FOR LEASE

colliers.com VIEW ONLINE

1250

E. COPELAND ROAD

ARLINGTON | TEXAS

Centrally located within DFW's Top Entertainment Destination!

Copeland Tower is located along Interstate 30 in the core business hub of DFW.



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As Arlington has grown to become a huge entertainment destination, an abundance of quality hotel accommodations have been delivered and modernized within a five-mile radius of the property, including Aloft Hotel, Hilton Garden Inn, Hyatt Place, and Residence Inn.

946-8,741
SF AVAILABLE

DALLAS-FORT WORTH METRO BY THE NUMBERS:

360+
PEOPLE MOVE TO DFW DAILY

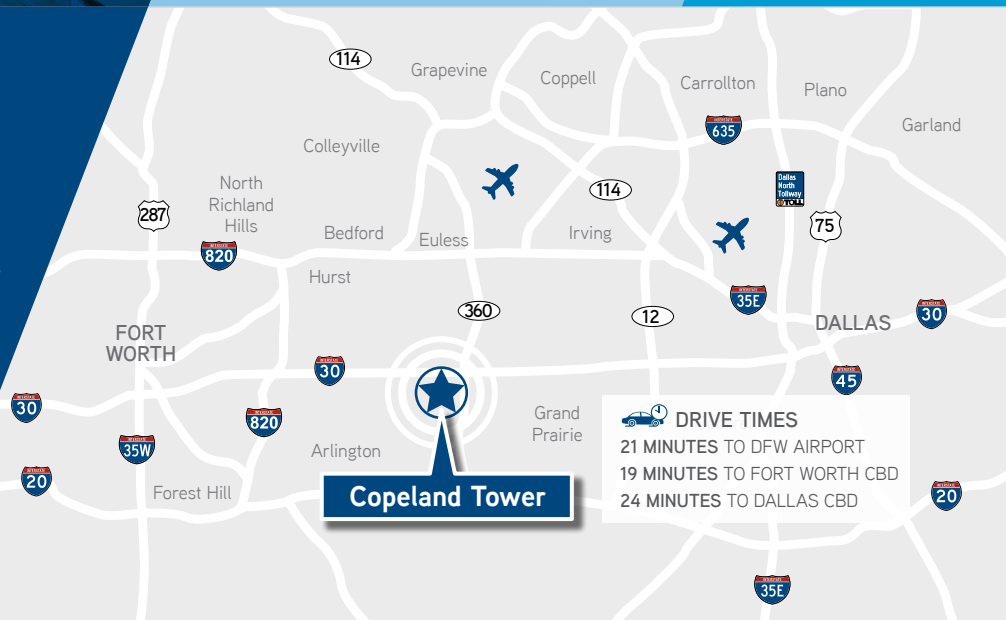
330
NET JOBS ADDED DAILY

18,000
JOBS CREATED IN 2015 FROM TOP 25 RELOCATIONS/EXPANSIONS

DFW COST OF LIVING
↓7%
BELOW NATIONAL AVERAGE

#1
NATIONAL JOB GROWTH 12/15 - 12/16

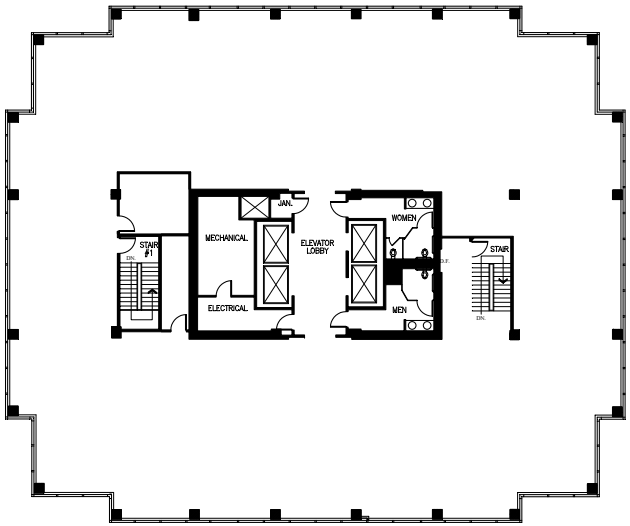
$8.8B
EXPORTS TO NAFTA REGION



SITE PLAN



TYPICAL FLOOR PLATE



BUILDING SPECIFICATIONS

Property Name	Copeland Tower
Address	1250 E. Copeland Road Arlington, TX 76011
Submarket	Arlington
Land Area	6.4 Acres
Net Rentable Area	126,628 SF
Typical Floor Size	10,500 SF
Total Available Sf	15,868 SF
Occupancy (Est. 1/18)	94.4%
Year Built/Renovated	1985/2016
Class	A
Stories	12

BUILDING AMENITIES

- Deli
- on-site property management and engineer
- 24-hr access controlled by a remote
- monitored electronic card access system
- On-site security patrol Monday through Friday *4:30 P.M. to 2:30 A.M.*

THE BUILDING

The property is situated on Interstate 30, seven miles north of Interstate 20, providing excellent east-west mobility to the central business districts of both Dallas and Fort Worth as well as proximity to DFW Airport.

THE AREA

Located along Interstate 30, Copeland Tower is in the core business hub of DFW and walking distance to the world renowned AT&T Cowboys Stadium, Texas Rangers Globe Life Park and the original Six Flags Over Texas amusement park.

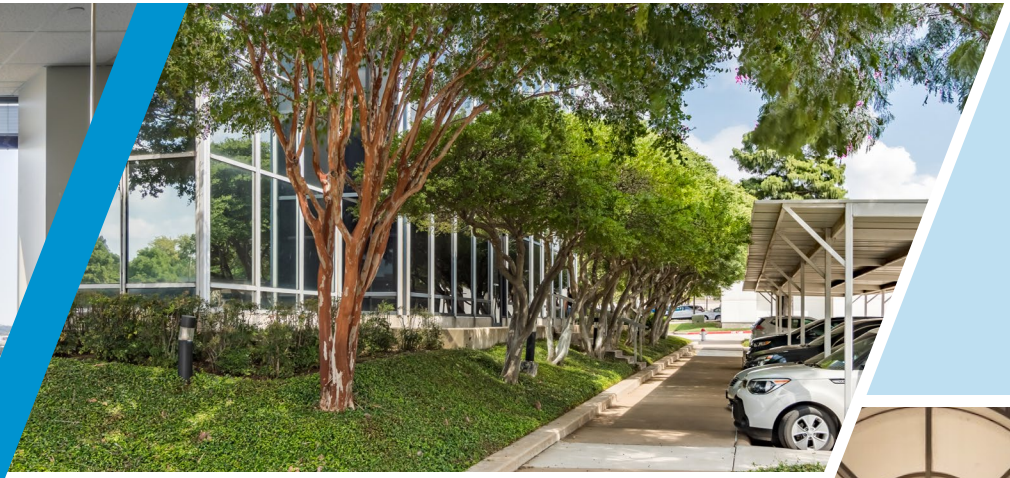
Copeland Tower benefits from significant visibility and the surging entertainment district, home to the Dallas Cowboys, Texas Rangers, Six Flags Over Texas, Six Flags Hurricane Harbor and numerous restaurants and hotel amenities.



ARLINGTON MAJOR EMPLOYERS

ARLINGTON ISD	UNIVERSITY OF TEXAS AT ARLINGTON	GENERAL MOTORS	TEXAS HEALTH RESOURCES	SIX FLAGS OVER TEXAS	THE PARKS MALL	GM FINANCIAL
(8,200)	(5,300)	(4,484)	(4,063)	(3,800)	(3,500)	(3,300)


1250











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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.

EQUAL HOUSING OPPORTUNITY

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