



THE OFFICES AT FIREWHEEL TOWN CENTER

245 CEDAR SAGE DR., **GARLAND TX**



PRIME SECOND-STORY OFFICE SPACE IN THE HEART OF FIREWHEEL TOWN CENTER

Firewheel Town Center is a live-work-play-shop destination located in Garland, TX, just northeast of Dallas in the Dallas-Fort Worth Metroplex. Conveniently located off the President George Bush Turnpike and Highway 78, Firewheel Town Center is well situated for companies who want easy access for their employees and clients. With over 1 million SF of retail, restaurants, multifamily, wellness/fitness and entertainment, Firewheel Town Center offers its office tenants an enviable location where you can meet a client for coffee, take your team out to lunch and hit a happy hour after work all while never having to get into your car. Additionally, the property boasts outstanding greenspace with a beautiful central park featuring a large water feature and various seating options. Don't miss out on this ideal, boutique office opportunity.

HIGHLIGHTS



Available office and light medical suites ranging from 979 SF to 5,000 SF across 4 buildings



Secure key fob access



Dedicated on-site property management team



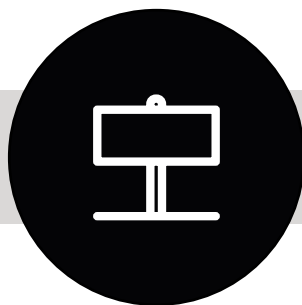
Unparalleled walkability with an abundance of restaurants, retail, entertainment, wellness/fitness, and luxury residential



Abundant and convenient surface parking adjacent to office buildings (up to 5/1,000 SF)



Ample outdoor seating and green space

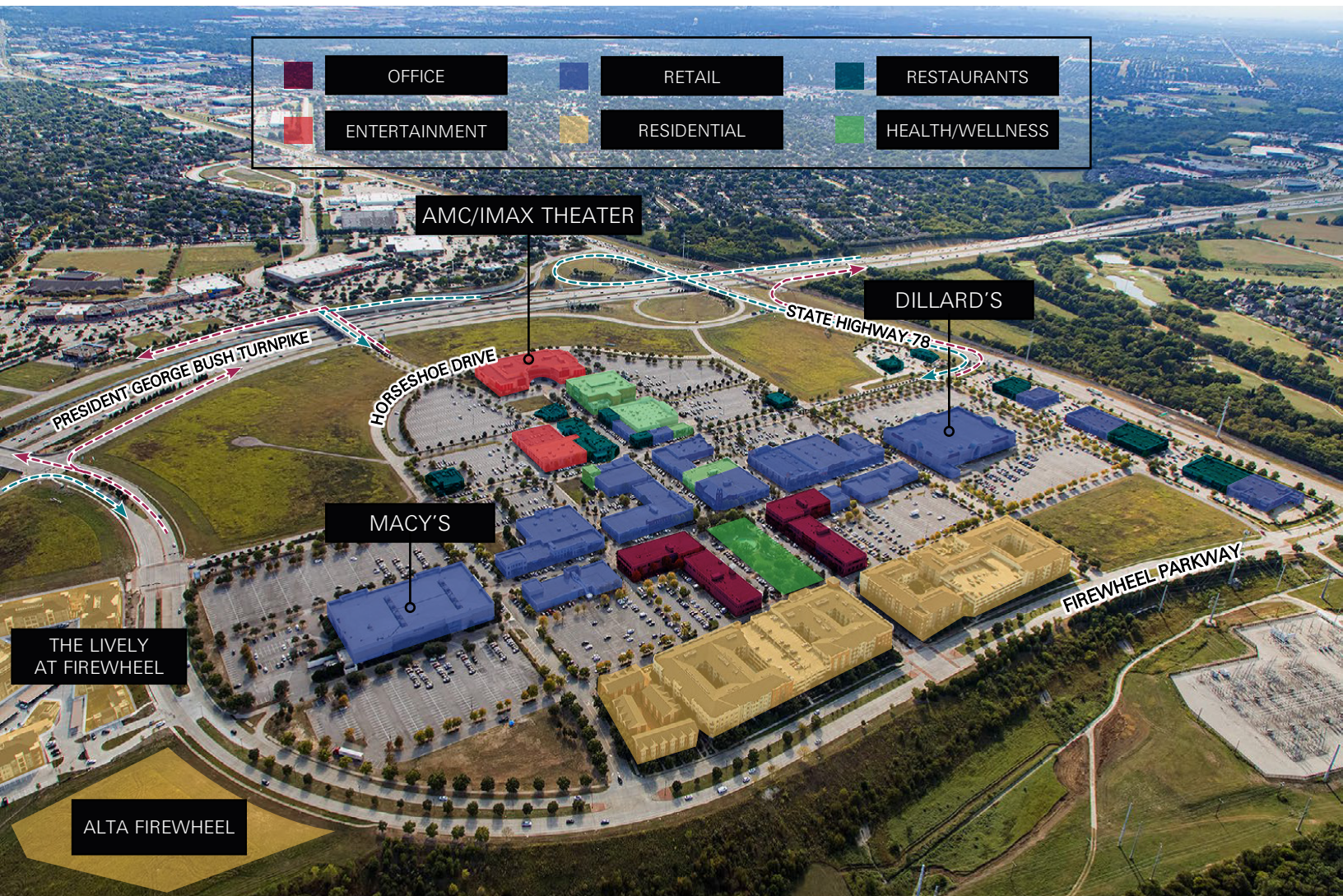


Signage opportunities with outstanding visibility – 14M estimated annual foot traffic



New LED lights in all tenant spaces and common areas

SUPERIOR WALKABILITY



RESTAURANTS

Chipotle Mexican Grill
 Eddie's Napolis Italian Bistro
 Farah Tex-Med Kitchen
 FatBurger & Buffalo's Express
 Gloria's Latin Cuisine
 Great American Cookies
 Houlihan's
 In-N-Out Burger
 Los Gatos Coffee Co
 Palio's Pizza Cafe
 Panera Bread

Pei Wei Asian Kitchen
 Potbelly
 Razoo's Cajun Cafe
 Scotty P's
 Starbucks
 Sweet Pearl's Ice Cream
 TGI Friday's
 Umi Sushi
 ViVi Bubble Tea
 Wildwood Firewheel

HEALTH/WELLNESS

Amazing Lash Studio
 D1 Training
 Dr. Edges Hair Restoration & Derm Aesthetics
 Firewheel Dental Implants & Periodontics
 Firewheel Dentistry for Kids
 Firewheel park/greenspace
 Fit Factory
 Madison Reed Color Bar
 Massage Envy
 My Nail Spa
 The Salon at Bella Suites



SHOPPING (partial list)

- Barnes & Noble
- Dick's Sporting Goods
- Dillard's
- DSW
- LensCrafters
- Macy's
- Pandora
- ULTA Beauty
- White House Black Market

ENTERTAINMENT

- AMC/IMAX Theaters
- HAPIK – Fun Climbing Park*
- Kids Empire
- Obstacle Warrior Kids
- Side Quest Arcade-(Coming soon)
- Simplicity Esports

RESIDENTIAL

- ALTA Firewheel
- Parkside at Firewheel-(920 Units)
- The Lively-(320 Units)

** Only one in Texas, only three in the country*

& YOU'RE IN THE CENTER OF IT

NEARBY AMENITIES

PARKS & RECREATION

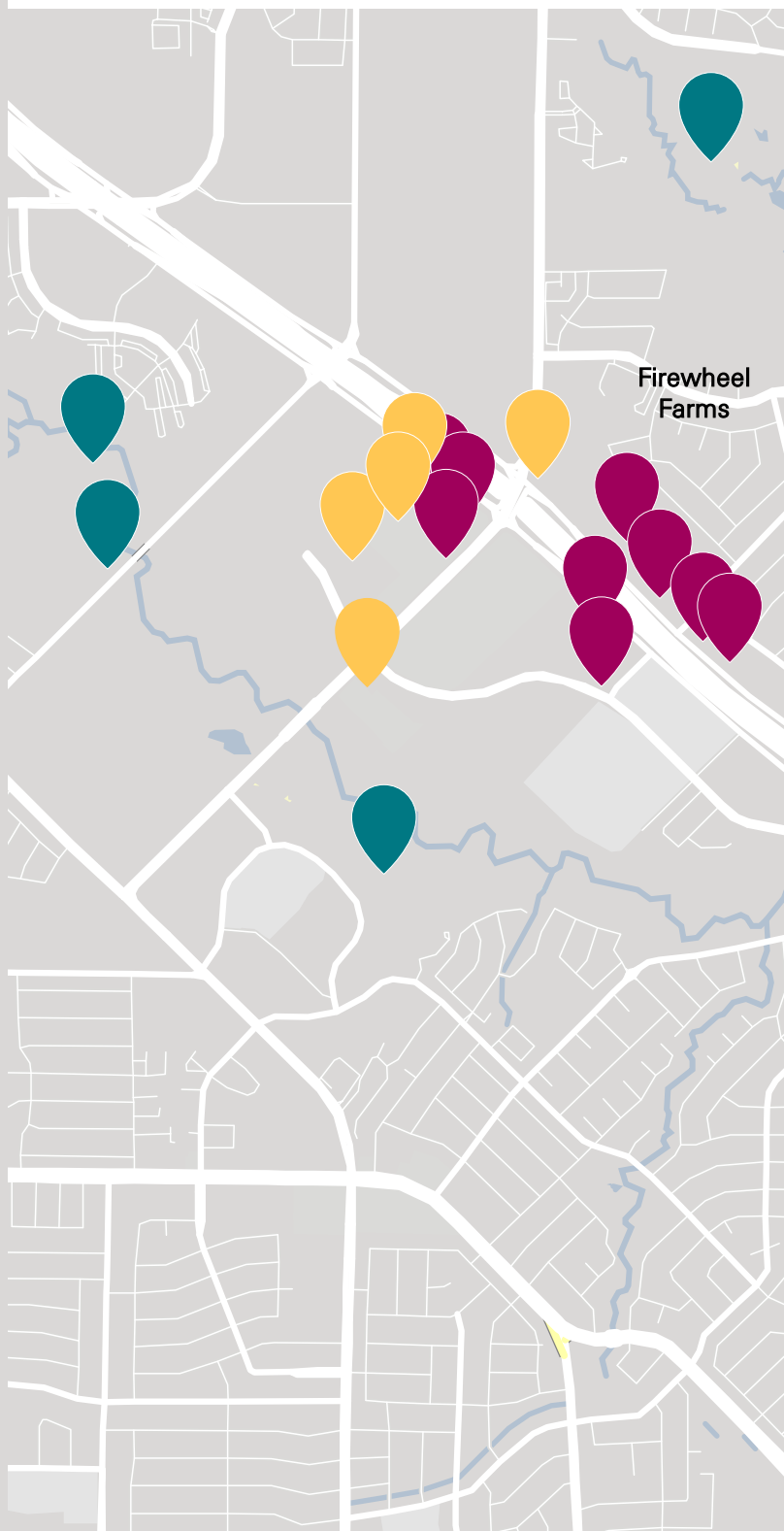
Breckinridge Park
Firewheel Golf Park
Firewheel Golf Park Bridges Course
Interpretive Walking Trail
Rowlett Creek - Dallas County Nature Preserve
Spring Creek Park Preserve
Winter's Park Amphitheater

RESTAURANTS

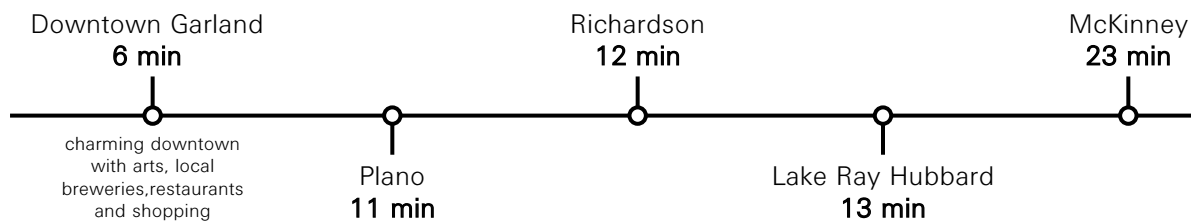
Braum's Ice Cream & Dairy Store
Buffalo Wild Wings
Cheddar's Scratch Kitchen
Chick-fil-A
Crumbl Cookies - Garland
Firehouse Subs Firewheel
Fisherman's Kitchen
In-N-Out Burger
Olive Garden Italian Restaurant
On The Border Mexican Grill & Cantina - Firewheel
Scooter's Coffee
Spring Creek Barbeque
Starbucks
Texas Roadhouse
The Vive Coffee
Yogurtland Garland

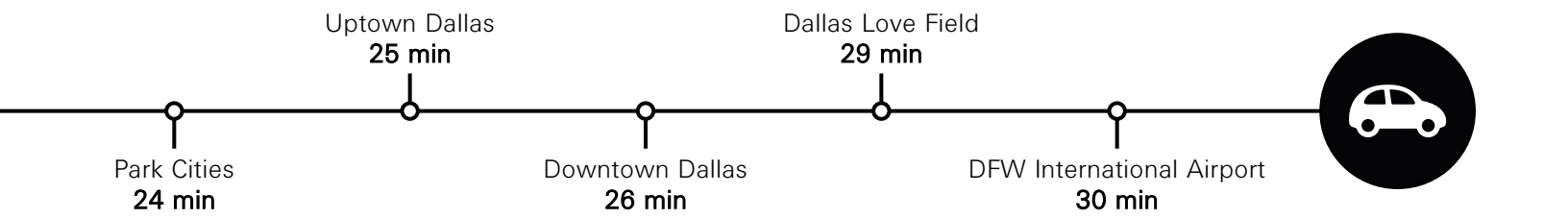
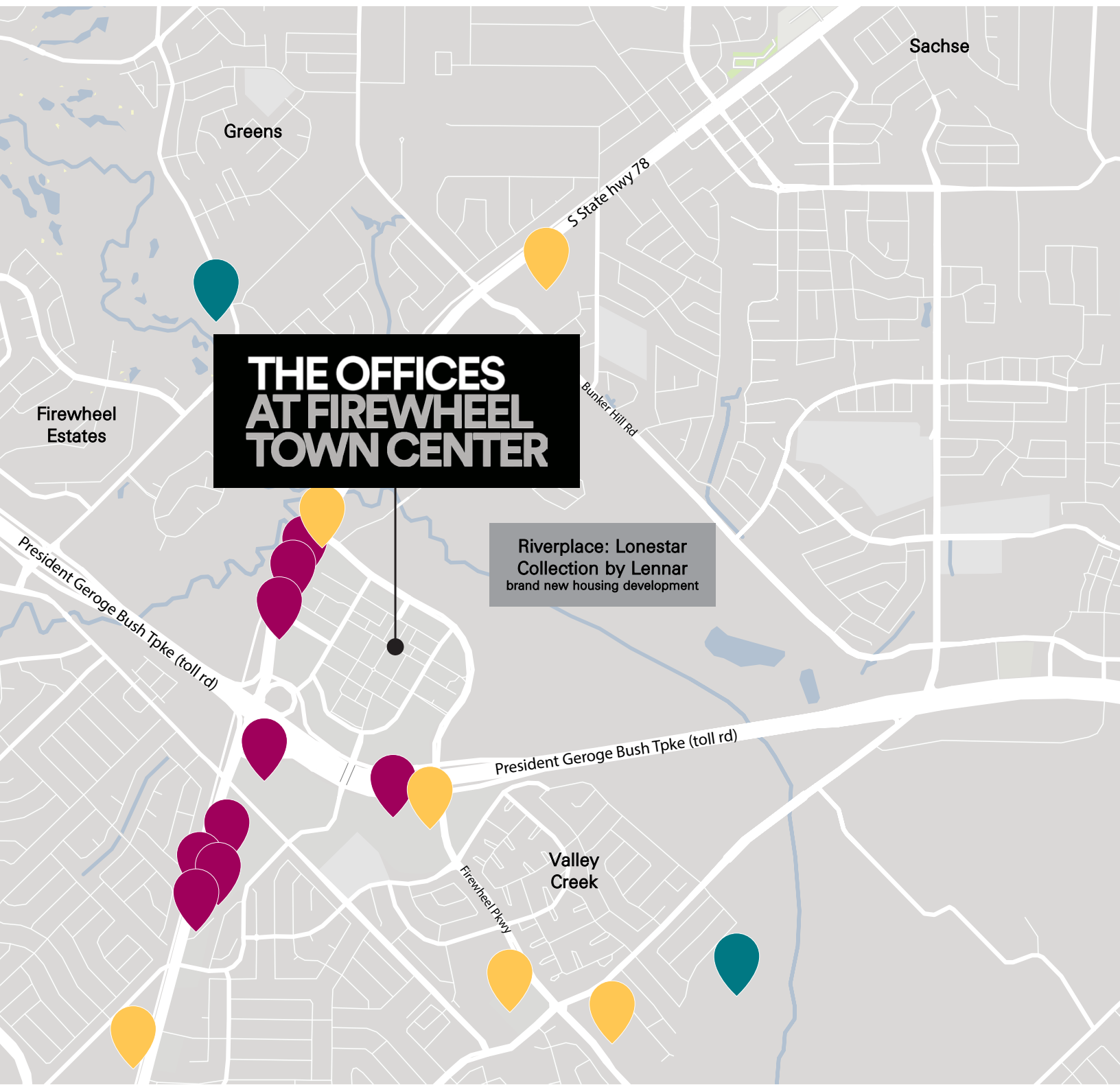
CONVENIENCE & FITNESS

Anytime Fitness
Bank of America (with Drive-thru ATM)
Bank of America ATM (Drive-thru)
Chase Bank
Comerica Bank
CrossFit 190
CVS Pharmacy
D1 Training Firewheel
Kroger
Life Time
The UPS Store
Tom Thumb



CONVENIENT TO WHEREVER YOU NEED TO GO







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For more information regarding this unique opportunity, please contact the following leasing professionals:

Hudson Neuhoff
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214 438 6174
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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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	+1 214 438 6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Glyn Bellow	183794	dan.bellow@jll.com	+1 713 888 4000
Designated Broker of Firm	License No.	Email	Phone
	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Trevor Franke	444817	trevor.franke@jll.com	214-438-6174
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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