

# INVENTORY - APRIL 2018

## OFFICE-DFW

### FORUM II

4004 Beltline Rd  
Addison, TX 75001



Office | Sublease | 5,581 SF

**\$15.00/SF + E**

3 Suites

107 @ 1,129 SF

155 @ 1,840 SF

225 @ 2,612 SF

Lease Expires: 1/5/2022

Direct Lease Terms Available

Cameron Tapley | 214.365.2796

### LAKESIDE SQUARE

12377 Merit Drive  
Dallas, TX



Office | Sublease | 24,244 SF

**\$17.00/SF Full Service**

Suite 300

Furniture Available

Recently Refurbished

Lease Expires: 6/30/2020

Alan Thomas | 214.365.2737

Alex Bathie | 214.365.2755

### TOLLWAY TOWERS

15770 N Dallas Parkway  
Dallas, TX



Office | Sublease | 6,000 SF

**\$18.00/SF + E**

Available Immediately

Elevator Lobby Exposure

Open Concept Floorplan

Conference Room and Break Room

Lease Expires: 7/31/2019

Al Paniagua | 214.365.2711

### 4455 LBJ

4455 LBJ Freeway  
Dallas, TX



Office | Sublease | 21,153 SF

**\$10.00/SF + E**

Available in 30 Days

Furniture Available, Negotiable

High-End Finishes

Penthouse Floor

Lease Expires: 8/31/2018

Blaine Shawaker | 214.365.2707

Jim Montgomery | 214.365.2766

### TWO LINCOLN CENTRE

5420 LBJ Freeway  
Dallas, TX



Office | Sublease | up to 7,261 SF

**\$15.00 + E**

Suite 660

Available Immediately

Furniture Available

Lease Expires: 4/30/2019

Ben Goldthorpe | 214.365.2716

Addison Weiss | 214.365.2720

### 15280 ADDISON ROAD

15280 Addison Road  
Dallas, TX



Office | Sublease | 8,219 SF

**\$14.50/SF + E**

Excellent Plug & Play Suite

Furniture Negotiable

Available in 30 Days

Parking Ratio 4/1000

Lease Expires 7/31/2018

Jason Brecheen | 214.365.2727

Chris Mims | 214.365.2789

### THREE LINCOLN CENTRE

5430 LBJ Freeway  
Dallas, TX



Office | Sublease | up to 20,073 SF

**Below Market Rate**

Suite 1500: 9,964 RSF

Suite 1580: 4,353 RSF

Suite 1595: 5,756 RSF

High Quality Finishes

Lease Expires: 12/31/2025

Dan Paterson | 214.365.2738

### HILLCREST TOWER

12720 Hillcrest Rd  
Dallas, TX



Office | Sublease | 9,626 SF

**\$14.00/SF + E**

Available 6/1/2018

Elevator Exposure

Strong Credit Sublessor

Lease Expires: 9/30/2019

Al Paniagua | 214.365.2711

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## OFFICE-DFW

### 600 E LAS COLINAS BOULEVARD

600 E Las Colinas Blvd  
Irving, TX



Office | Sublease | 23,386 SF

#### Rate Negotiable

11th Floor Available  
High End Finishes  
Class AA Building with Tenant Amenities  
4/1000 Parking Ratio  
Panoramic Views of Las Colinas  
Lease Expires: 4/30/2019

Duke Biggers | 214.365.2784  
Dan Paterson | 214.365.2738

### ROYAL RIDGE OFFICES

8081 Royal Ridge Pkwy  
Irving, TX 75063



Office | Sublease | 3,200 SF

#### \$18.50/SF + E

1st Floor  
Furniture Included  
5/1000 Parking  
Cafe  
Lease Expires: 1/31/2023

Dan Paterson | 214.365.2738

### 9003 AIRPORT FREEWAY

9003 Airport Fwy  
North Richland Hills, TX



Office | Sublease | 5,337 SF

#### \$18.00/SF + E

Furniture Negotiable  
Open Floor Plan  
Great Amenities  
Lease Expires: 1/31/2020

Jim Montgomery | 214.365.2766  
Thomas Byers | 214.365.2743

### PLANO PROFESSIONAL PARK

3016 Communications Pkwy  
Plano, TX



Office/Medical | Sublease | 1,895 SF

#### \$18.00/SF NNN

6 Private Offices  
2 Private Restrooms  
Monument Signage Available  
Lease Expires: 7/31/2019

Ben Goldthorpe | 214.365.2716  
John Anderson | 214.365.2752

### PRESTON PARK FINANCIAL WEST

4975 Preston Park Blvd  
Plano, TX



Office | Sublease | 4,637 SF

#### \$24.00/SF + E

Suite 820  
Furniture Available  
Brand New Finishes  
5 Private Offices on Windows  
Lease Expires: 6/30/2020

Ben Goldthorpe | 214.365.2716  
Addison Weiss | 214.365.2720  
Bruce Hecht | 214.365.2712

### LAKESIDE COMMONS

5045 Lorimar Drive  
Plano, TX



Office | Sublease | 4,282 SF

#### \$19.00/SF + E

Furniture Negotiable  
Available in 30 Days  
Monument Signage Available  
4.4/1000 Parking  
Lease Expires: 7/31/2019

Al Paniagua | 214.365.2711

# INVENTORY - APRIL 2018

## OFFICE-OTHER MARKETS

### BARRINGTON CENTER II

903 N 47th Street  
Rogers, AR



Office | Sublease | up to 31,113 SF

#### **\$18.00 Full Service**

Available in 30 Days  
Furniture & Equipment Available  
Lease Expires: 4/30/2021

Jim Montgomery | 214.365.2766

### WEDBUSH CENTER

1000 Wilshire Boulevard  
Los Angeles, CA



Office | Sublease | up to 8,500 RSF

#### **Substantially Discounted Rate**

Available in 30 Days  
Negotiable TI Allowance  
Multiple Configurations Available  
Lease Expires: 9/30/2023

Jim Buddrus | 214.365.2791

### 1199 BANNOCK STREET

1199 Bannock St.  
Denver, CO



Office | Sublease | 18,579 SF

#### **\$19.75/ SF Full Service**

Available Immediately  
Lease Expires: 8/31/2019

Cameron Tapley | 214.365.2796  
Ryan Tapley | 214.365.2781

### CANNON BUILDING

6710 Professional Parkway  
Sarasota, FL



Office | Sublease | up to 8,278 SF

#### **6,321 SF @ \$19.50 Full Service 1,957 SF @ \$20.50 Full Service**

Available Immediately  
Elegant Space  
Water Views  
Lease Expires: 9/30/2020

Rob Wolfe | 214.365.2747

### METCALF 103

10540 Barkley  
Overland Park, KS



Office | Sublease | 2,587 SF

#### **\$14.50/SF based on 6/1/2018 occupancy of full space**

Divisible to 829/SF, 1076/SF, and 1511/SF  
Mixed Open Area and Private Offices  
Lease Expires: 10/31/2021

Cameron Tapley | 214.365.2796

### LOYOLA AVENUE

701 Loyola Ave, Suite 102  
New Orleans, LA



Office | Sublease | 2,982 SF

#### **\$12.00 Full Service**

Available Immediately  
Lease Expires: 11/30/2018

Adam Brecheen | 214.365.2761

### TWA ADMINISTRATION CENTER

11500 NW Ambassador Drive  
Kansas City, MO



Office | Sublease | 11,910 SF

#### **\$13.50 Full Service**

Available Immediately  
Above Standard Finishes  
Restaurant  
Lease Expires: 8/31/2019

Dan Paterson | 214.365.2738

# INVENTORY - APRIL 2018

## OFFICE-OTHER MARKETS

### 301 S PLATTE CLAY WAY

301 S Platte Clay Way  
Kearney, MO



Office | Sublease | 1,715 SF

**\$11.00 NNN**

Available Immediately  
Lease Expires: 9/30/2018

Adam Brecheen | 214.365.2761

### INCLINE VILLAGE

931 Tahoe Boulevard  
Incline Village, NV



Office | Sublease | 650 SF

**\$15.69 Full Service**

Available Immediately  
Professional Office Space  
Retail Visibility  
Lease Expires: 8/31/2018

Al Paniagua | 214.365.2711

### 3915 30TH AVENUE

3915 30th Avenue  
Kenosha, WI



Office/Medical | Sublease | 6,743 SF

**Negotiable Asking Rate**

Available in 30-60 Days  
Lease Expires: 12/31/2023

Luke Paterson | 214.365.2732

# INVENTORY - APRIL 2018

## RETAIL-OTHER MARKETS

### 400 SOUTH RANDALL ROAD

400 S Randall Rd  
Elgin, IL



Retail | Sublease | 3,400 SF

**\$13.00/SF NNN**

Available Immediately  
Parking Ratio: 5.45/1000  
Lease Expires: 2/28/2021

Luke Paterson | 214.365.2732

### 912 S RANGELINE RD

912 S Rangeline Rd  
Carmel, IN



Retail/Office | 3,313 SF

**\$19.50/SF NNN**

Available Immediately  
Lease Expires: 3/31/2020

Hyatt Thompson | 214.365.2753

### GREENWOOD SPRINGS

1273 N Emerson Ave  
Greenwood, IN



Retail/Office | Sublease | 1,400 SF

**\$17.00/SF NNN**

Great Visibility  
High Traffic Retail Center

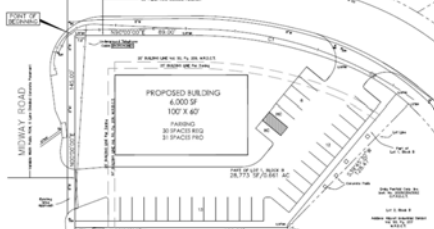
Hyatt Thompson | 214.365.2753

# INVENTORY - APRIL 2018

## INDUSTRIAL/FLEX/MIXED USE-DFW

### MIDWAY RD & WRIGHT BROS DR

Midway Rd. @ Wright Bros Dr.  
Addison, TX



Office/Flex | Sale/Lease | 0.661 Acres

Built-to-Suit  
28,773 SF Available  
Proposed Building  
53,000 Cars Per Day  
Zoned I-1 Car Lots & Repairs Allowed  
Rates and Area/Building Finish Negotiable  
Long Term Lease Available

Tom Brosseau | 214.365.2705

### JET HANGER DEVELOPMENT

15500 Wright Brothers Dr.  
Addison, TX



Office/Flex | Sale/Lease | 45,200 SF

140'+ Apron  
5,000 SF Office Space  
Direct Runway Access Permit Granted  
Large Jets to be Accommodated  
Reasonable Rent Based on Cost  
Partial Ownership Possible  
10 Month Lead Time

Tom Brosseau | 214.365.2705

### 2406 WALNUT RIDGE

2406 Walnut Ridge Street  
Dallas, TX



Industrial/Flex | Sublease | 18,625 SF

#### **\$3.85 NNN**

Available in 30 Days  
Custom Auto-Dealer Warehouse  
Built-in Paint Booth  
Lease Expires: 3/31/2020

Ben Goldthorpe | 214.365.2716  
Addison Weiss | 214.365.2720

## INDUSTRIAL/FLEX/MIXED USE - OTHER MARKETS

### 3490 VENTURE DRIVE

3490 Venture Dr.  
San Angelo, TX



Flex | Sublease | 55,000 SF

#### **\$2.90 NNN**

50,000 SF Manufacturing  
5,000 SF Office (Expandable)  
4 Dock High Doors, 2 Grade Lev. Doors  
Lease Expires: 06/30/2018

Dan Paterson | 214.365.2738  
Granville Jenkins | 214.365.2724

# INVENTORY - APRIL 2018

## LAND-DFW

### AIRPORT 161 HQ CENTER

Hwy 161 @ Walnut Hill  
Irving, TX



Land | Sale or Lease | 9.5 Acres

3 Story, Class A Building  
Build-to-Suit: 120,000 SF Available  
Typical floor plans 40,000 SF  
15 Foot Ceilings  
Prominent Freeway Signage  
Centrally located in DFW  
Convenient access to DFW Airport

Al Paniagua | 214.365.2711  
Jim Montgomery | 214.365.2766

### LEGACY PARK

Legacy Dr. @ Windcrest  
Plano, TX



Land | Sale | 16.39 Acres

**\$17.50/SF**  
Zoned Commercial Office  
Owner will consider Build To Suit Project  
with long term Lease  
+/- 500 SF of Frontage on Legacy Drive  
Next to EDS

Al Paniagua | 214.365.2711  
Jim Montgomery | 214.365.2766

### HWY 77

Mushroom Rd @ Shields Pky  
Waxahachie, TX



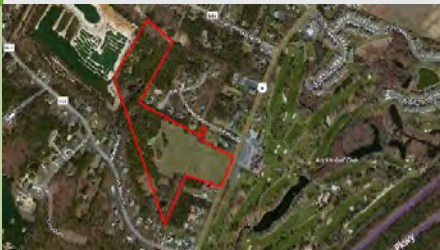
Development Land | Sale | 1 Acre

**\$350,000**  
Easy Access to I-35 E  
Fast Growing Hwy 77 Retail Corridor

Joe Arata | 214.365.2730  
Chris Mims | 214.365.2789

### 1419 ROUTE 9 NORTH

1419 Route 9 North  
Middle Township, NJ



Land | Sale | 22.17 Acre Pad Site

Zoned SR  
Served by Private Water and Septic  
Frontage on Route 9  
Across from Avalon Golf Club

Cameron Tapley | 214.365.2796

## LAND-OTHER MARKETS

# INVENTORY - APRIL 2018

## INVESTMENT-DFW

### 425-475 S LLEWELLYN AVE

425-475 Llewellyn Ave  
Dallas, TX



Office/Medical Space & Land | Sale

**\$1,600,000**

3 Parcels  
2 Existing Medical Office Buildings -  
Both Fully Leased  
1 Vacant Land Site

Ben Goldthorpe | 214.365.2716  
Addison Weiss | 214.365.2720

### 1627 BRAY CENTRAL DR

1627 Bray Central Dr  
McKinney, TX



Office/Warehouse | Sale | 27,000 SF

**\$3,200,000**

Single Tenant User  
Current Tenant Lease Expires:  
5/31/2023

Jack Moravcik | 214.365.2757

### 12600 ROLATER

12600 Rolater Rd  
Frisco, TX



Medical Facility | Sale/Lease

**Sale: \$4,500,000**

**Lease: \$45.00/SF NNN**

Built in 2016  
Includes all Equipment & Furniture  
Located in fast growing Frisco, TX

Greg McLane | 214.365.2701

## INVESTMENT - OTHER MARKETS

### GEORGETOWN MUNICIPAL AIRPORT

505 S Hangar Dr./160 Terminal Dr.  
Georgetown, TX



Airport | Sale | 10 Acres | 130,000 SF

505 S Hangar Dr - 4.4 Acres, 2  
Hangars, 2-T Hangars, Office Space  
160 Terminal Dr - 5.99 Acres, 2  
Hangars, Mechanical Shop, Storage,  
Office Space, Pad for additional Office  
Excellent Access to I-35, North of Austin

Dan Paterson | 214.365.2738  
Granville Jenkins | 214.365.2724

### 171 INDUSTRIAL BLVD

171 Industrial Blvd  
Fayetteville, TN



Office/Warehouse | Sale | 58,692 SF

**\$2,900,000.00**

30 Acres  
10,000 SF Office  
Large Paved Parking Area

Joe Arata | 214.365.2730  
Jim Buddrus | 214.365.2791





# 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:

- 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

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

\_\_\_\_\_  
Date