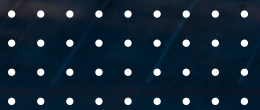


# central **five** hundred

Plano, Texas

Confidential Offering Memorandum









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## Disclaimer

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Property. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller of the Property.

This Memorandum was prepared on the basis of information available to the Seller and to Cushman & Wakefield, Inc., the Seller's exclusive agent in connection with the sale of the Property. It contains pertinent information about the Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein are for reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its exclusive agent guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material, which may include engineering, environmental, or other reports, may be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants and other advisors. The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations thereunder have been fully satisfied or waived.

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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

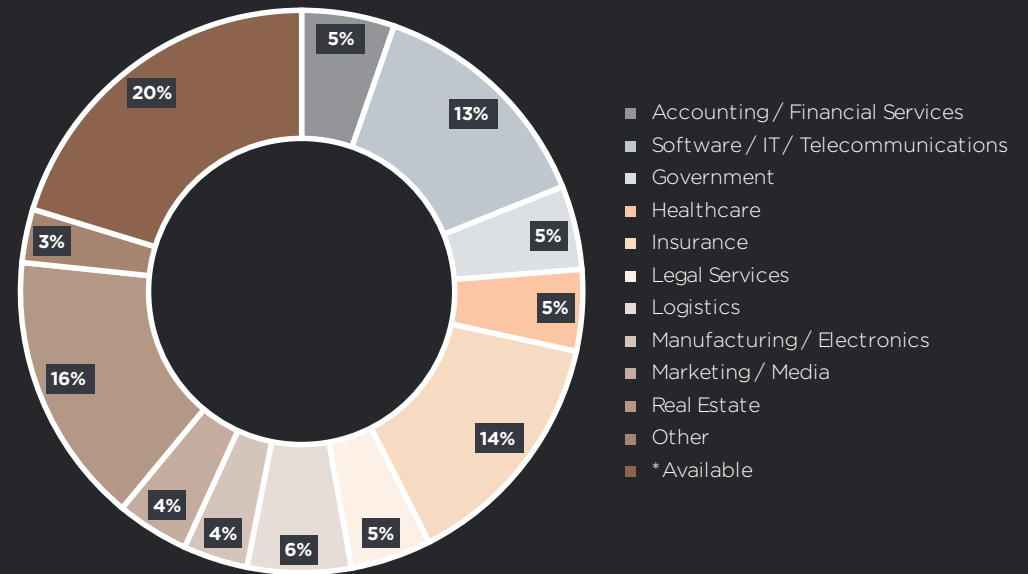




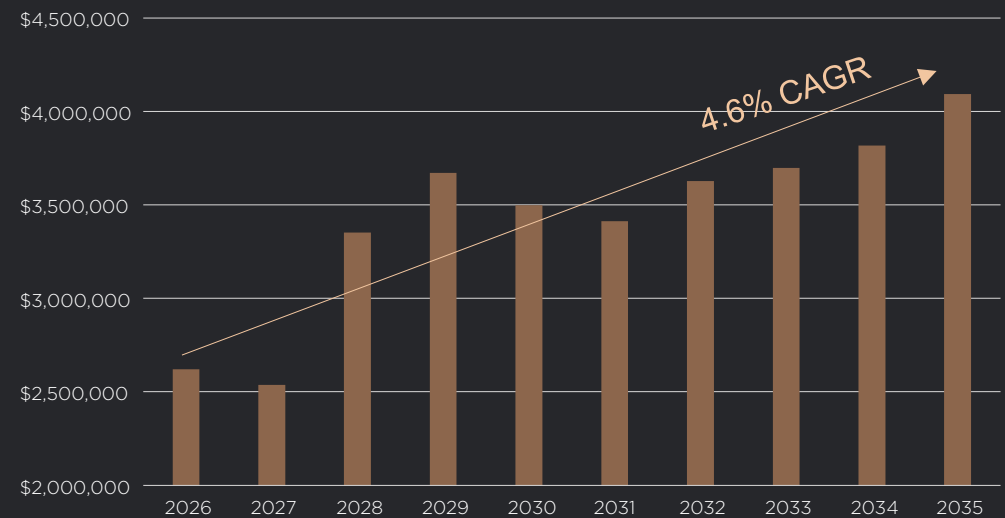
# cash flow stability with upside potential

- > 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

## DIVERSE TENANT BASE



## PROJECTED NOI GROWTH



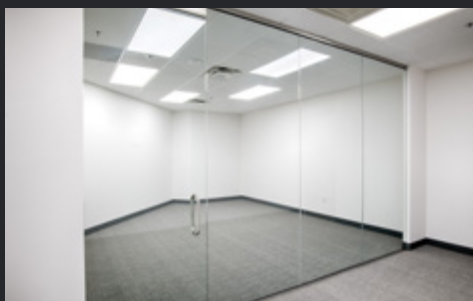






# attractive suite **size** **availabilities**

- > 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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