



3301 SUNSET

AT LAKESIDE VILLAGE

NORTH SHORE OF LAKE GRAPEVINE
DALLAS – FORT WORTH, TEXAS

177,000 SF CLASS AA WORKPLACE DELIVERING Q1 2025

LEASING BY



DEVELOPED BY:





TERRANEA

207 Luxury Apartment
Tower



THE ULTIMATE WORKPLACE DESTINATION

Re-engage your employees' with the ultimate workplace at 3301 Sunset. Offices will boast spectacular lake views in a resort-style setting that will surely enhance employees' creativity and productivity.

Miramar HOTEL

181-Key Hilton Curio
Collection Hotel

3301
SUNSET
AT LAKESIDE VILLAGE

177,000 SF Office and Private Club



MINUTES TO EVERYTHING



EASY ACCESS TO
6 MAJOR HIGHWAYS



EMPLOYEES CAN LIVE ANYWHERE
WITH AN EASY COMMUTE



5 MINUTES TO DFW
INTERNATIONAL AIRPORT

LOCATION

MINUTES

DOWNTOWN DALLAS	30
FORT WORTH	30
DFW INTERNATIONAL AIRPORT	5
FRISCO	25
LEGACY/ PLANO	20
ADDISON AIRPORT	24
LAS COLINAS	14
AT&T STADIUM	28





THE ONLY WORKSPACE BUILDING WITH VIEWS LIKE THIS!

3301 Sunset is a 177,000 SF six-story Class AA office building in Lakeside Village, the final phase of the 160-acre master-planned development of Lakeside located along the shores of Lake Grapevine.

Strategically located just five minutes from DFW International Airport and halfway between Dallas and Fort Worth, 3301 Sunset is in the heart of one of the fastest growing metropolitan areas in the U.S.

Scheduled to deliver Q1 2025.





3301
SUNSET
AT LAKESIDE VILLAGE



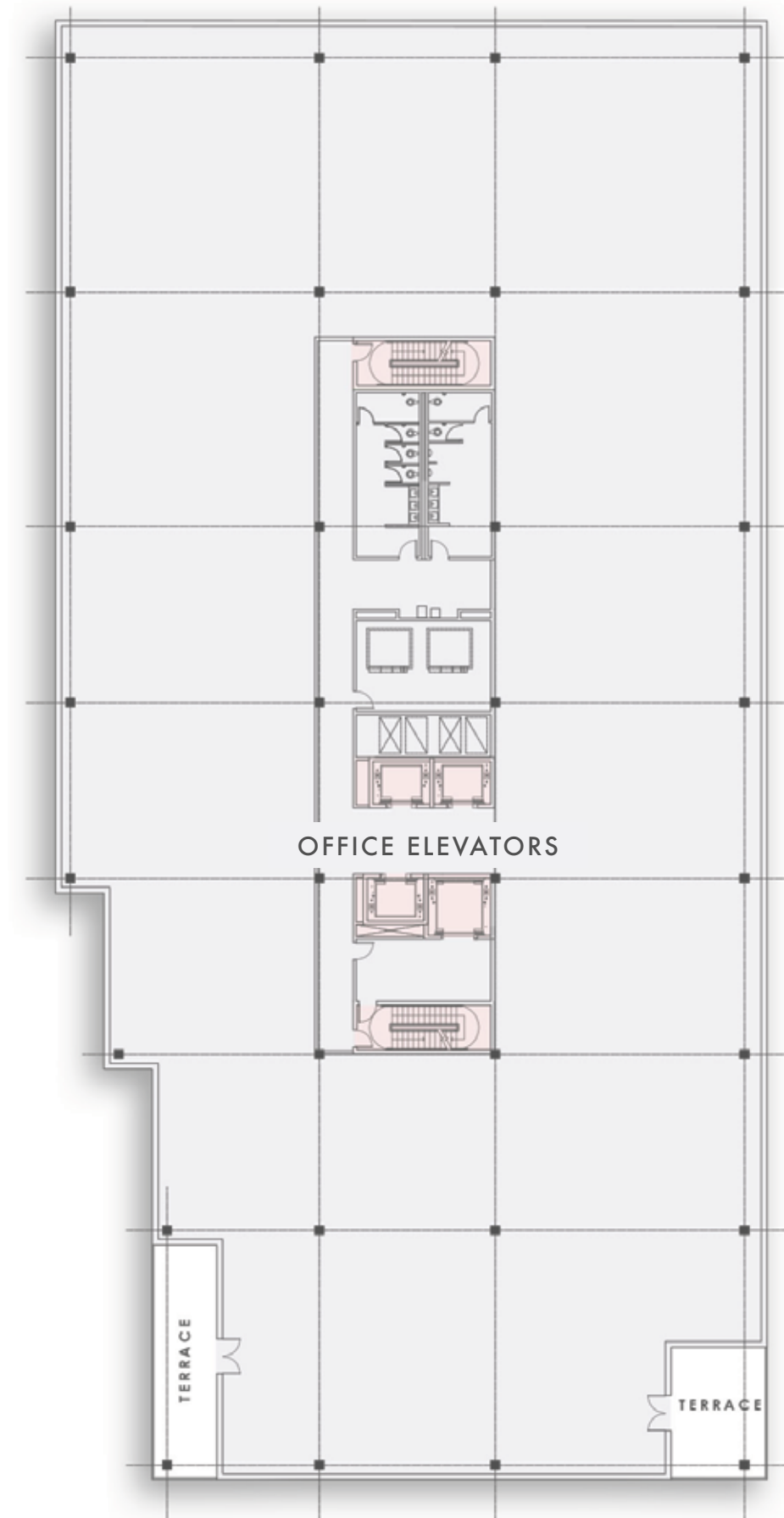
UNMATCHED AND UNRIVALED

1. 177,000 SF six-story Class AA workplace with floor to ceiling windows that boast views of Lake Grapevine.
2. Walking distance to six lake front restaurants and ground floor shops and services.
3. Connected to Hotel Miramar for easy access to amenities, accommodations and a ballroom that will facilitate large conferences.
4. A private social club called Eden Roc is located on the second floor of the office tower. Eden Roc members will benefit from a private restaurant and bar, terraces with expansive lake views and reserved rooms for meeting space.
5. A fitness center, hike and bike trails and boutique fitness classes are conveniently located.
6. Dallas/Fort Worth International Airport is five minutes away.
7. Centrally located between Dallas and Fort Worth for easy commutes for employees.
8. Covered garage parking secured with access key cards parking ratio 4/1,000 SF.

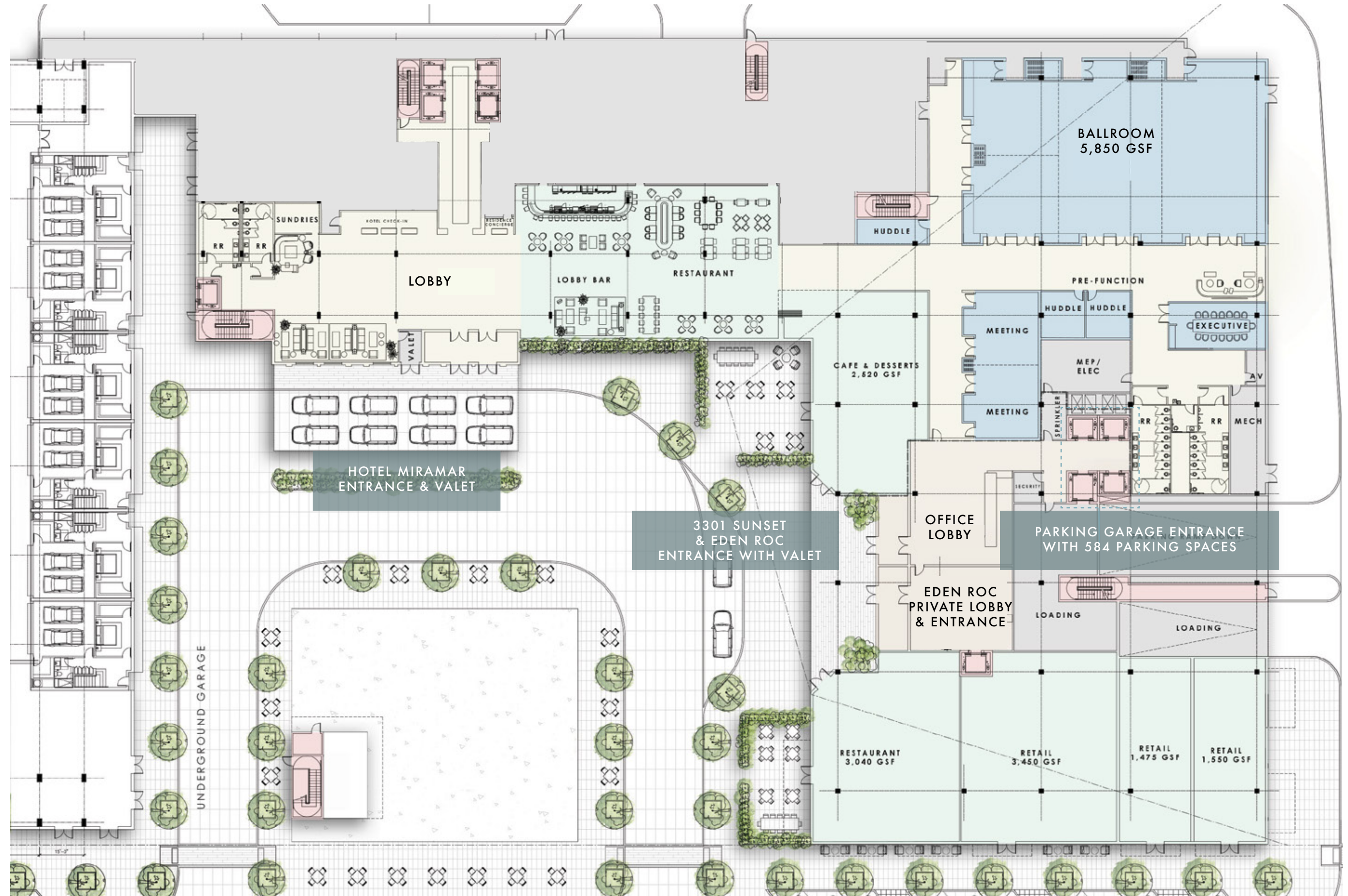


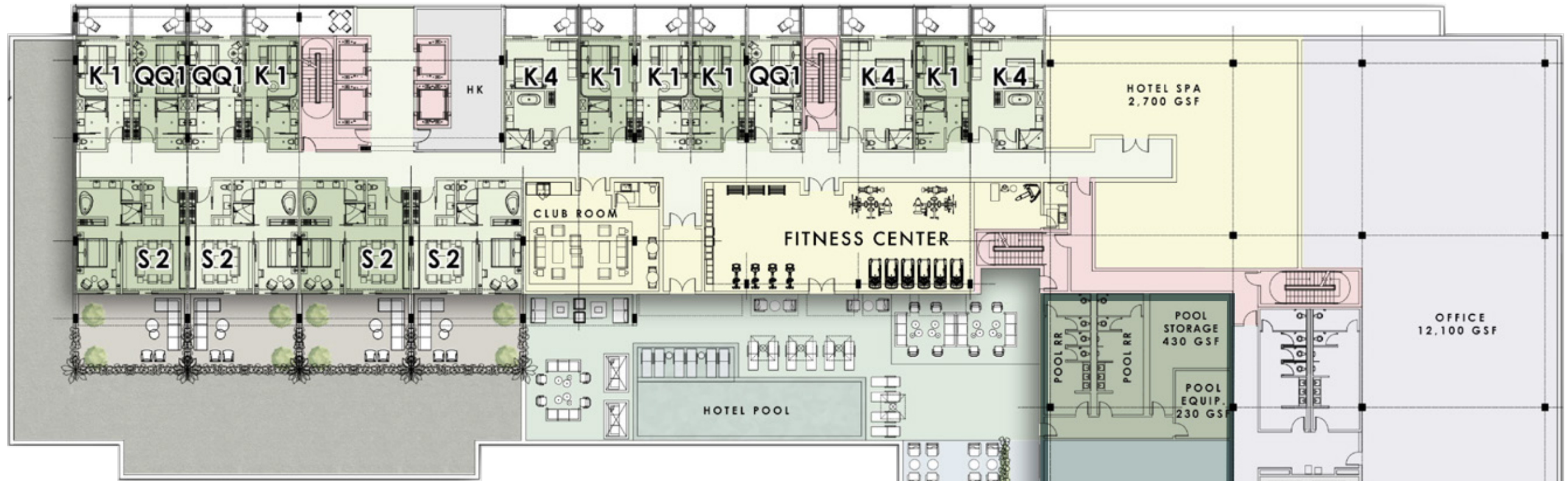
TYPICAL OFFICE FLOOR PLATE

- Rentable SF 177,000
- Floor to ceiling glass windows
- Panoramic views of Lake Grapevine
- Private Terraces
- 10' ceiling heights
- Direct elevator access
- State-of-the-art construction design
- LEED Certified
- Parking 4/1,000 SF



GROUND LEVEL | HOTEL AND OFFICE BUILDING

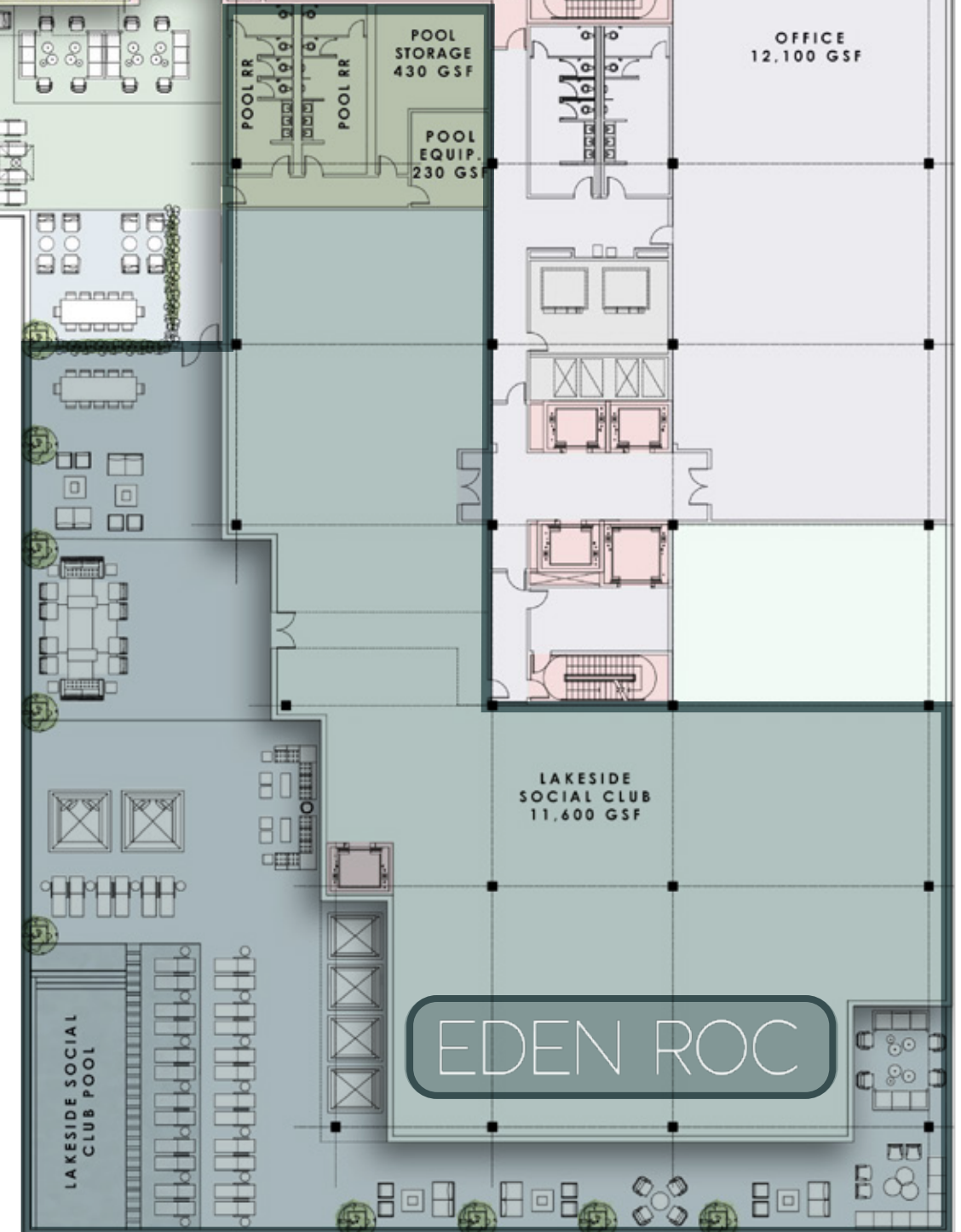




LEVEL 2

The members-only social club, Eden Roc, will include the following:

1. Private bar and restaurants
2. Large outdoor terrace with pool
3. Private lobby and direct elevator access
4. Private meeting rooms





WORK TO RELAXATION

Hotel Miramar, a 12-story Curio Collection Hotel by Hilton, will have 181 guest rooms, suites and balconies with spectacular lake views, resort-style amenities and uncompromisable service.

Located along Sunset Boulevard, Hotel Miramar and 3301 Sunset surround the Village Lawn overlooking Lake Grapevine. Both buildings will boast outstanding lake views and are across the street from six lakefront restaurants, the Lakeside Amphitheater and a Mediterranean style wedding chapel. The buildings will be connected on both the first and second floors, allowing for the projects to share amenities – the hotel’s restaurant/bar, fitness center, spa, locker rooms, terraces and a private social club overlooking Lake Grapevine. Other amenities include Rockledge Park, the North Shore Trail (one of the most popular hike and bike trails in North Texas), and lake activity rentals including paddle boards and kayaks.





DISCOVER THE WEALTH OF AMENITIES

The mixed-use community includes:

- Existing 16-story Condo Tower
- 55 single family Mediterranean Villas
- High-rise Apartment Towers
- Class AA office
- Hotel Miramar – 181 Key Hilton Curio Collection Hotel
- Private Social Club called Eden Roc
- 6 lakefront restaurants
- Wedding chapel
- Shops and services
- Amphitheater
- Boardwalk and trails

[Click here to learn more about Lakeside](#)

LEGEND

- RESIDENTIAL - VILLA HOMES
- RESIDENTIAL TOWER
- OFFICE
- RESTAURANT/RETAIL
- HOTEL
- GARAGE
- GARAGE OVER RETAIL
- RESIDENTIAL OVER RETAIL
- OFFICE OVER RETAIL
- MIXED USE



Class AA Office

Mixed-Use

TERRANEA
Luxury Residential Tower

Future Hotel

Single-Family Villa Homes
Under Construction



Wedding Chapel

Existing 16-Story
Condo Tower

WEDDING CHAPEL

Luxury Residential Towers

Restaurants

LAKE GRAPEVINE





AN ABUNDANCE OF OUTDOOR ACTIVITIES ARE JUST STEPS AWAY

- North Shore Trail for hiking and biking
- Lakeside Boardwalk to restaurants and shops
- Sunset Point a 6,000 SF deck overlooking the lake
- Water activities on Lake Grapevine
- Minutes to Grapevine Golf Club and Cowboys Championship Golf Course
- Live music amphitheater overlooking Lake Grapevine



TOP 5 RESTAURANTS IN LAKESIDE

Lakeside is home to 5 of the top 10 most successful restaurants in Flower Mound.

- Tavern at Lakeside
- 1845 Taste Texas
- Moviehouse & Eatery
- Mena's Tex Mex Grill
- Mio Nonno Trattoria



LAKESIDE MUSIC SERIES



THE SHOPS AT LAKESIDE



TRAIL SYSTEM



MENA'S GRILL



DINING AND ENTERTAINMENT



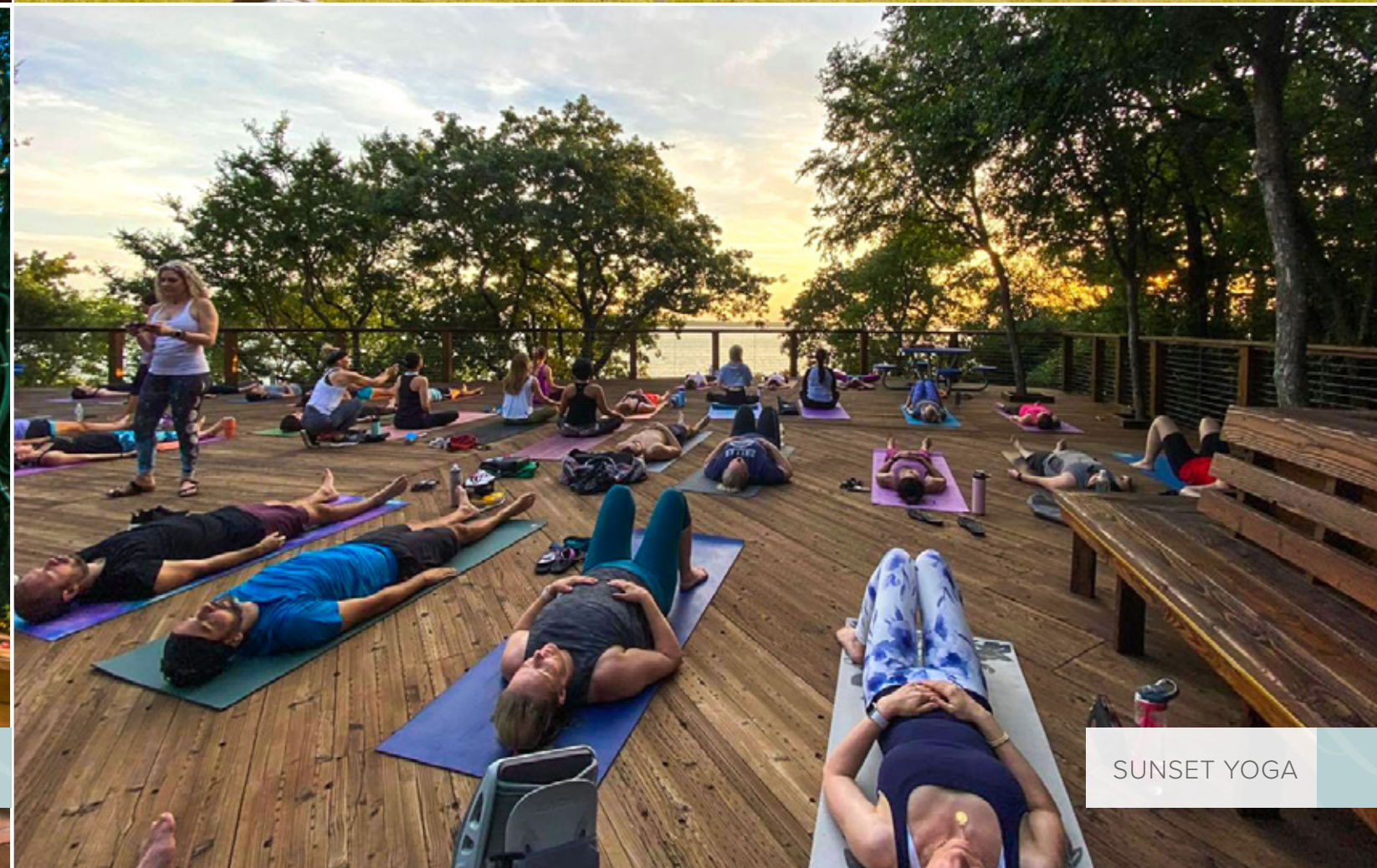
NORTH SHORE TRAIL



COWBOYS CHAMPIONSHIP GOLF COURSE



SUNSET POINT



SUNSET YOGA

3301 SUNSET

AT LAKESIDE VILLAGE

www.LakesideVillage.com

TO LEARN MORE ABOUT OFFICING AT 3301 SUNSET AT LAKESIDE VILLAGE

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REALTY
CAPITAL



JLL®



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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@am.jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bradley Stone Selner	399206	brad.selner@am.jll.com	214-438-6100
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Daryl Mullin	319784	daryl.mullin@am.jll.com	214-438-6100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Lauren Halstedt	630804	lauren.halstedt@am.jll.com	214-438-6100
Sales Agent/Associate's Name	License No.	Email	Phone

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