

# Plaza Tower

110 N. College Avenue, Tyler, TX 75702



## LEASING INFORMATION

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## PREMIER LANDMARK OFFICE LOCATION IN DOWNTOWN TYLER

Overlooking The Square and dominating the Tyler skyline since 1980, the black class clad nineteen story **Plaza Tower** remains the premier downtown office location. As the tallest building in northeast Texas, located in close proximity to both the Federal and County courthouses, **Plaza Tower** presents multiple ingress and egress points for easy access. A lighted covered walkway leads from the building to the multi-level parking garage. For tenants, **Plaza Tower** is equipped with a conference room, break room, as well as 24-hour access by an electronic access control system.

### Building Profile

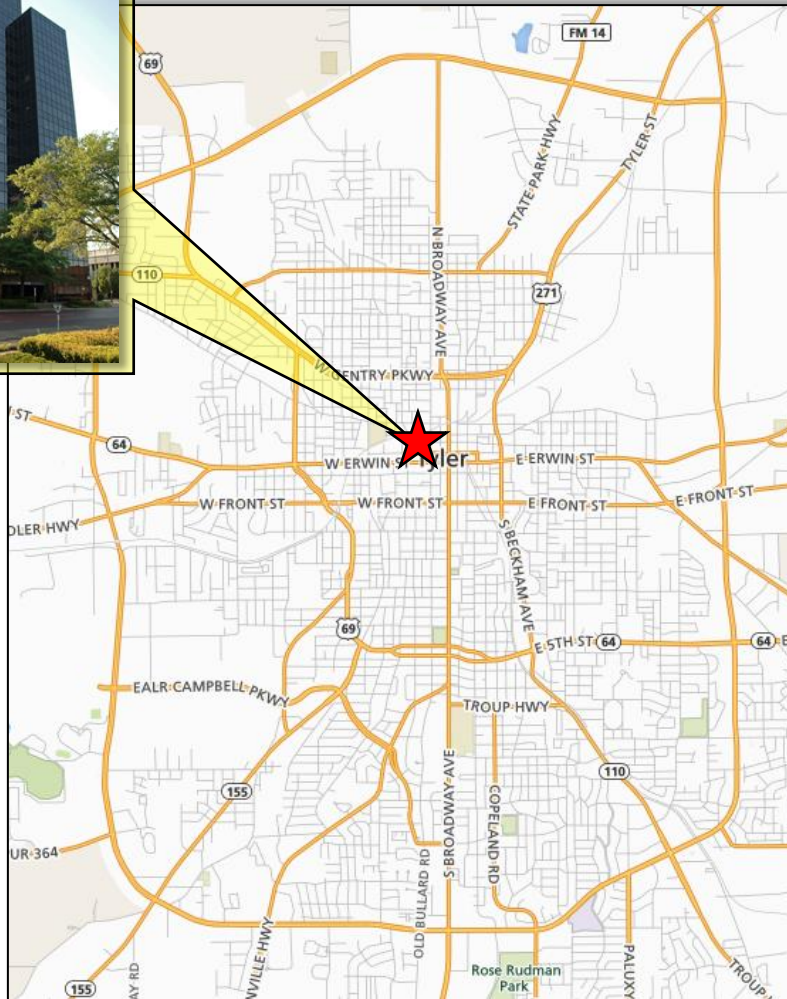
<b>SIZE</b>	19-Story Class A Office Building 209,500 rentable square feet
<b>CONTIGUOUS SPACE</b>	681 RSF to 19,098 RSF
<b>LEASE TERM</b>	3 – 10 years
<b>RENTAL RATE</b>	Call for Pricing
<b>TENANT FINISH</b>	Negotiable
<b>COMMON AREA FACTOR</b>	9.8%
<b>PROPERTY MANAGEMENT</b>	On-site management On-site engineering
<b>BUILDING HOURS</b>	M-F 7:00 a.m. to 5:00 p.m. Sat 8:00 a.m. to 1:00 p.m.
<b>PARKING</b>	Ample Parking for Tenants and Visitors 129 Garage Spaces 289 Surface Spaces

# Plaza Tower

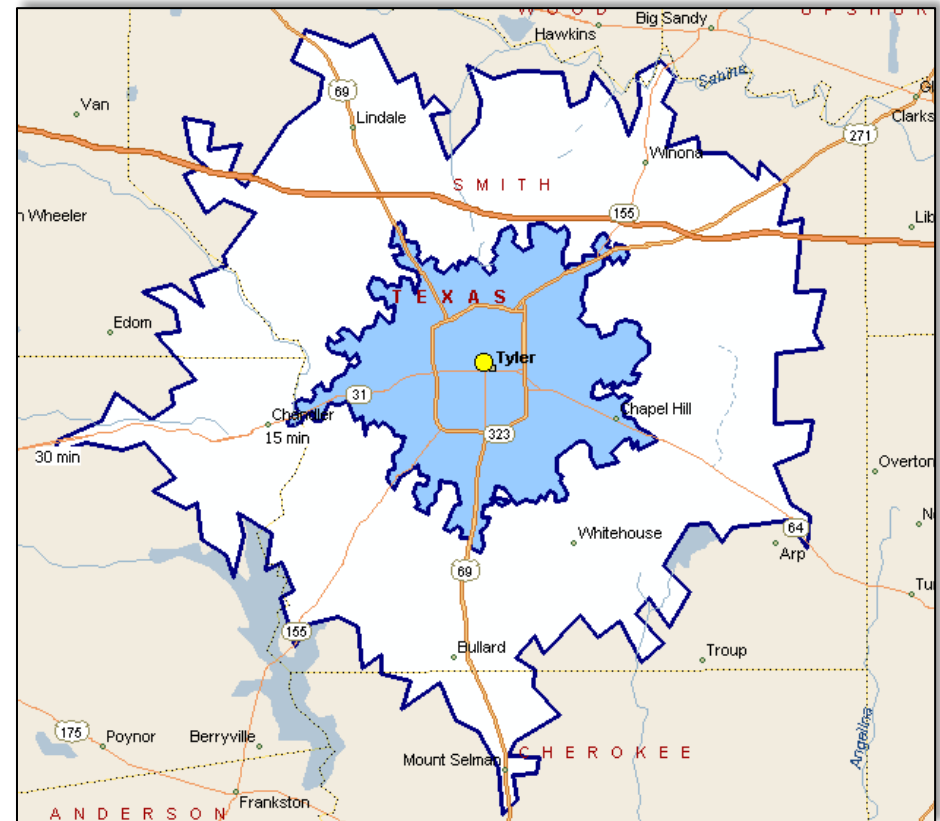
110 N. College Avenue, Tyler, TX 75702

## LOCATION AND COMMUTE DRIVE TIME

Downtown – Tyler, TX



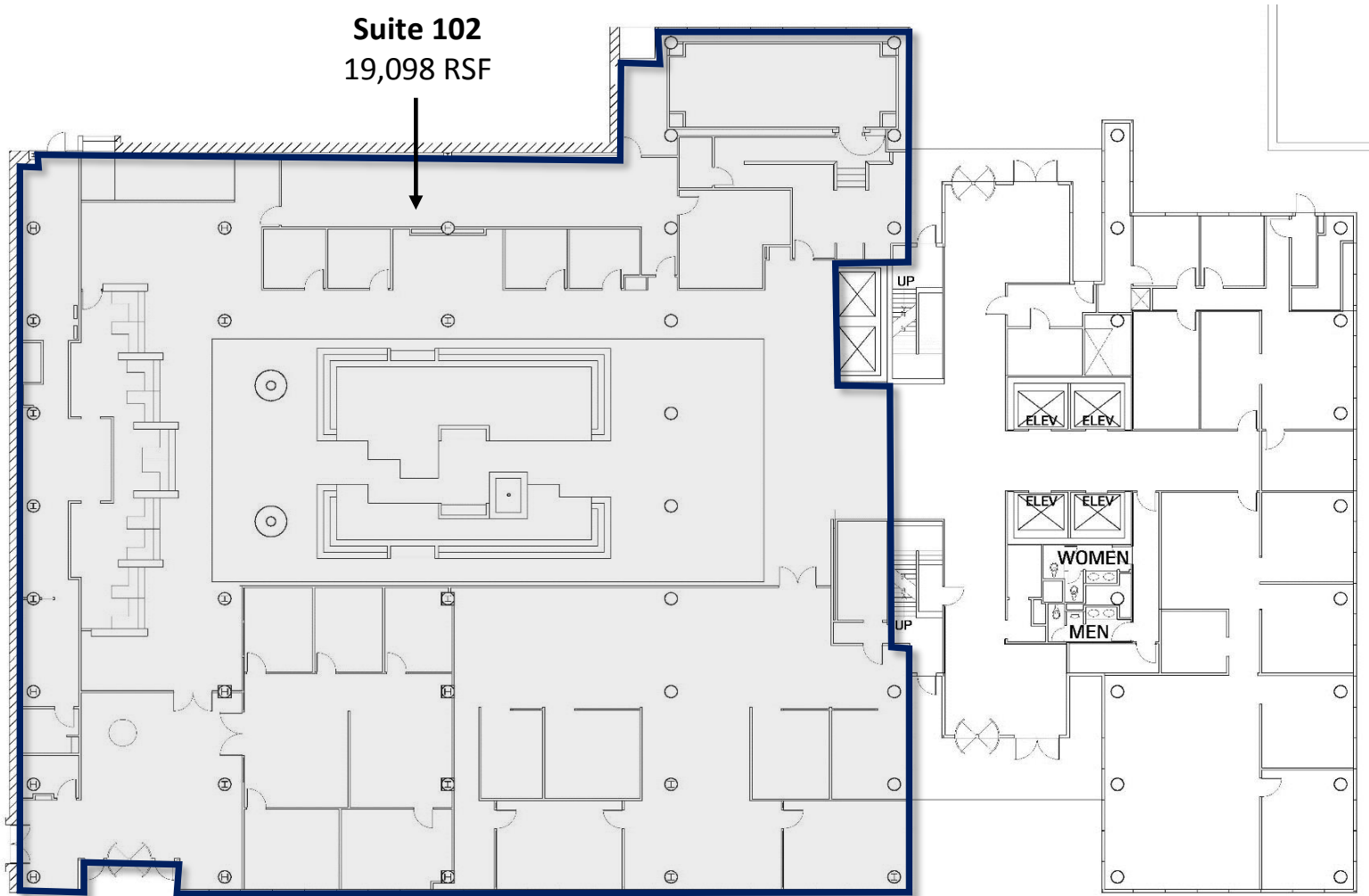
Commute Drive Time – 15 and 30 Minutes



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## 1<sup>st</sup> Floor



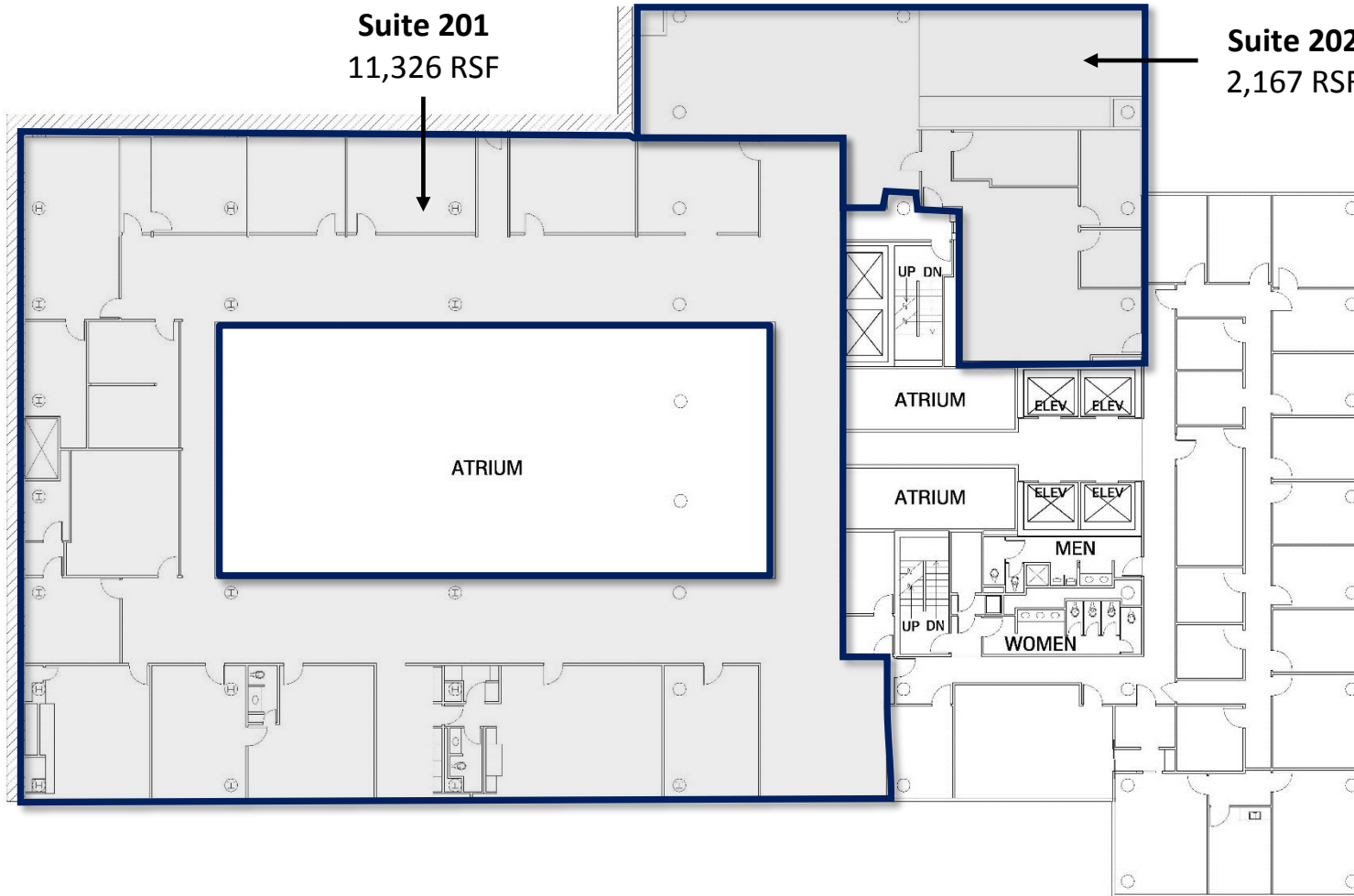
### AVAILABILITY

Suite 102 - 19,098 RSF

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## 2<sup>nd</sup> Floor



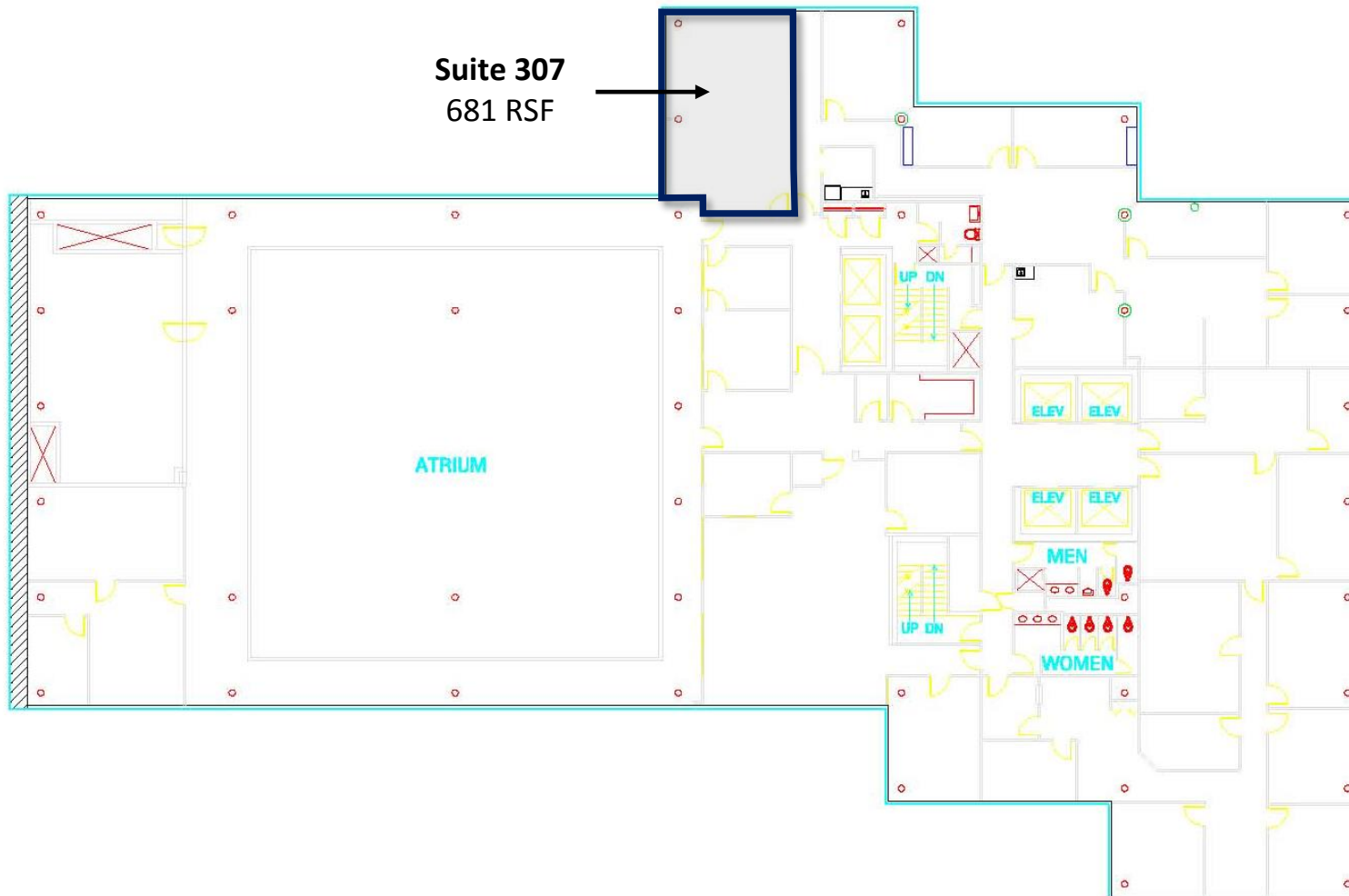
### AVAILABILITY

Suite 201 – 11,326 RSF  
Suite 202 – 2,167 RSF

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## 3<sup>rd</sup> Floor



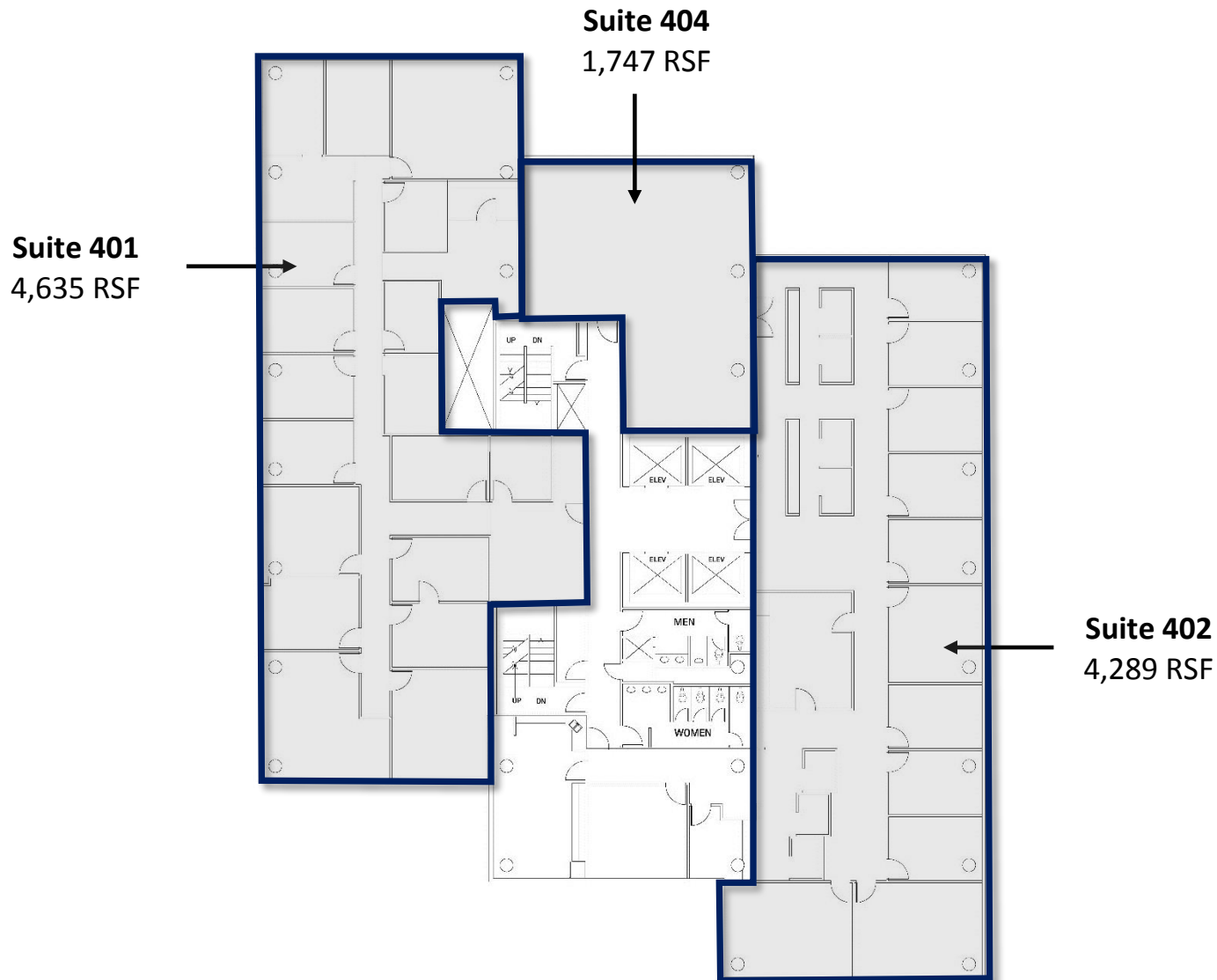
### AVAILABILITY

Suite 307 – 681 RSF

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## 4<sup>th</sup> Floor

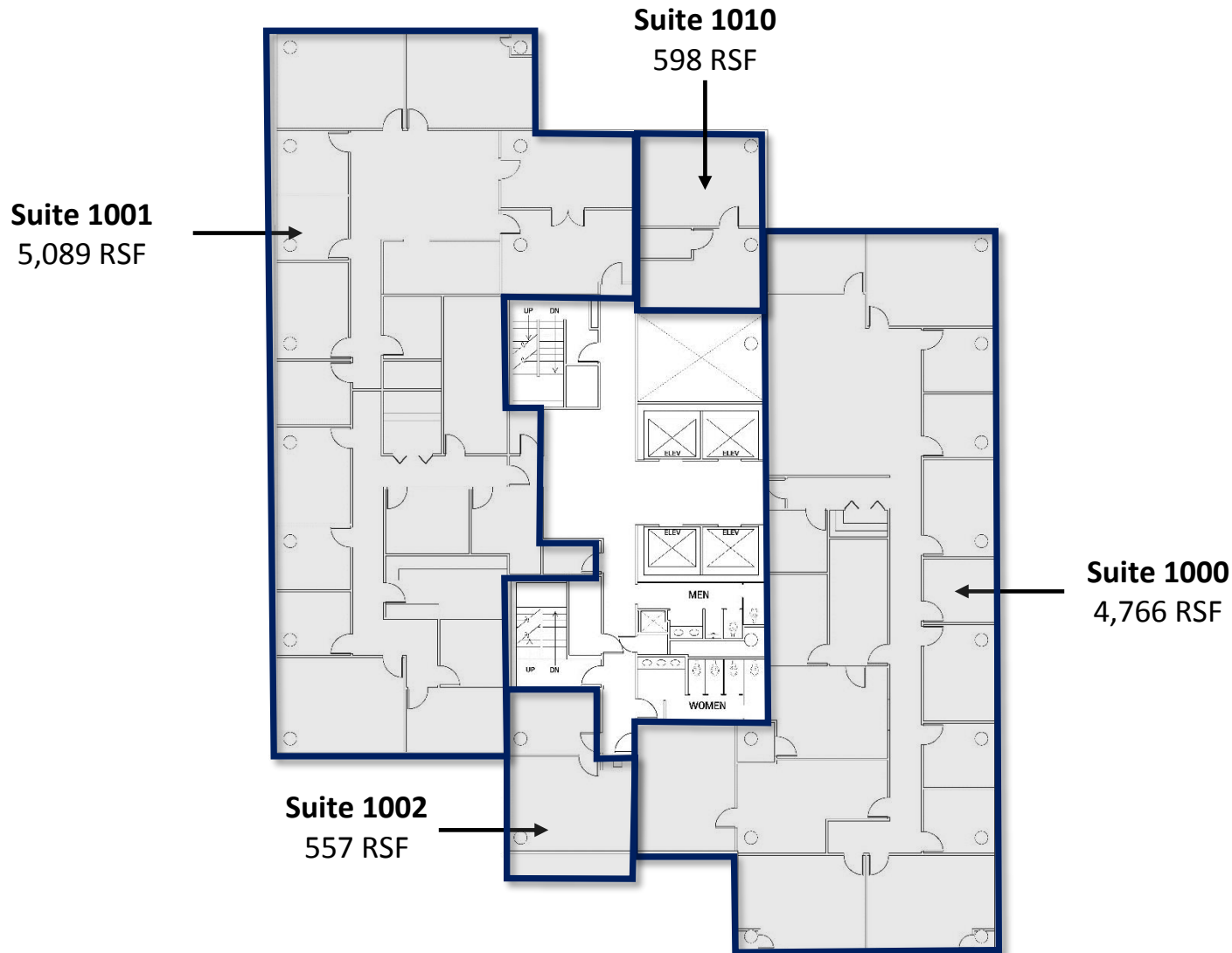


### AVAILABILITY

- Suite 401 – 4,635 RSF
- Suite 402 – 4,289 RSF
- Suite 404 – 1,747 RSF

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## 10<sup>th</sup> Floor



### AVAILABILITY

- Suite 1000 – 4,766 RSF
- Suite 1001 – 5,089 RSF
- Suite 1002 – 557 RSF
- Suite 1010 – 598 RSF

## 11<sup>th</sup> Floor



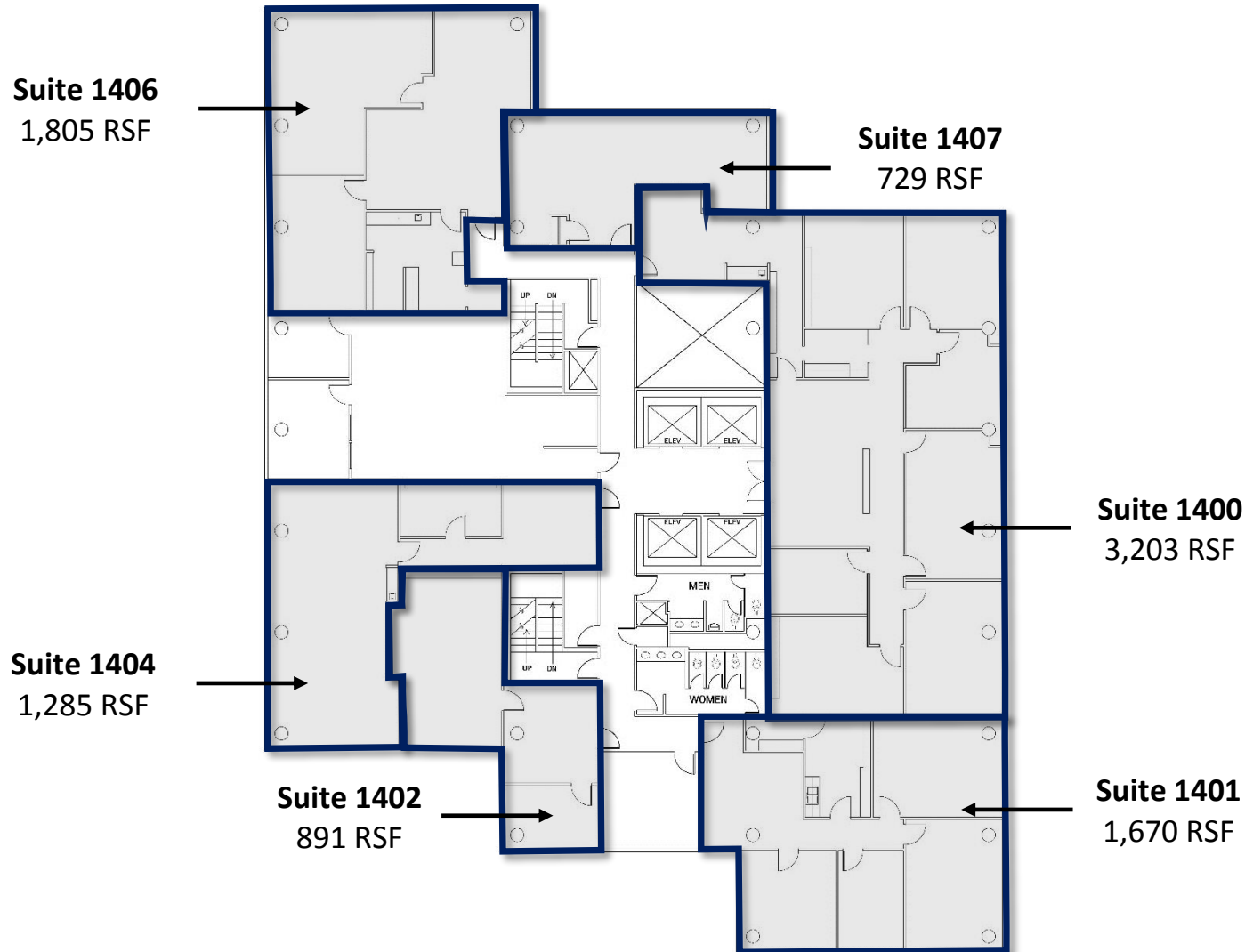
← **Suite 1118**  
1,754 RSF



### AVAILABILITY

Suite 1118 – 1,754 RSF

## 14<sup>th</sup> Floor



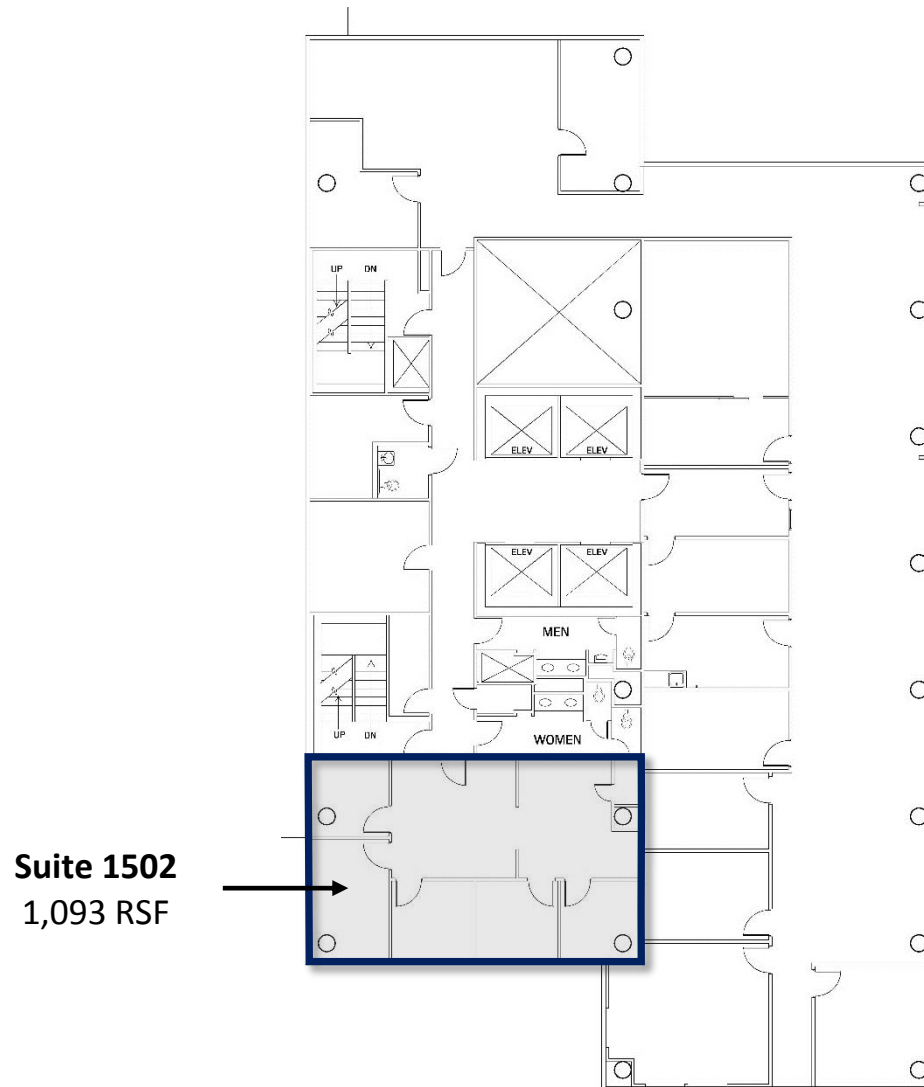
### AVAILABILITY

- Suite 1400 – 3,203 RSF
- Suite 1401 – 1,670 RSF
- Suite 1402 – 891 RSF
- Suite 1404 – 1,285 RSF
- Suite 1406 – 1,805 RSF
- Suite 1407 – 729 RSF

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## 15<sup>th</sup> Floor

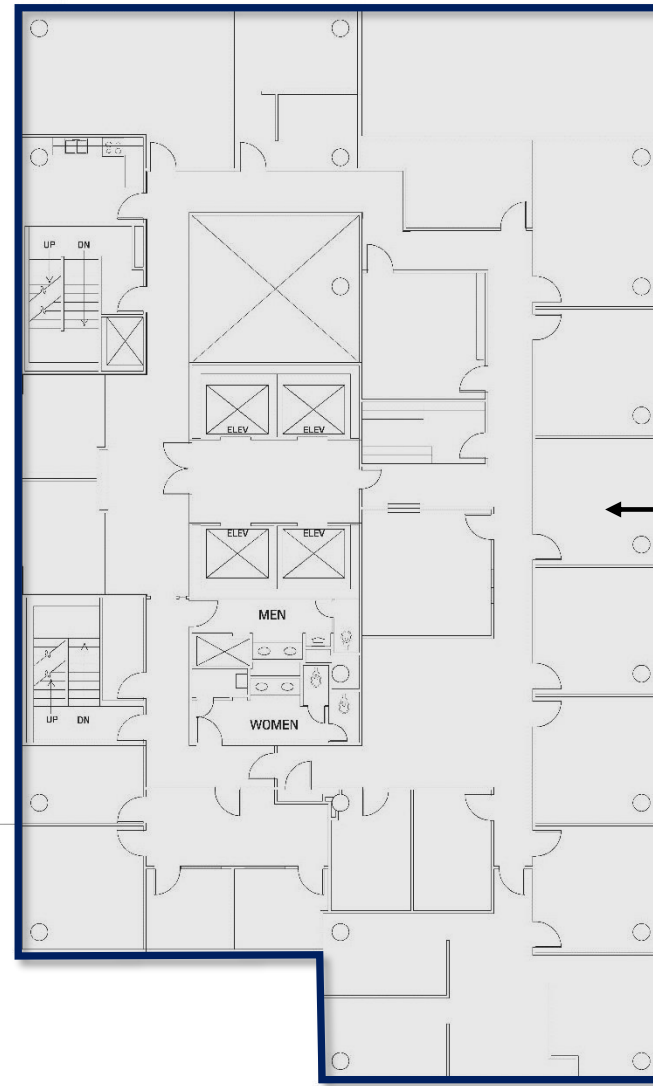


**Suite 1502**  
1,093 RSF



### **AVAILABILITY**

Suite 1502 – 1,093 RSF



## 16<sup>th</sup> Floor

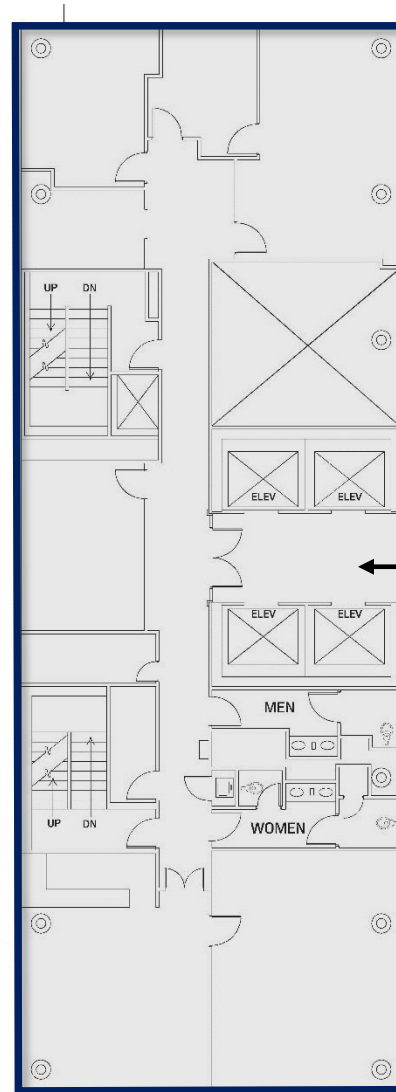


**Suite 1600**  
7,107 RSF

### AVAILABILITY

Suite 1600 – 7,107 RSF

## 19<sup>th</sup> Floor



**Suite 1900**  
2,931 RSF



### AVAILABILITY

Suite 1900 – 2,931 RSF



# Information About Brokerage Services

11-2-2015

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.

**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.

<u>Burns Commercial Properties, LLC</u>	<u>592818</u>	<u></u>	<u>(903) 534-1200</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Mark Whatley</u>	<u>423898</u>	<u>mwhatley@burns-commercial.com</u>	<u>(903) 530-0955</u>
Designated Broker of Firm	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<u>Matthew G. Coale</u>	<u>499874</u>	<u>mcoale@burns-commercial.com</u>	<u>903/372-3622</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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