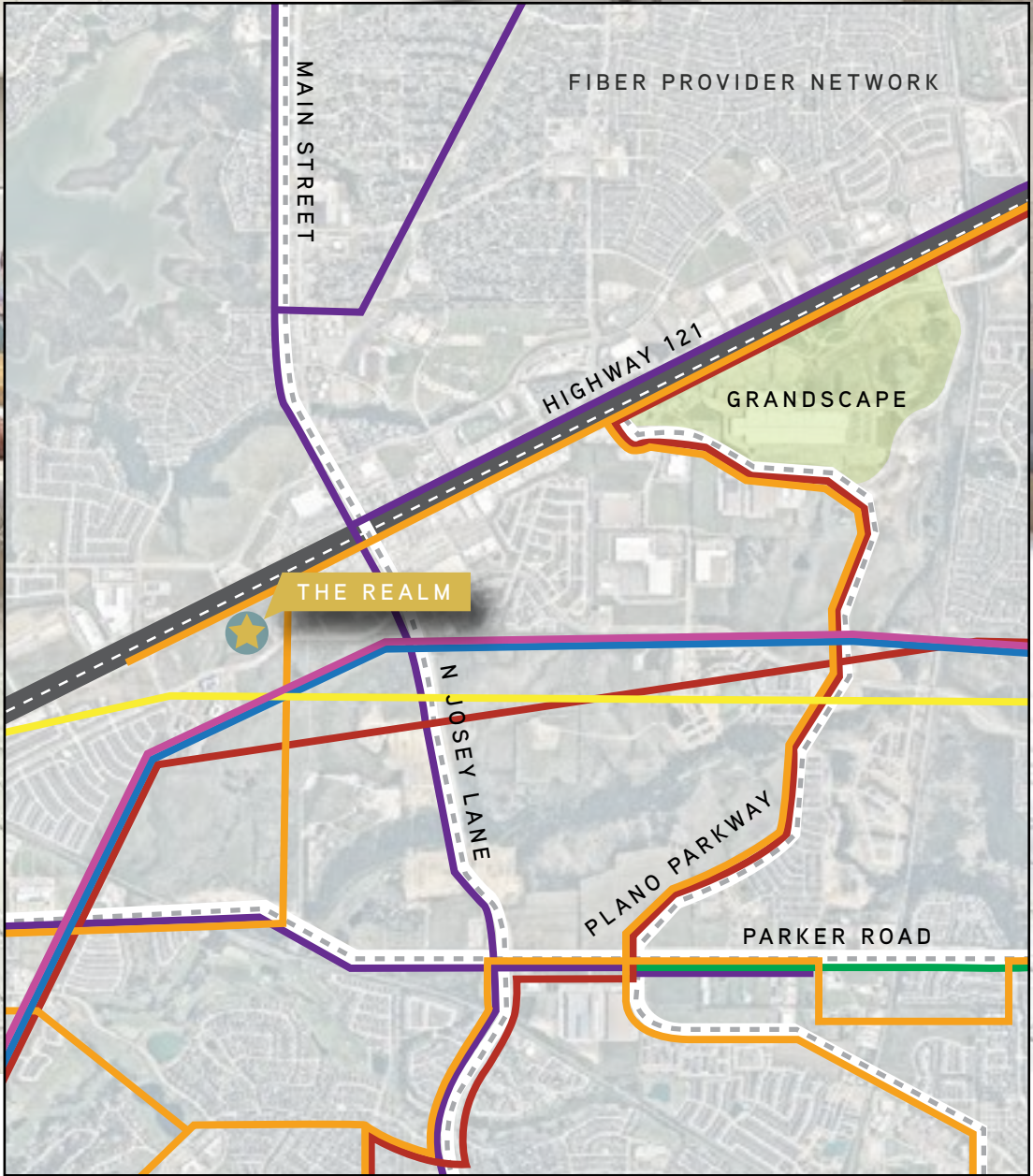
Located on the south side of State Highway 121 Tollway at Castle Hills Drive, The Realm at Castle Hills is a mixed-use development combining office, retail, dining, and apartments, and is adjacent to a growing population of affluent shoppers from Castle Hills, Carrollton, Lewisville, Plano, and Frisco.



“In addition to the external amenities, The REALM offers ample parking, fitness facility, and tech-enhanced public and conference areas.”



THE REALM TECH LOUNGE



- | | |
|----------------------------|-----------------------------|
| UNITE PRIVATE NETWORK | LEVEL 3 METRO |
| ZAYO METRO | GRANDE |
| CENTURYLINK METRO (LEASED) | CONSOLIDATED COMMUNICATIONS |
| ALPHEUS | |





Bright Realty has partnered with **Colliers International** to market and lease The Realm at Castle Hills, a nine-story, 252,731 square foot Class A office building anchoring a new mixed use development that combines active amenities with an urban attitude in the heart of the fast growing Highway 121 corridor.

PRELEASING NOW!

Contact the leasing team at Colliers for details on this exciting opportunity:

JOHN CONGER	972 759 7850	john.conger@colliers.com
MICHAEL CARMICHAEL	214 706 6020	michael.carmichael@colliers.com
DAVID QUISENBERRY	214 217 1226	david.quisenberry@colliers.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.

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.

Colliers International North Texas, LLC	522575	DFWMarketing@colliers.com	214-692-1100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steve Everbach	367974	steve.everbach@colliers.com	214-217-1254
Designated Broker of Firm	License No.	Email	Phone
Steve Everbach	367974	steve.everbach@colliers.com	214-217-1254
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael Carmichael	353819	michael.carmichael@colliers.com	214-706-6020
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date