

50

AKARD STREET

FLOORS 43-45

±71,990SF | AVAILABLE IMMEDIATELY

OFFERED BY **cresa** ::::

ROSS TOWER

±71,990 SF SUBLEASE
ON TOP THREE FLOORS

SPACE IS DIVISIBLE,
PLEASE INQUIRE

STUNNING VIEWS OF DOWNTOWN

EXCEPTIONAL FURNISHINGS

INTERNAL STAIRS AND ELEVATOR

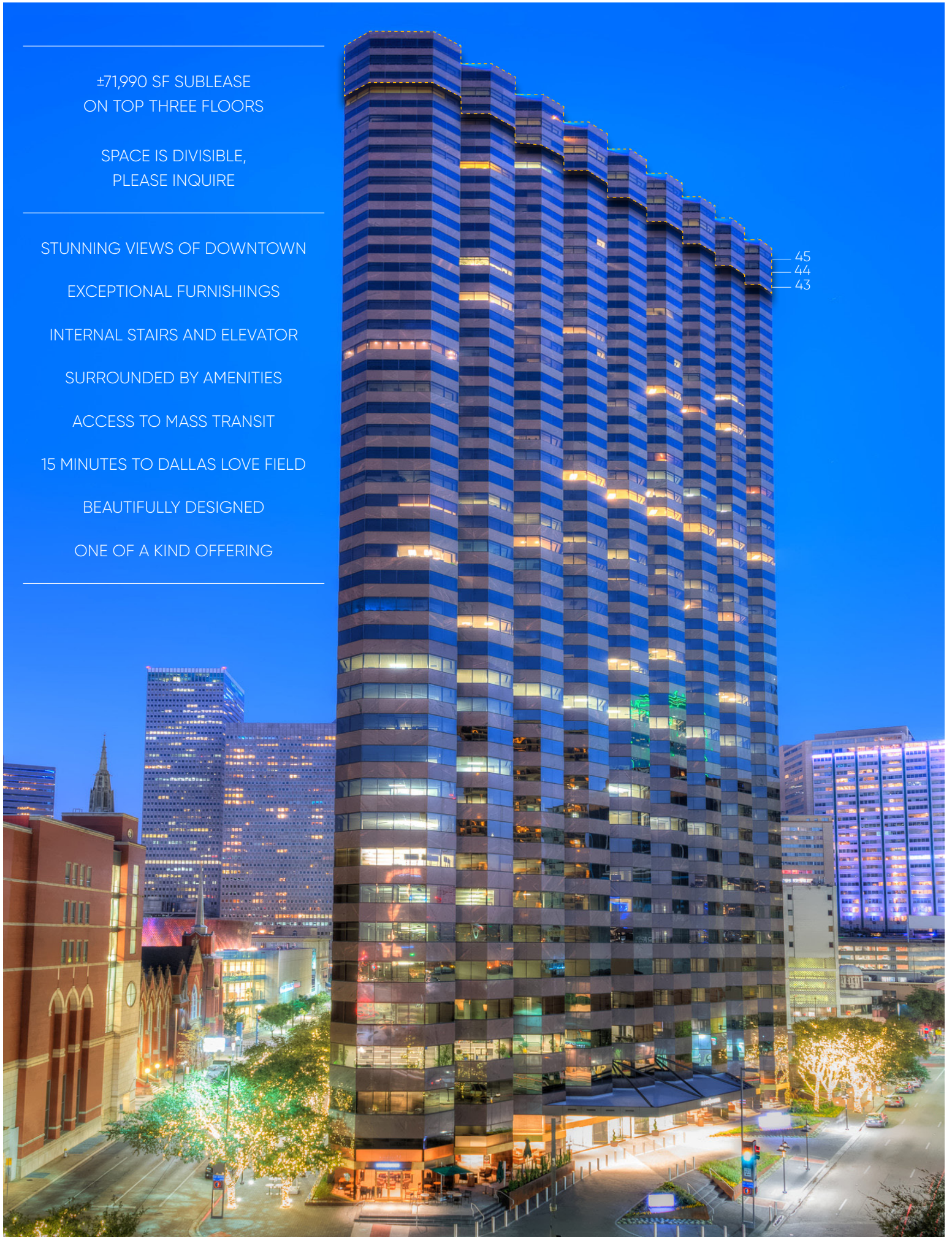
SURROUNDED BY AMENITIES

ACCESS TO MASS TRANSIT

15 MINUTES TO DALLAS LOVE FIELD

BEAUTIFULLY DESIGNED

ONE OF A KIND OFFERING



— 45
— 44
— 43



SUBLEASE INFORMATION

- ±71,990 SF Sublease on Top Three Floors
- Space is Divisible, Please Inquire
- Available Immediately
- Lease Term: Through 12/31/2030
- Rate: \$18.00/SF + NNN + Electric
- 360° Views
- Furnishings: New Steelcase Furniture Available, Please Inquire
- Personal Storage Lockers
- Monitored Open Desking Availability System
- Catering Prep Room
- Parking Ratio: 3.0 / 1,000

OFFERED EXCLUSIVELY BY CRESA
FOR MORE INFORMATION, CONTACT:

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MITCH WOLFF

Managing Principal

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BUILDING INFORMATION

- On-Site Management
- On-Site Security
- On-Site Dining
- Starbucks On-Site
- Fiber / Data Cabling
- Conference Facilities
- Tenant Lounge
- Accessible to Dallas DART Light Rail System
- Close Proximity to Klyde Warren Park, The Arts District and the Dallas Museum of Art
- Close Proximity to the Expanded Kay Bailey Hutchison Convention Center District



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FLOOR PLANS

WITH FURNITURE LAYOUT



■ 43RD FLOOR – 26,006 SF – 151 SEAT COUNT



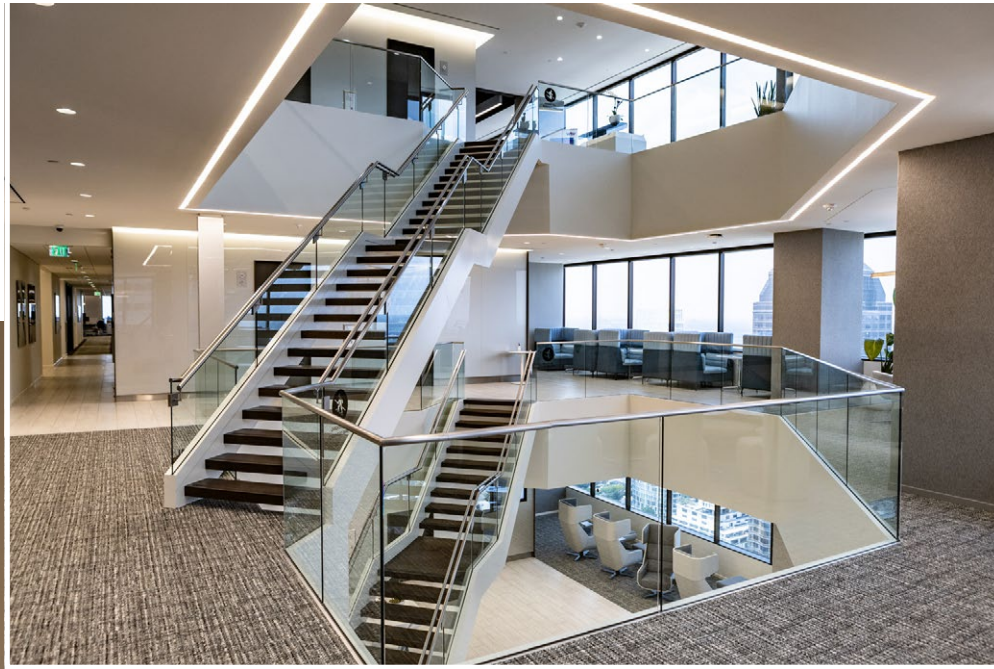
■ 44TH FLOOR – 26,006 SF – 147 SEAT COUNT



■ 45TH FLOOR – 19,978 SF – 61 SEAT COUNT

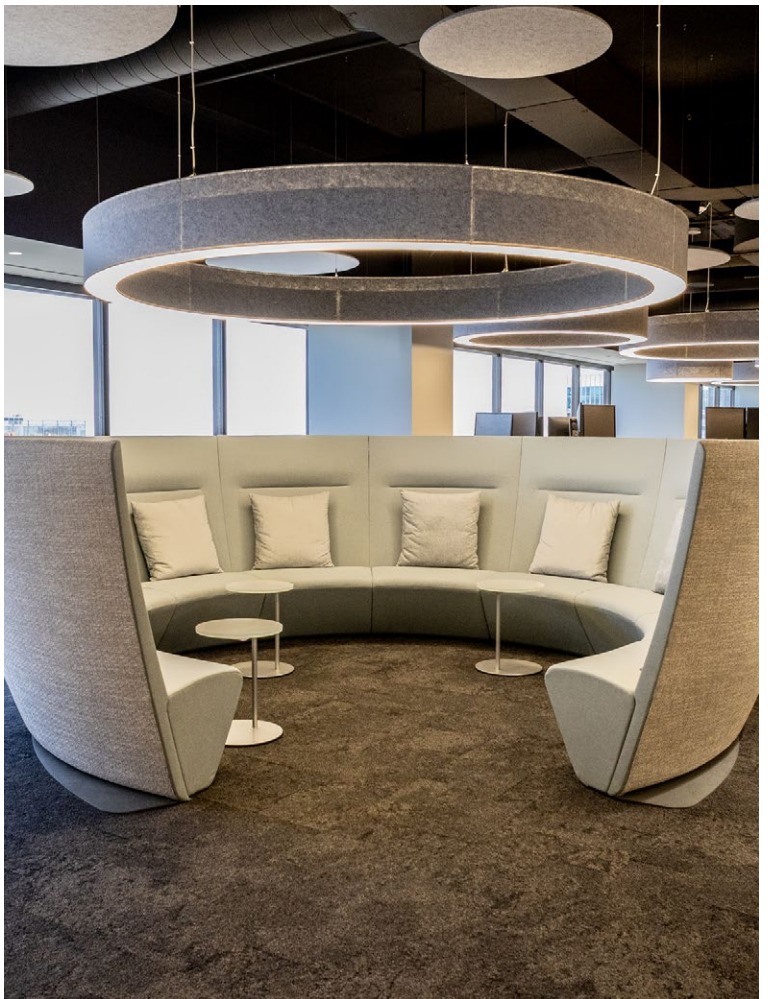
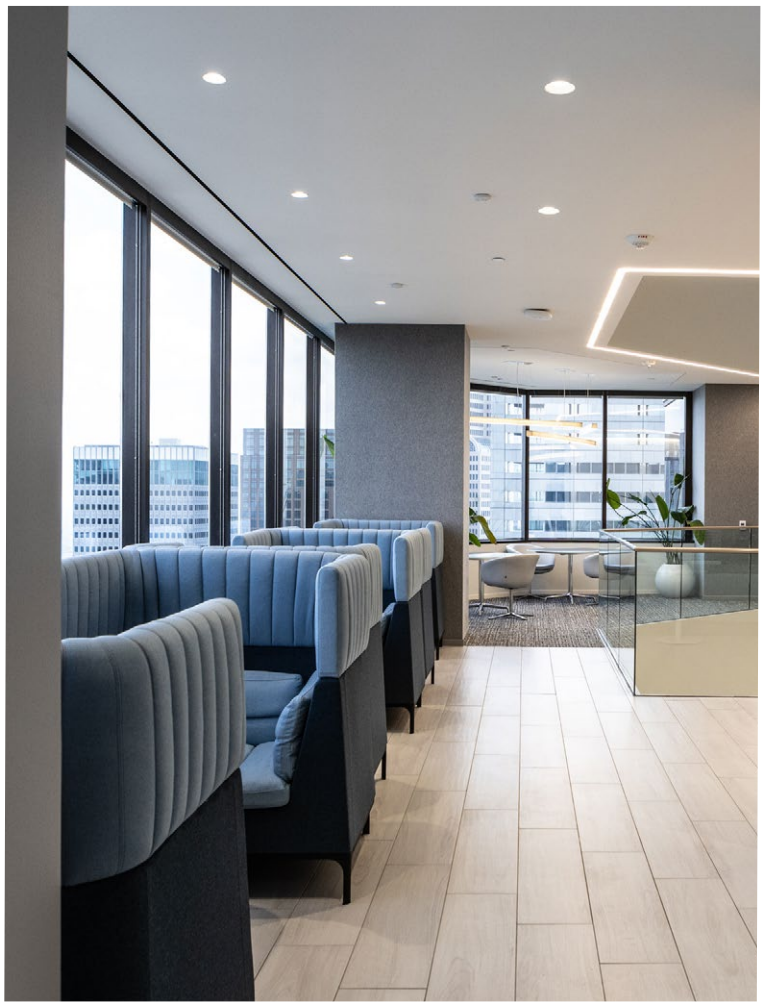
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GALLERY





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ABOUT DFW

- Metro DFW is Home to 23 Fortune 500 Companies

- The Home of 14 Major Colleges and Universities

- Home of the Cowboys, Texas Rangers, Mavericks, Stars, and FC Dallas

- DFW International Airport – World's 3rd Largest in Operations and Passengers

- Dallas Arts District is the World's Largest Urban Arts District with 118 Acres

- Dallas CBD Area Displays the Largest Collection of Pritzker Awarded Architects

- Dallas Convention Center (KBHCCD) Redevelopment to be Completed in 2029

- KBHCCD will Span 2.5 Million SF of Halls, Auditoriums, and Meeting Spaces

- KBHCCD will be the Center of a Walkable Residential, Entertaining & Dining District

- KBHCCD will Become a Mass Transit Hub in the DART Light Rail System

The Charm of Dallas
is in its People.

A Space Designed to Build Your Company's Brand, Business and Culture.

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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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Buyer/Tenant/Seller/Landlord Initials

Date