

BANK OF AMERICA PLAZA



Destination Retail for Destination Downtown

When Bank of America Plaza opened in 1985, Downtown Dallas was known primarily as an office-focused business district known for low nighttime and weekend traffic.

Today, however, Downtown Dallas has evolved as a nighttime and weekend destination thanks to new residential and hotel projects, new parks and greenspace and new signature redevelopments of historic office projects like the First National Bank tower into residential and hospitality space.

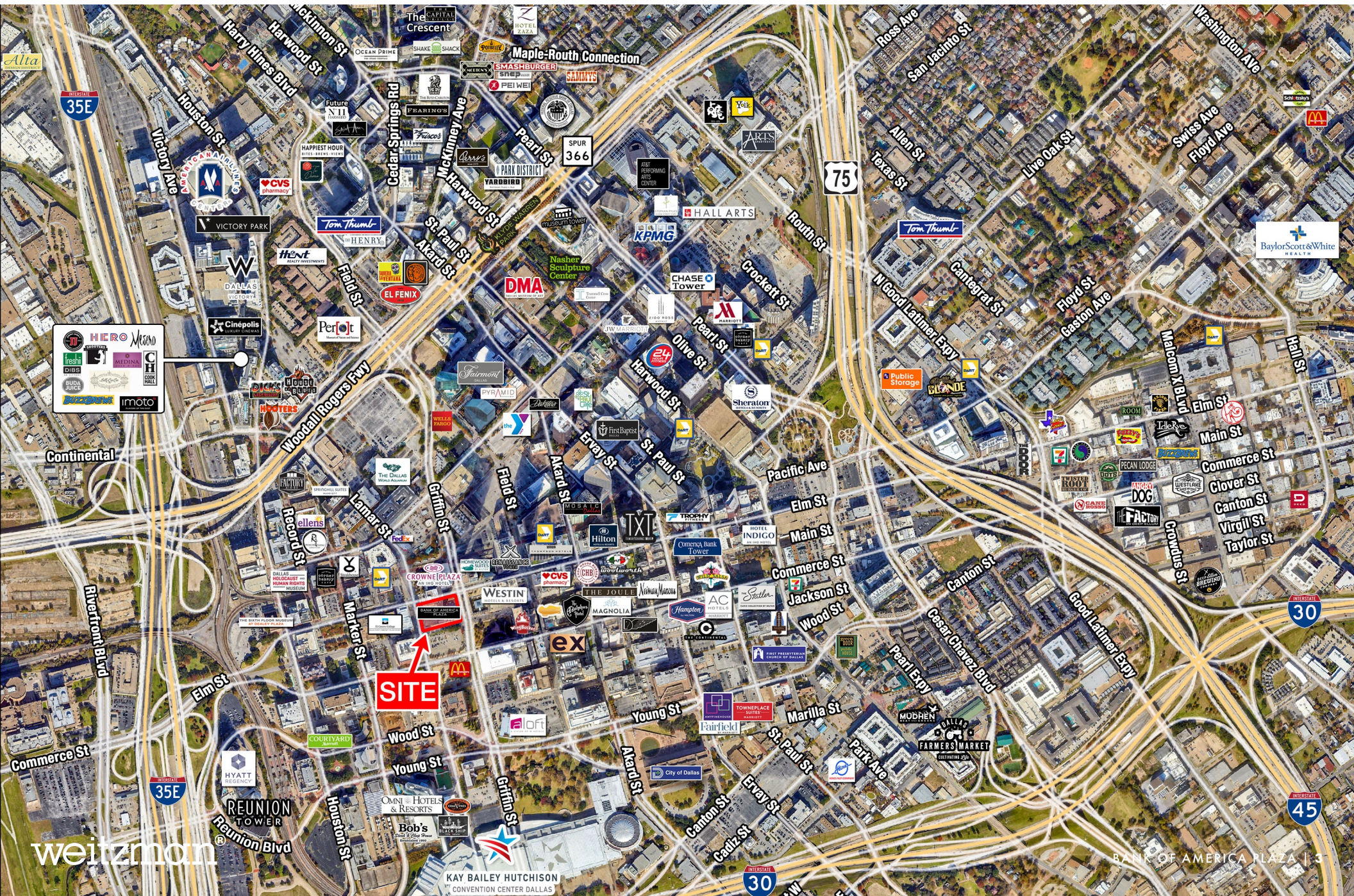
Thanks to this increasing residential, retail and hospitality density and the renewed influx of tourists, shoppers and diners, the retail destination at Bank of America Plaza is now meeting the needs and wants of a new generation.

Bank of America Plaza is both Dallas' tallest and best-known skyscraper, thanks to its famed green LED outline that can be seen from miles away.

Bank of America Plaza's signature retail space serves the surrounding trade area and shared access with the peripheral Westin Hotel at One Main Place. Bank of America Plaza additionally is located across the street from Civic Garden, a popular park with an interactive fountain, and within walking distance of some of Dallas' best-known attractions like the West End Historic District, John F. Kennedy Memorial Plaza, the Kay Bailey Hutchinson Convention Center, Union Station and more.

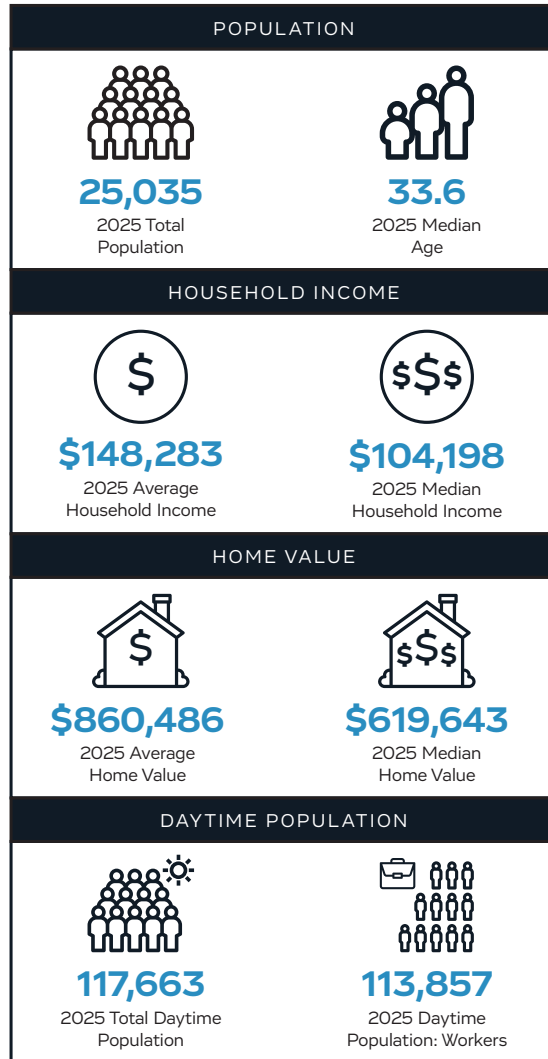
Due to its position serving office workers, residents and downtown visitors, the retail space on Bank of America's two-level retail plaza includes a mix of casual dining options – like Grandy's, Urban Coffee, Best In Burger and Asia Work – services like a dry cleaners and retail like a convenience and gift shop and a florist. The building also provides ample public parking, including valet parking services and visitor parking located on the Grand Plaza, surface parking on three associated lots and covered parking in an adjacent 14-story parking garage that connects to Tower via the retail concourse.

Aerial

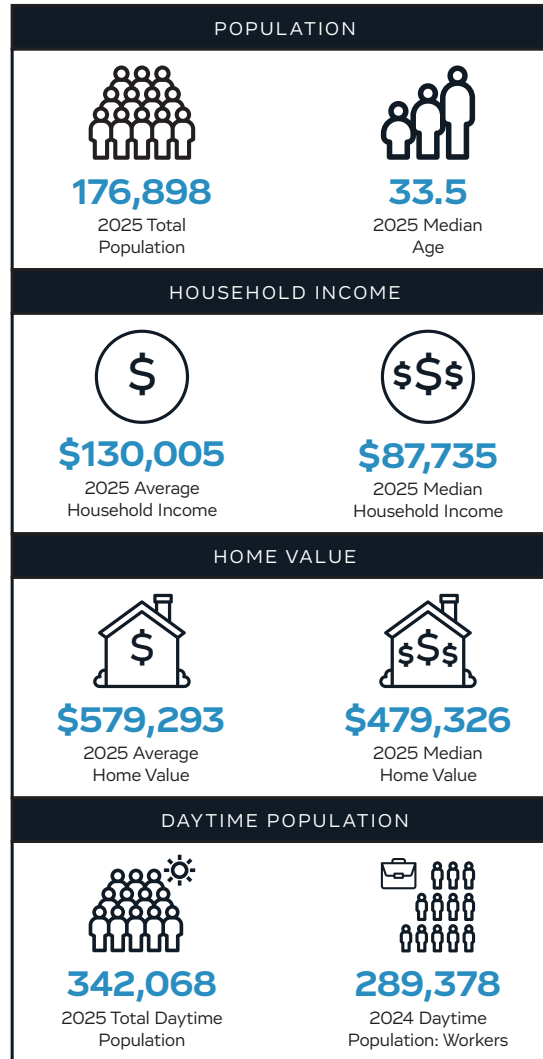


Demographics

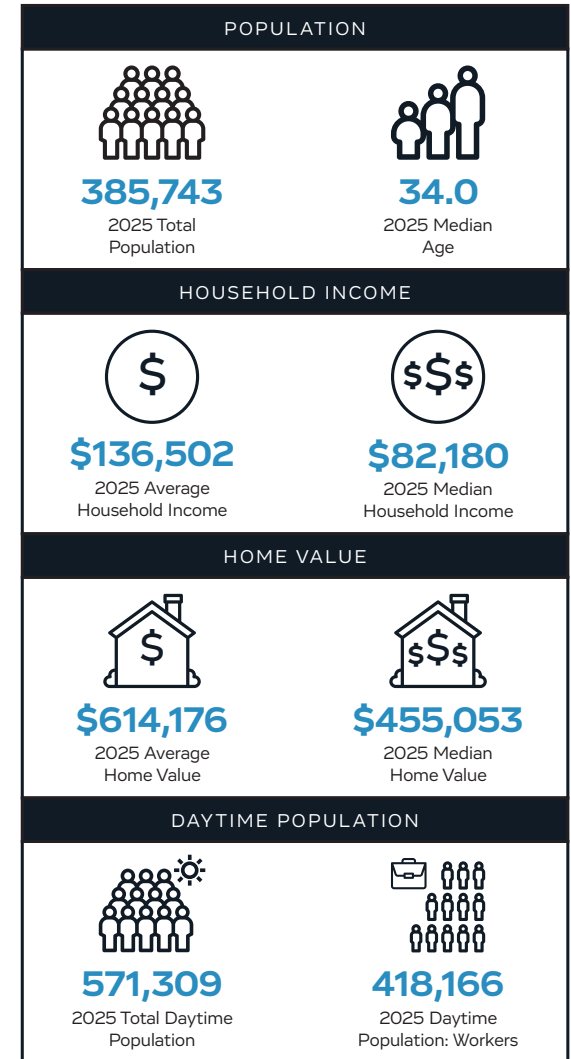
1 MILE



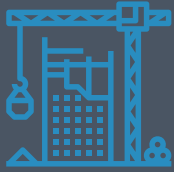
3 MILE



5 MILE



Downtown Dallas

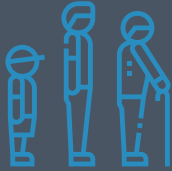


\$8 Billion

in Development
over past 25
years

\$4 Billion

upcoming
projects



Ages 25-34

make up Downtown's
largest demographic



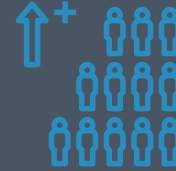
81,707

Daytime Population
(1-mile radius)



28,834

Total Population
(1-mile radius)



16.3%

Population
Growth Rate
(1-mile radius)

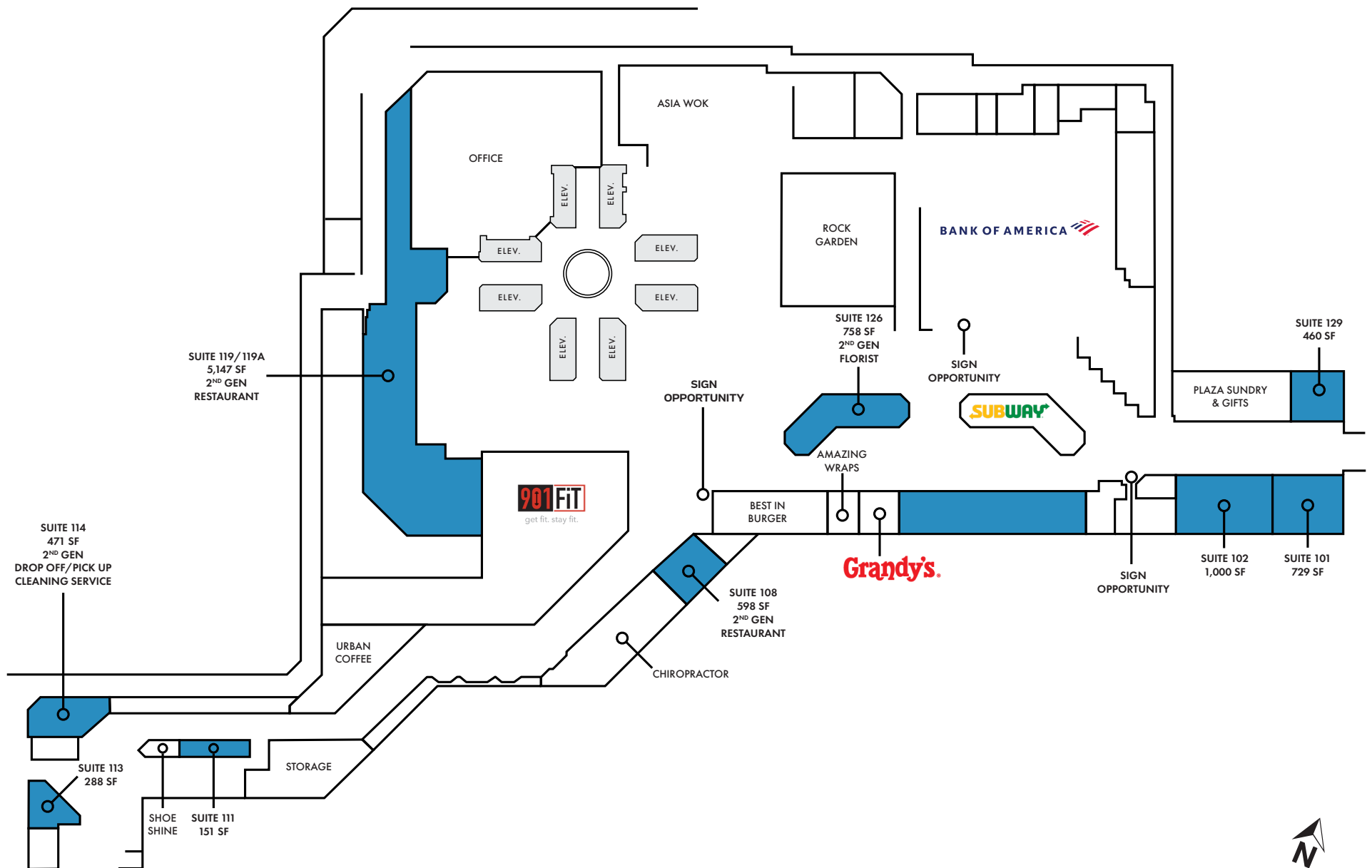


\$121,637

Average Household
Income
(1-mile radius)



Site Plan



Property Photos





BANK OF AMERICA PLAZA

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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.



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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Date