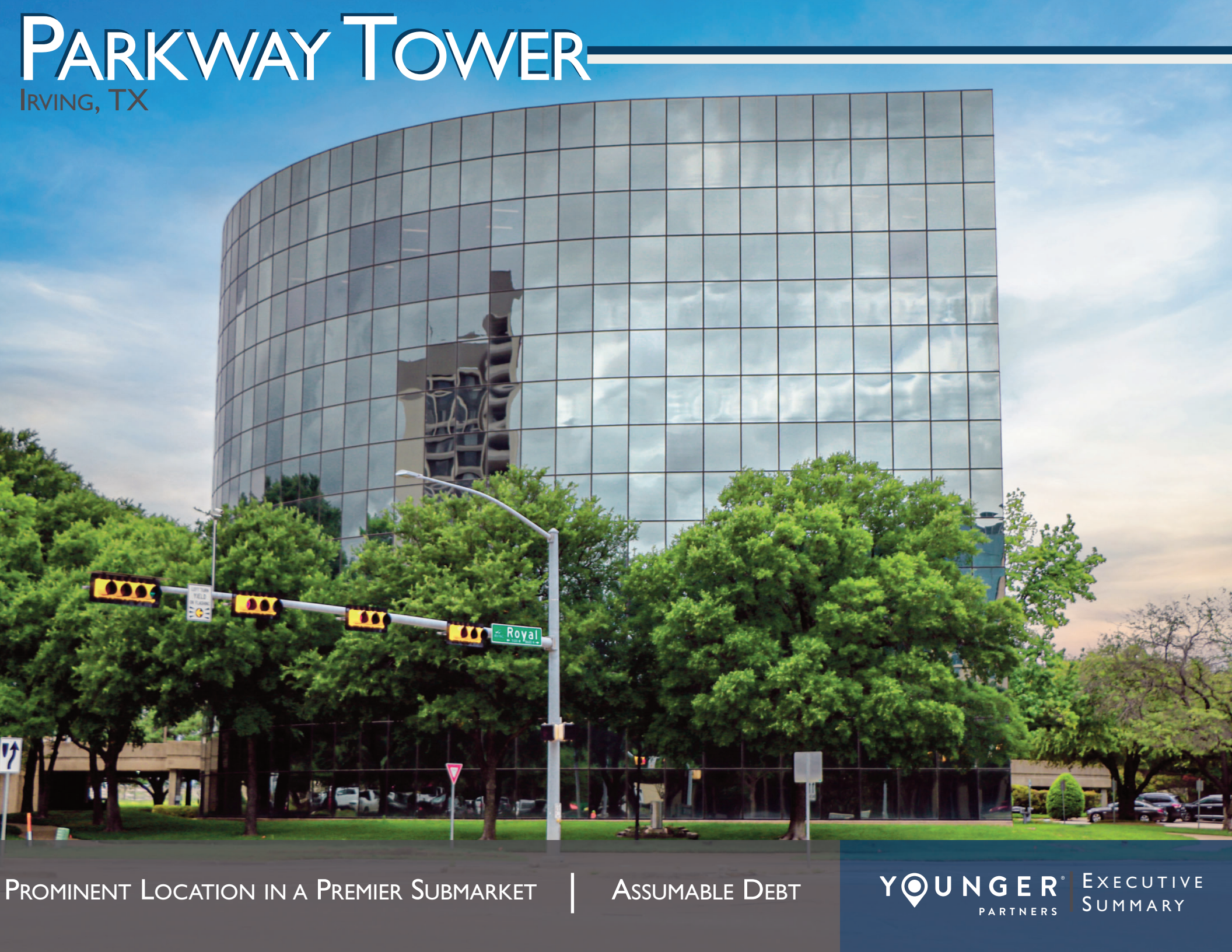


PARKWAY TOWER

IRVING, TX



PROMINENT LOCATION IN A PREMIER SUBMARKET

ASSUMABLE DEBT

YOUNGER
PARTNERS EXECUTIVE
SUMMARY

OPPORTUNITY

Younger Partners, as exclusive advisor, is pleased to present the opportunity to acquire Parkway Tower (the "Property"), a privately owned and maintained office buildings in Las Colinas — Dallas/Fort Worth's premier corporate destination. The Property offers 81,056 square feet of highly efficient, small tenant office space that is 62% leased to a diverse range of tenants. Strong in-place cash flow with a staggered rollover schedule allows for the next investor to continue common area improvements and push expiring rents to market rates at lease expiration.

Parkway Tower is located between Interstate 635 and State Highway 114, within a five-minute drive to Dallas/Fort Worth International Airport and the vibrant, master-planned Cypress Waters Development. Proximity to the Las Colinas Urban Center and Toyota Music Factory make the building easily accessible to some of Dallas' most sought-after amenities.

Parkway Tower is offered with assumable debt at 4.17% fixed through June 2025, giving new ownership an opportunity to capture value in a rising interest rate environment. The current balance of the loan provides outstanding LTV at closing to further benefit value-add investors looking to execute a repositioning plan in one of Dallas' most desirable office submarkets.

Available at a sizeable discount to replacement cost and an attractively low-cost basis, future ownership can invest reasonable cosmetic capital to bring fresh vibrancy to propel market leasing momentum.



P A R K W A Y T O W E R

■ BUILDING ADDRESS	8445 FREEPORT PARKWAY - IRVING, TX 75063
■ BUILDING SIZE	81,056 SF
■ OCCUPANCY	62%
■ YEAR BUILT	1982
■ NUMBER OF STORIES	6
■ SITE AREA	3.506 ACRES
■ PARKING	3.5 / 1,000 (SURFACE & COVERED)
■ REPLACEMENT COST	\$32,500,000 (\$400/SF)



DALLAS CBD

DALLAS-FORT WORTH
INTERNATIONAL AIRPORT

CALIBER
HOME LOANS

citi

HONDA

LA QUINTA
INN & SUITES

HOMWOOD
SUITES
by Hilton

114
TEXAS

Best Western
PLUS

NISSAN

ADT

SiriusXM
EXPERIENCE RADIO

RUSHMORE
LOAN MANAGEMENT
SERVICES

FHLBANK
DALLAS

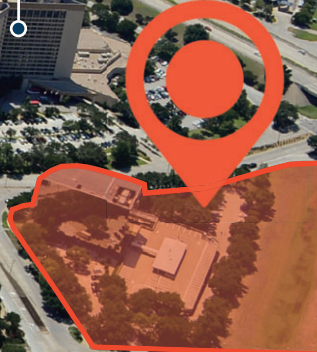
MARRIOTT
DALLAS/FORT WORTH
AIRPORT

Allstate

NORTHROP
GRUMMAN

YARDI

FREEMONT PARKWAY



INVESTMENT HIGHLIGHTS

- IMMEDIATE UPSIDE - 32,000 SF AVAILABLE FOR LEASE UP.
- OPPORTUNITY FOR AN OWNER OCCUPANT.
- SIGNAGE, NAMING AND BRANDING OPPORTUNITIES
- AMENITY RICH FREEPORT / LAS COLINAS MARKET.
- IN-PLACE / ASSUMABLE FINANCING AT 4.17%.
- DYNAMIC LOCATION AMONGST OUTSTANDING DEMOGRAPHIC AREA.
- VARIETY OF SPACE OPTIONS AND STRONG IN-PLACE CASH FLOW FROM ESTABLISHED TENANTS.
- SMALL FLOOR PLATES.
- OUTSTANDING ACCESS TO AREA TRANSPORTATION NETWORKS.
- LONG RUN OPTIONALITY OF 3.5 ACRES WITH FREEWAY FRONTAGE AND ACCESSIBILITY.
- BENEFITED BY DALLAS / FORT WORTH'S STATUS AS A TOP U.S. MARKETPLACE WITH A DIVERSIFIED ECONOMY, NATION LEADING POPULATION AND JOB GROWTH.
- DISCOUNT TO REPLACEMENT COST OF APPROXIMATELY \$400/SF.



P A R K W A Y T O W E R



DALLAS-FORT WORTH HIGHLIGHTS

- #1 BACK-TO-WORK CITY IN THE UNITED STATES.
- 226,000 NEW JOBS CREATED IN 2022.
- #2 REAL ESTATE MARKET FOR 2023 (ULI).
- THREE FORTUNE 10 COMPANY HQ'S.
- LOW COST OF DOING BUSINESS.
- OVER 1,000,000 JOBS ADDED SINCE 2010.
- TOP MARKET FOR INVESTMENT.
- 8.1 MILLION RESIDENTS.
- 345 NEW RESIDENTS DAILY.
- NATION-LEADING JOB & POPULATION GROWTH.
- NO ECONOMIC SECTOR ACCOUNTS FOR MORE THAN 20% OF EMPLOYMENT.



P A R K W A Y T O W E R

For Additional Building Information, Contact:

Scot C. Farber, CCIM

Tel: 214.294.4438

scot.farber@youngerpartners.com

Tom Strohbehn, CCIM

Tel: 214.294.4439

tom.strohbehn@youngerpartners.com

YOUNGER
PARTNERS

Enclosed with this Investment Offering Summary is a Confidentiality Agreement relating to the Property. If you are interest in receiving a full Offering Memorandum, please sign and return the Confidentiality Agreement to the exclusive agents listed above. The information contained herein was obtained from sources believed reliable; however, Younger Partners makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale of lease, or withdrawal notice.



Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any coincidental 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>Younger Partners Dallas, LLC</u>	<u>9001486</u>	<u></u>	<u>(214)294-4400</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Moody Younger</u>	<u>420370</u>	<u>moody.younger@youngerpartners.com</u>	<u>(214)294-4412</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></u>	<u></u>	<u></u>	<u></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

IABS 1-0



CONFIDENTIALITY STATEMENT

**8445 Freeport Parkway
Irving, TX 75063**

**Please return to:
tom.strohbehn@youngerpartners.com
Attn: Tom Strohbehn, CCIM**

The undersigned has been advised that Younger Partners has been retained on an exclusive basis by the Owner with respect to the offering for sale of 8445 Freeport Parkway – Irving, TX 75063 (the “Property”). The Owner has indicated that all inquiries and communications with respect to the contemplated sale of such Property be directed to Younger Partners. The undersigned hereby acknowledges that it is a principal or an investment advisor in connection with the possible acquisition of the Property.

The Owner has available for review certain information (“Confidential Information”) concerning the Property. On behalf of the Owner, Younger Partners may make such Confidential Information available to the undersigned upon execution of this Confidentiality Statement. The Confidential Information is intended solely for your own limited use in considering whether to pursue negotiations to acquire the Property. This is not an agreement to sell the Property nor an offer of sale. No agreement binding upon the Owner of the Property, or any of its associated or affiliated companies, shall be deemed to exist, at law or equity, until the Owner of the Property enters into a formal binding agreement of sale.

The Confidential Information contains brief, selected information pertaining to the business and affairs of the Owner, and has been prepared by Owner and Younger Partners, primarily from information supplied by the Owner of the Owner’s agent. It does not purport to be all inclusive or to contain all the information which a prospective purchaser may desire. Neither Younger Partners, the Owner nor the Owner’s Lender make any representation or warranty, expressed or implied, as to the accuracy or completeness of the Confidential Information and no legal liability is assumed or to be implied with respect thereto.

By executing this Confidentiality Statement you agree that the Information provided is confidential, that you will hold and treat it in the strictest of confidence, and that you will not disclose or permit anyone else to disclose the Information to any person, firm or entity without prior written authorization of the Owner and Younger Partners except that the information may be disclosed to your partners, employees, legal counsel and lenders or pursuant to a court order. Owner expressly reserves the right in its sole discretion to reject any or all proposals or expressions or interest in the property and to terminate discussions with any party at negotiations you hereby agree to return the Confidential Information to Younger Partners.

ON BEHALF OF PROSPECTIVE PURCHASER:

CO-BROKER (If Any):

Company: _____

Company: _____

Address: _____

Address: _____

City, State, Zip: _____

City, State, Zip: _____

Telephone: _____

Telephone: _____

Email: _____

Email: _____

By: _____

By: _____

Its: _____

Its: _____

Date: _____

Date: _____

Signature: _____

Signature: _____