



VICTORY PLAZA

3030+3090 NOWITZKI WAY
DALLAS, TX





3090
VICTORY

3090 NOWITZKI WAY
101,452 SF



WATCH
LIVE
TV
ON ANY
SCREEN

DIRECTV
NOW
directv.com

WATCH LIVE TV
ON ANY SCREEN

DIRECTV
NOW
directv.com

American Airlines



AMERICAN AIRLINES CENTER

park Olive





3030
VICTORY

3030 NOWITZKI WAY
82,662 SF



Class A, creative
office space steps
away from American
Airlines Center





Walk to Mavericks
& Stars Games



Luxury multifamily
nearby



5-min walk to various
shops & restaurants

18 RESTAURANTS WITHIN 1/2 MILE RADIUS

Easy access to hotels

44 HOTELS WITH 1 MILE RADIUS INCLUDING
RITZ-CARLTON, W HOTEL, FAIRMONT HOTEL



DART Light Rail Stop Nearby

ACCESS TO GREEN LINE, ORANGE LINE, RED
LINE, AND TRE. 1 STOP FROM UNION STATION



4/1,000 Parking

EXECUTIVE UNDERGROUND PARKING
AVAILABLE



Featured Amenities



RENOVATED
FITNESS CENTER



NEW LOUNGE WITH
OUTDOOR PATIO



COFFEE BAR
IN LOUNGE



UPDATED
LOBBY



24/7 SECURITY



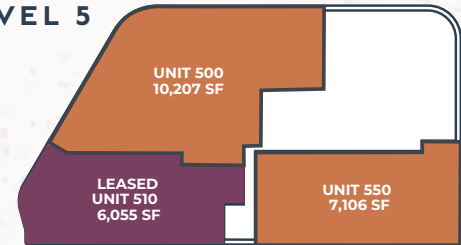


Floor breakdown

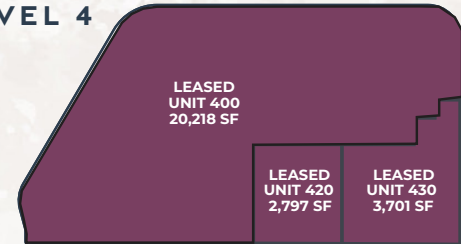
SPEC SUITES AVAILABLE

3090

LEVEL 5



LEVEL 4



LEVEL 3



LEVEL 2



3030

LEASED
UNIT 500
14,876 SF

LEASED
UNIT 400
21,732 SF

LEASED
UNIT 300
21,732 SF

2nd Floor
21,959 SF

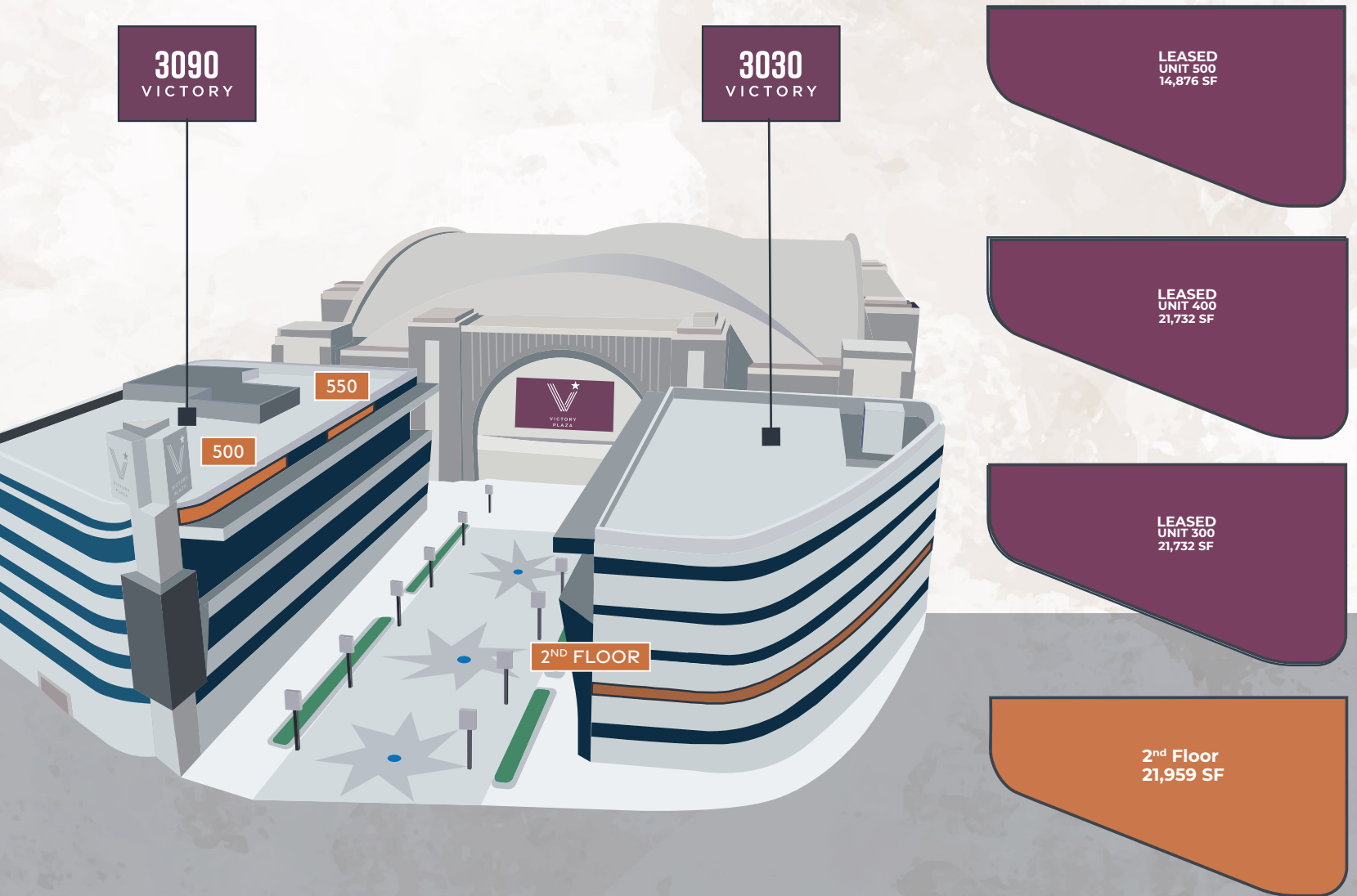
3090
VICTORY

3030
VICTORY

550

500

2ND FLOOR



Unbeatable location

- VICTORY PLAZA
- ASANA PROPERTIES



THE HENRY



NORTH
ITALY

Mi Cocina

KLYDE WARREN
PARK

FUTURE 11 ACRE
MIXED-USE DEVELOPMENT
1M+ SF OFFICE / RETAIL / HOSP
+ 4 ACRE PARK



Nasher
Sculpture
Center

AT&T PERFORMING
ARTS CENTER

DelFrisco's
DOUBLE EAGLE
STEAKHOUSE



KATY TRAIL
SOUTH TRAILHEAD

Goldman Sachs

Per[ot]t
Museum of Nature and Science

WOODALL RODGERS FREEWAY

P PARKING

SKYHOUSE

THE HOUSE

ONE VICTORY PARK

ARPEGGIO

SILVER GARAGE

TRE
DART PLAZA
DART

GOLD PARKING
ENTRANCE FOR
TENANTS

PURPLE PARKING
ADDITIONAL
TENANT PARKING

AMERICAN AIRLINES
CENTER

VICTORY PLAZA

NORTH HOUSTON STREET

VICTORY PARK LANE

VICTORY PARK LANE

VALOY PLACE

NOWITZKI WAY

MUSEUM WAY

HIGH MARKET ST.

LAMAR STREET

VICTORY AVENUE

VICTORY AVENUE

VICTORY AVENUE

LAMAR STREET

CONTINENTAL AVENUE

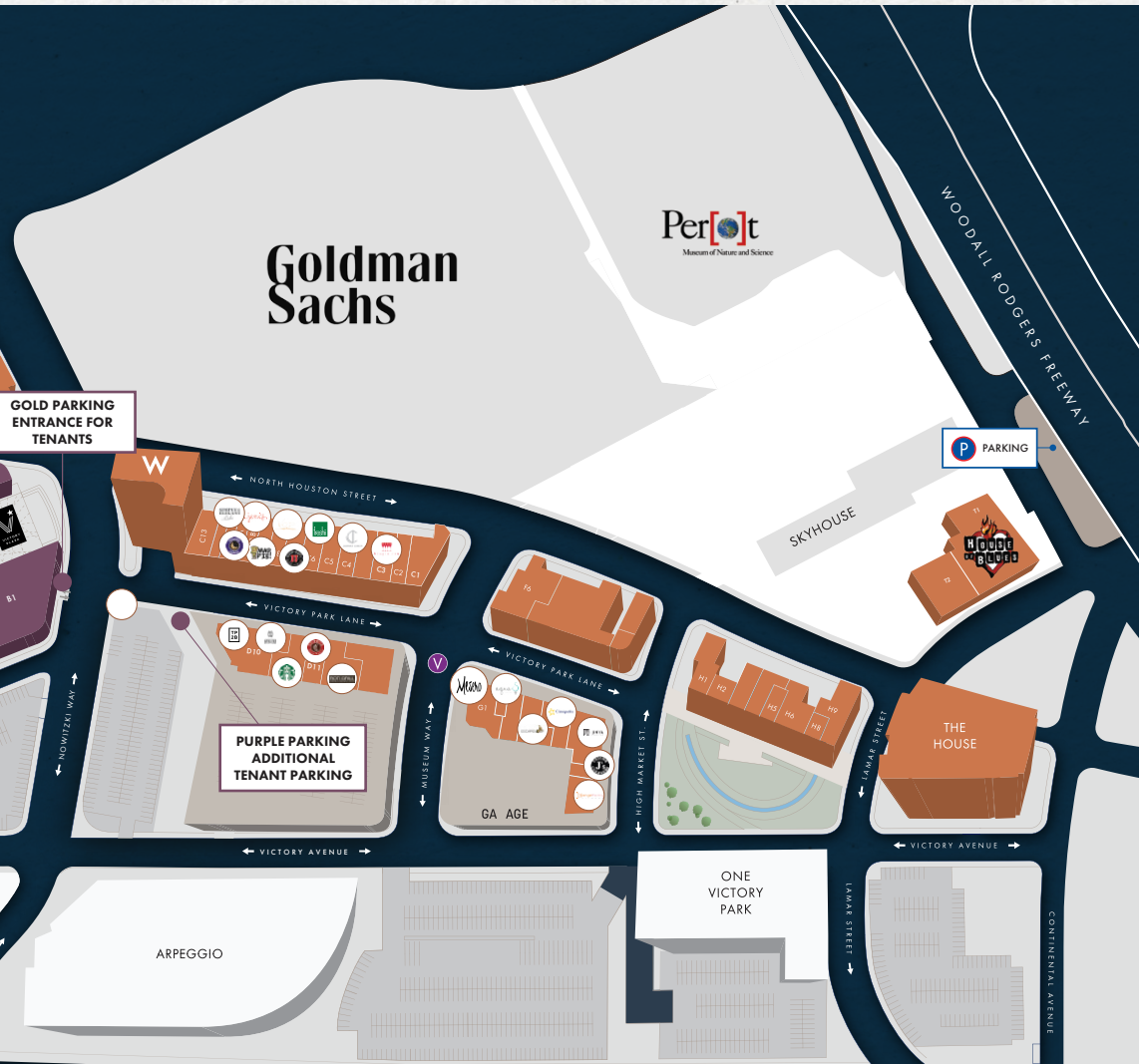
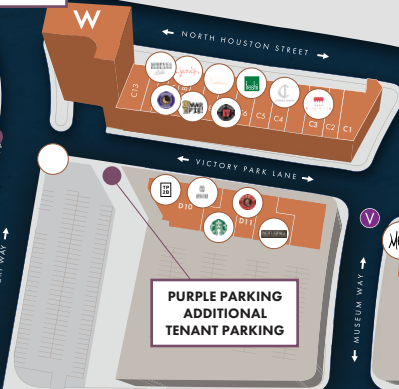
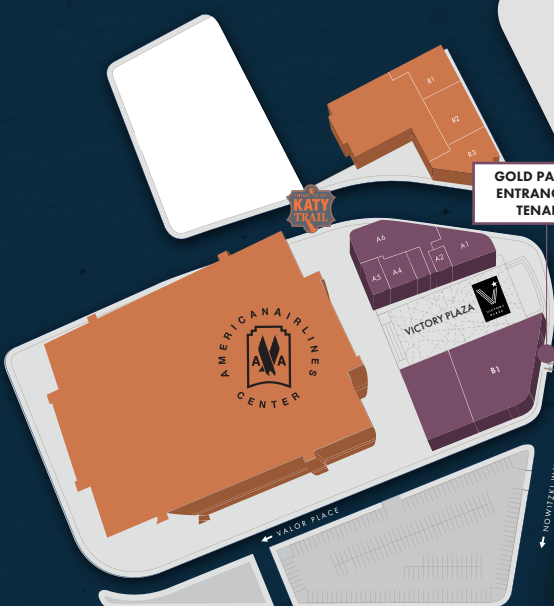
KATY AVENUE

W

V

GA AGE

WOODS BARRACKS





VICTORY
PLAZA

3030+3090 NOWITZKI WAY
DALLAS, TX



ASANA
PARTNERS

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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:

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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
Blake Shipley	577382	blake.shipley@jll.com	214-438-6118
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Gini Rounsaville	619260	gini.rounsaville@jll.com	214-438-3954
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