



central **five** hundred

Plano, Texas

Confidential Offering Memorandum





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the offering

Cushman & Wakefield, as exclusive advisor, is pleased to present **Central Five Hundred** (the "Property"), a Class A office building totaling 237,625 square feet in Plano, Texas. The property is strategically located at the junction of Central Expressway and President George Bush Turnpike. The extensive building renovations were completed in 2020 that included move-in ready spec suites, a new fitness center, tenant lounge, conference center, and an on-site deli. Currently 76% leased to a diverse mix of desirable and financially established tenants, the project offers investors a secure and stable cash flow base with strong upside potential to increase rental rates as below market leases expire into a rising rate environment. The Property has been institutionally owned and maintained with a proactive capital improvement program.

Central Five Hundred is in the Plano-Richardson Submarket of Dallas-Fort Worth at the confluence of two major highways, Central Expressway (US 75) and President George Bush Turnpike, benefiting from connectivity and accessibility to all parts of Dallas. Situated in Plano, less than five minutes from the CityLine mixed-use development, Collin Creek Shopping Center, Richardson Plaza, and Sherrill Park Golf Course. Plano-Richardson is home to numerous global companies and is currently experiencing some of the strongest leasing velocity within the DFW market. Major leases signed in 2025 include AT&T (186k SF), Geico (165k SF), University of Texas (142k SF), Trinity Insurance (67k SF), Continental Electronics (45k SF), and ON Semiconductors (36k SF). As a proven destination for both large corporate users and small-to-mid size firms, coupled with a lack of new planned development, Plano-Richardson is poised for continued long-term success.





investment **highlights**



Recently
Renovated &
Ideally Positioned



Cash Flow
Stability with
Upside Potential



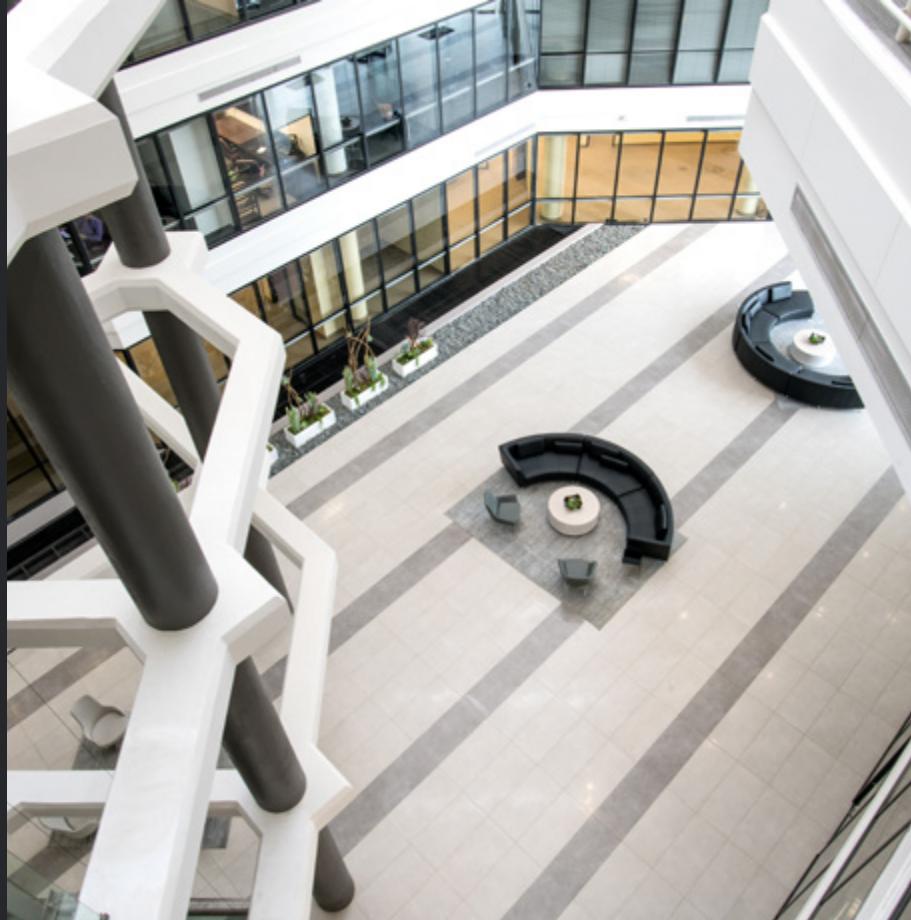
Advantageous
Market Position &
Location



Attractive
Suite Size
Availabilities

asset **overview**

- **500 North Central Expressway, Plano, TX 75074**
- 237,625 Square Feet
- 2020 Fully Renovated
- 3 / 1,000 Parking Ratio
- 5 Stories | 47,525 Plates
- 3.6 Years WALT
- 76% Leased
- 8.3 Acres

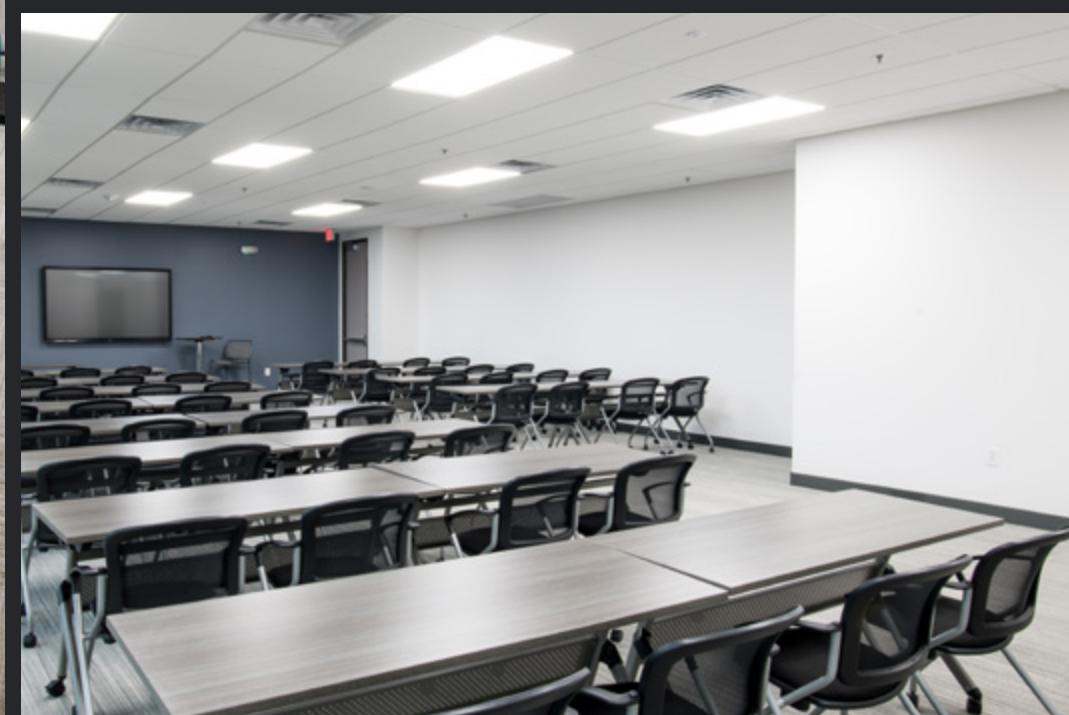




recently renovated & **ideally positioned**

- Proven ability to attract tenants with the best amenity offering amongst peer set
- High-end fitness with showers, locker room, and towel service
- On-site deli operation and conference center
- Renovated restrooms, common areas, and corridors throughout







advantageous market **position & location**

- Intersection of two major thoroughfares, North Central Expressway & President George Bush Turnpike
- Providing ease of access to a large employment base
- Fantastic ingress and egress to the property

22.7%

Population Growth
Since 2010



Top 3

Daytime Employment
Center in DFW

2.0M

Total Labor Force
Within 30-Min Commute



Home to Major
Corporate Hubs &
A Research-Driven
University



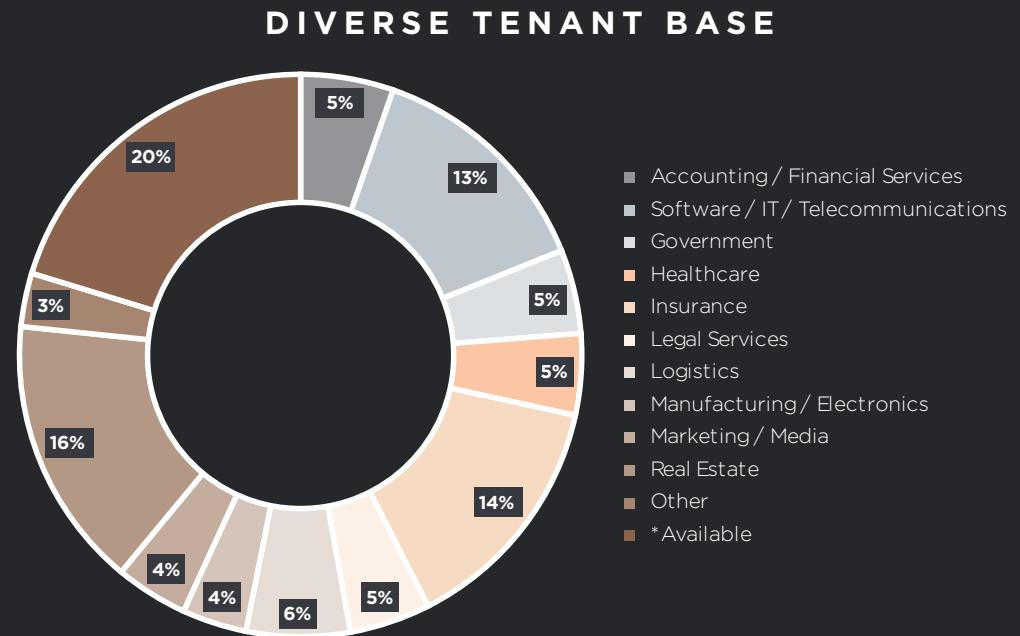
Highly Regarded
Public Education
Districts
(Over 90% College-
Bound Graduates)



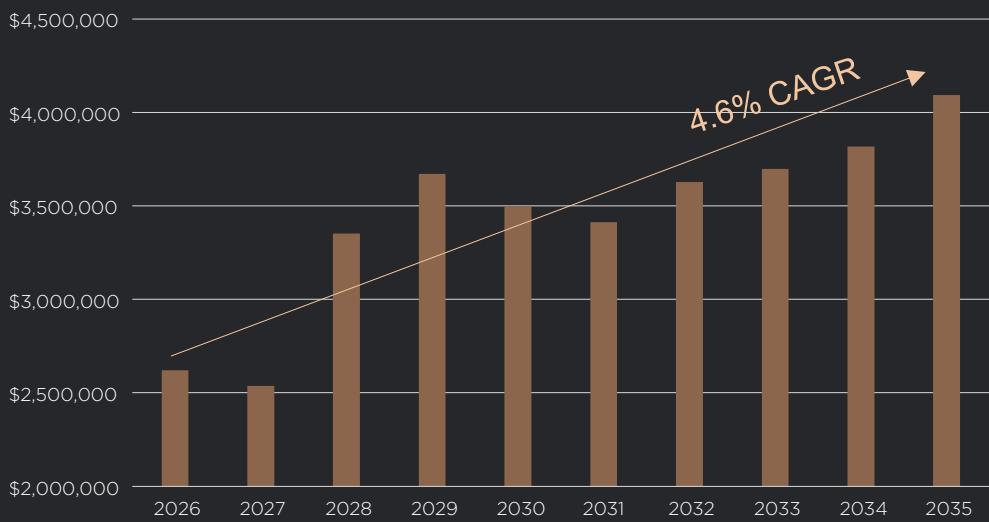
FOUR DART Light
Rail Stations &
Public Bus
Service

cash flow stability with upside potential

- 76% leased with 3.6 years of weighted average lease term remaining
- NOI appreciation via lease-up of current vacancy and mark-to- market opportunities provided by in-place leases



PROJECTED NOI GROWTH







attractive suite **size** availabilities

- Ability to cater to both mid-size and small tenants in the market
- 15 current vacancies, ranging from 1,055 SF up to 13,920 SF in size







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