

EXPLORE OUR  
TRANSFORMATIVE  
MODERNIZATIONS  
AND  
AMENITIES!



*The* **SUMMIT**  
*at Las Colinas*









## ELEVATING BUSINESS TO NEW HEIGHTS

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The Summit at Las Colinas has a commanding presence at the gateway to the Las Colinas Urban Center.

The modern 19-story office tower is comprised of 375,706 square feet, complete with an 11-story parking garage. Tenants enjoy a premier location, enhanced amenities, superior tenant services and an unparalleled business community. Downtown Dallas, Dallas Fort Worth (DFW) International Airport and Love Field Airport, high-end retail and residential, and other business-centric and employee-based amenities are just minutes away.

Simply put, The Summit is strategically situated in one of corporate America's most preferred Dallas market locations.

The Summit offers your business a variety of options to meet your office space requirements. Managed by the same company that owns The Summit, every tenant benefits from an experienced on-site team that is committed to surpassing every expectation. In fact, more than a half dozen companies have chosen The Summit for their corporate headquarters.

Now is the time to elevate your business location to The Summit and become part of this remarkable corporate business community.

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## BY THE NUMBERS

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375,706 Square Feet

19-Stories

22,000 SF Average Size Floor Plates

10 Headquarters in the Building

11-Story Parking Garage

4.1 +/- Acres



# EXCEPTIONAL AWARD-WINNING OFFICE TOWER

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**LANDMARK CLASS A BUILDING** – This is an address of distinction. The pyramid glass rooftop and granite are striking on this 19-story, Class A office tower situated at the apex of the Urban Center at Las Colinas.

**A CORPORATE DESTINATION** – One of the nation's premier master-planned communities, Las Colinas offers 12,000 acres of world-class resorts, upscale retail and luxury residential complimented by a network of lakes and canals.

**PANORAMIC VIEWS** – Unobstructed views of downtown Dallas, Lake Carolyn, the Las Colinas Country Club and surrounding Urban Center, which are further enhanced by floor to ceiling windows.

**FIRST CLASS SERVICE** – Owned and managed by Gemini Rosemont. The onsite property management team provides superior tenant services and multiple amenities.

**MULTI-LEVEL PARKING** – An 11-floor parking garage, connected to the building through the underground executive parking, with two elevators that provide access to all building levels and has abundant visitor parking.

**ENERGY EFFICIENCY** – The Summit's ENERGY STAR Certified® ratings supports tenants' sustainability initiatives and BOMA 360 Performance Program® designates the property for demonstrating excellent practices in building operations and management.

**COMMERCIAL REAL ESTATE AWARD** – The Summit at Las Colinas was awarded the CEL National Commercial Real Estate Award for Excellence from CEL & Associates, Inc. This prestigious annual award honors properties that provide exceptional service to their customers, in categories such as property features, attention to detail and customer service with the combined results ultimately reflecting the level of customer satisfaction.

**24-HOUR SECURITY** – Building security includes around-the-clock onsite security, surveillance and video monitoring.



# CATERING TO THE CORPORATE BUSINESS COMMUNITY

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**FIRST-RATE AMENITIES** – A fitness center, conference center, café with outdoor seating, full-service lobby bank with an ATM and a six-hole putting green are just some of the available on-site amenities.

## OTHER FEATURED AMENITIES AND TENANT SERVICES INCLUDE:

- Walk to DART (Dallas Area Rapid Transit) with access to DFW Airport
- Computer-controlled, cost-efficient energy management system
- Loading dock, freight elevator and service facilities
- Lobby Bank with 24/7 ATM
- Onsite property management by Gemini Rosemont
- Dry cleaning and auto detail
- Health and wellness mobile clinics
- Complimentary Fitness Camps
- Electronic recycling services

## NEWLY COMPLETED RENOVATIONS INCLUDE:

- Modernized lobby to welcome all tenants and visitors
- State-of-the-art conference center with beautiful pre-function area and food service bar
- Convenient and comfortable tenant lounge with bar seating and game room
- Revamped building deli with ample seating
- Fully-equipped fitness center
- Expansive outdoor seating area with grill and six-hole putting green





## AREA AMENITIES

A panoramic waterfront view, variety of hotels and resorts, dozens of restaurants, multiple 18-hole championship golf courses and numerous residential neighborhoods are some of the nearby amenities.





## NEARBY RESTAURANTS



1  
Bank of America  
Chipotle  
Chicago Pizza Las Colinas  
Corner Bakery Cafe  
Jimmy John's  
Tiff's Treats  
Zeytin

2  
Cork & Pig Tavern  
Creamistry  
Go Fish Poke  
Hugo's Invitados  
Pacific Table  
Pax & Beneficia Coffee  
The Coffee Club

3  
Bar Louie  
Gloria's Latin Cuisine  
Grimaldi's  
Nosh and Bottle  
Pop Factory  
TCBY Frozen Yogurt  
Thirsty Lion  
Yard House





## VIBRANT LAS COLINAS LOCATION

The Summit at Las Colinas offers both a highly desirable corporate address and prominent visibility along John Carpenter Freeway in the city of Irving, Texas.

Located on the south end of East John Carpenter Freeway (SH 114) at Riverside Drive, The Summit offers strategic access to major highways and thoroughfares.



12 MINS  
DFW AIRPORT



15 MINS  
LOVE FIELD AIRPORT



2 MINS  
TOYOTA MUSIC FACTORY



2 MINS  
CONVENTION CENTER



1 MIN  
DART STATION



7 MINS  
FOUR SEASONS



Business  
Market  
Airport

4

- Benihana
- Chase Bank
- Chick-fil-A
- Dickey's Barbecue Pit
- Einstein Bros. Bagels
- LA Fitness
- Pizza Hut
- Subway
- Taco Bell

5

- Chop Shop Las Colinas
- Fuzzy's Taco Shop
- Hudson House
- Jam + Toast
- Starbucks
- Terra Mediterranean
- The Ranch
- The Reserve
- Urban Eatz



## LAS COLINAS URBAN CENTER

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The urban center is the heart of Las Colinas and is home to more than 10,000 businesses including hundreds of multi-national companies.

Six Fortune 500 companies have headquarters in Las Colinas. ExxonMobil, Kimberly-Clark, Celanese, Pioneer Natural Resources, Vistra Energy and Fluor Corporation.

Music Factory and Water Street Development also offer exciting retail and entertainment destinations nearby.







Four Seasons Resort and Club  
at Las Colinas



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**SUMMIT**  
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“The Summit’s location is spot on. We just love it here.”

Bill Hancock, Executive Director  
College Football Playoff





# GEMINI ROSEMONT SERVING THOUSANDS OF TENANTS FOR OVER 30 YEARS

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The Summit is owned and operated by Gemini Rosemont Commercial Real Estate, a fully integrated real estate platform that invests in and manages high-quality commercial office properties located across the U.S.

Gemini Rosemont applies a hands-on asset management approach by our best-in-class property management professionals who enable us to recognize and respond to our tenants' changing needs in real time. Meeting our tenant's expectations is mission critical for our on-site teams.

Gemini Rosemont Commercial Real Estate is a market leader in commercial real estate acquisition and asset management.

“The Summit has proven to be an excellent choice for our corporate headquarters. The great customer service from the Gemini Rosemont management and leasing teams has been outstanding.”

Tom Carter  
EVP & Chief Financial Officer  
Nexstar Media Group







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*at Las Colinas*

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VIRTUAL TOUR AVAILABLE ON WEBSITE

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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;
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  - 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.

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