

OFFERING MEMORANDUM

CHAMBERLAIN
College of Nursing

REGENT CENTER



4800 & 4790 REGENT BOULEVARD
IRVING, TX 75063

THE OFFERING

Cushman & Wakefield (“C&W”), as exclusive advisor, is pleased to present Regent Center I & II (the “Property”), a two-building, 150,625 SF office campus located in the heart of Las Colinas – one of Dallas-Fort Worth’s most dynamic and resilient corporate addresses. Located just off Interstate 635, the Property benefits from convenient accessibility, strong surrounding demographics and healthy leasing fundamentals. Currently 98% leased to a diverse mix of institutional-quality tenants with a 6.2 year WALT, the Property offers investors a stabilized, institutionally maintained asset anchored by nationally recognized tenants with long-term commitments.

Regent Center I & II provides investors a compelling opportunity to acquire a stabilized, cash-flowing asset in one of the most dynamic submarkets in the country at a favorable basis, with durable tenancy and long-term growth supported by one of the nation’s fastest growing MSAs.

ASSET PROFILE

	Regent Center I	Regent Center II
Address	4800 Regent Boulevard Irving, TX 75063	4790 Regent Boulevard Irving, TX 75063
Building Size (SF)	93,577	57,048
Stories	2	2
Leased	97%	100%
Year Built	1993	2009
Land Area	13.57 Acres	
Parking	850 Spaces	
Parking Ratio	5.64 / 1,000 SF	





Market:

Dallas Fort Worth

Submarket:

Las Colinas
(Freeport / Coppell)

Office Net Rentable Area:

150,625 SF

Zoning Uses:

4800 Regent - C-0

4790 Regent - ML
20A / light industrial

MAJOR TENANTS

Tenant	Building	Square Feet	% of Property	Lease Expiration	Remaining Lease Term
Adtalem Global Education	Regent Center I	72,444	48.1%	7/31/2030	4.6 Years
Tidel Engineering*	Regent Center II	43,222	28.7%	3/31/2036	10.3 Years
Total / Weighted Average		115,666	76.8%		6.7 Years

**lease contains a "must-take" provision; tenant will occupy 57,048 SF by June 2028, increasing the space occupied by major tenants to 129,492 SF (86% of Property)*

INVESTMENT HIGHLIGHTS

STABILIZED & DIVERSIFIED RENT ROLL

The Property is anchored by Adtalem Global Education (72,444 SF, July 2030) and newly signed Tidel Engineering (43,222 SF, March 2036), providing durable income and a weighted average lease term of over 6 years. The income stream is further diversified across industries including education, healthcare, and technology-enabled services.

TENANT COMMITMENT

Adtalem has maintained a longstanding presence at Regent Center, originally taking occupancy in 2007 and renewing multiple times since, with the most recent renewal term commencing in August 2025. Over this period, the tenant has invested millions of dollars in specialized infrastructure, training facilities, and build-out improvements, underscoring its long-term commitment to the location. Tidel Engineering has identified Regent Center as its regional HQ.

INSTITUTIONAL OWNERSHIP

Renovated in 2021 with recent capital improvements including lobby upgrades, landscaping and building systems, leaving limited near-term capital requirements for future ownership.





HIGH BARRIERS TO ENTRY / DISCOUNT TO REPLACEMENT COST

With replacement costs for comparable suburban office construction exceeding \$300 per SF, Regent Center presents investors with an opportunity to acquire at a substantial discount. Significant recent capital investments—including lobby and common area renovations—limit near-term capex and support continued tenant retention. The asset offers an attractive arbitrage opportunity relative to replacement cost and future supply constraints.

PREMIER LAS COLINAS LOCATION

Situated immediately adjacent to DFW International Airport and minutes from Dallas and Fort Worth CBDs, the Property benefits from unmatched accessibility. The surrounding Las Colinas submarket continues to attract Fortune 500 companies and large-scale mixed-use developments such as Toyota Music Factory, Cypress Waters, and Hidden Ridge, providing abundant amenities, housing, and long-term demand drivers.

 ABBOTT

 AMERICAN
ATHLETIC CONFERENCE

 AT&T



 Builders
FirstSource

 Cacique

 CATERPILLAR®

 CHRISTUS
Health.

 citi

 COLLEGE FOOTBALL
PLAYOFF

 CMC

 CVS Health.

 FLUOR®

 Gartner®

 HOLLMAN

 Humana

 Kimberly-Clark

 MCKESSON

 Microsoft

 Nexstar
MEDIA GROUP, INC.

 Scouting
America

 T Mobile

 verizon

 vizient.

 WELLS FARGO





CITY OF IRVING / LAS COLINAS

Irving, Texas – anchored by the prestigious Las Colinas Urban Center – is one of the most economically dynamic and well-connected cities in the Dallas-Fort Worth Metroplex. With a population exceeding 260,000 and a highly educated, diverse workforce, Irving serves as a major employment hub and is home to over 50 Fortune 500 headquarters or regional offices, including Wells Fargo, McKesson, Kimberly-Clark, and Caterpillar.

Las Colinas continues to evolve as a premier live-work-play destination, supported by strong demographics, median household incomes above \$90,000, and sustained investment across residential, office, and hospitality sectors. The area features a growing mix of upscale developments, including the Toyota Music Factory – a 17-acre entertainment complex with an 8,000-seat amphitheater – along with the vibrant lakeside Water Street district, which offers pedestrian-friendly dining, retail, and luxury multifamily living anchored by scenic trails and waterfront spaces. Surrounding Class A multifamily communities further enhance Las Colinas' appeal, making it a thriving, amenitized urban hub.

The district benefits from exceptional infrastructure and regional accessibility. The site at 4800 & 4790 Regent Boulevard is located just minutes from Dallas Fort Worth International Airport and provides direct access to major highways including SH 114, I-635, SH 161 (President George Bush Turnpike), and the Dallas North Tollway. Additionally, DART's Orange Line light rail runs through Las Colinas, offering direct transit connections to downtown Dallas and the airport, enhancing the area's regional connectivity.

4800 & 4790 Regent Boulevard is strategically positioned within this high-growth, high-demand corridor. Surrounded by executive housing, major employers, and top-tier amenities, the site presents a rare, large-scale redevelopment opportunity ideally suited for a transformative mixed-use project in one of North Texas's most established and opportunity-rich markets.



CYPRESS WATERS

1,000-Acre Master-Planned Corporate & Residential Hub

Strategically positioned in the heart of DFW, Cypress Waters features 20 Class A office buildings, 87 corporate tenants, and 16 restaurants. Centered around scenic North Lake, the community offers hike & bike trails, an outdoor amphitheater, and a growing daytime population of over 18,000—making it a vibrant destination for business and lifestyle.



LAS COLINAS URBAN CENTER

Premier Mixed-Use Destination

A dynamic blend of corporate HQs, luxury multifamily, and walkable entertainment, Las Colinas Urban Center is home to several Fortune 500 companies and major international firms. Its transformation into a 24/7 district has positioned it as one of DFW's most sought-after urban centers.



LAKE CAROLYN & MANDALAY CANALS

Urban Waterfront Lifestyle

Offering gondola rides, walking trails, and waterfront dining, this picturesque setting blends natural beauty with urban energy. The adjacent Water Street development enhances the district with upscale apartments, retail, and office space along the lakefront..



HIDDEN RIDGE

Transformative Transit-Oriented Development

A \$1 billion mixed-use development spanning 150+ acres, Hidden Ridge is anchored by Verizon's campus and features office, residential, retail, and entertainment. Adjacent to the DART Orange Line's Hidden Ridge Station, the project exemplifies urban connectivity and smart-growth planning in the heart of Irving.



TOP-TIER AMENITIES

Restaurants

1. Chipotle Mexican Grill
2. McAlister's Deli
3. Starbucks
4. Panda Express
5. Mexican Sugar
6. Chicken Express
7. Twisted Root Burger Co.
8. Texas Roadhouse
9. Torchy's Tacos
10. Chili's Grill & Bar
11. First Watch
12. Panera Bread
13. Jack in the Box
14. Taco Cabana
15. Dunkin'
16. Dave's Hot Chicke
17. In-N-Out Burge
18. CAVA
19. Jersey Mike's Sub
20. Shake Shack Las Colinas
21. Rodeo Goat Cypress Waters

Retail

22. Grapevine Mills
23. The Shops at Regent Cross
24. Target
25. T.J. Maxx & HomeGoods
26. Kroger
27. Kohl's
28. Walmart Supercenter
29. Sam's Club
30. The Home Depot
31. CVS
32. 7-Eleven
33. Trader Joe's
34. Tom Thumb
35. Whole Foods Market

Lifestyle & Entertainment

36. PINSTACK
37. 24 Hour Fitness
38. Planet Fitness
39. Life Time
40. Riverchase Golf Club
41. Toyota Music Factory

Hotels

42. Sheraton DFW Airport Hotel
43. Holiday Inn Express & Suites Irving DFW Airport North by IHG
44. Home2 Suites by Hilton Irving/DFW Airport North
45. DoubleTree by Hilton Hotel Dallas - DFW Airport North
46. The Westin Dallas Fort Worth Airport
47. La Quinta Inn & Suites by Wyndham Dallas DFW Airport North
48. Wingate by Wyndham DFW / North Irving
49. Residence Inn by Marriott Dallas DFW Airport North/Irving
50. Four Points by Sheraton Dallas Fort Worth Airport North
51. Courtyard by Marriott Dallas DFW Airport North/Irving
52. Hilton DFW Lakes Executive Conference Center
53. Embassy Suites by Hilton Grapevine DFW Airport North
54. Element Dallas Fort Worth Airport North
55. Comfort Suites DFW Airport
56. Clarion Inn & Suites DFW North
57. Hawthorn Extended Stay by Wyndham DFW Airport North
58. Fairfield by Marriott Inn & Suites Dallas DFW Airport North/ Irving
59. Homewood Suites by Hilton Irving-DFW Airport
60. Candlewood Suites DFW Airport North - Irving, an IHG Hotel
61. Staybridge Suites DFW Airport North by IHG

Corporate Headquarters



REGENT CENTER
I & II

mr.
cooper

Brinker
INTERNATIONAL

NISSAN

Allstate

HONDA

DALLAS-FORT WORTH
INTERNATIONAL AIRPORT

Michaels
Where Creativity Happens™

7
ELEVEN

HACKBERRY CREEK
COUNTRY CLUB

WELLS
FARGO

Kimberly-Clark

Celanese

CAT

CUSHMAN & WAKEFIELD II 11



8.34 M
Current
Population (2024)

DFW reached approximately 8.34 million residents in 2024, up from about 8.17 million in 2023



#1
Fastest-Growing Metro
in the U.S. in 2025

Adding over 100,000 new residents annually



4.37 M
Workers in the DFW Labor Force

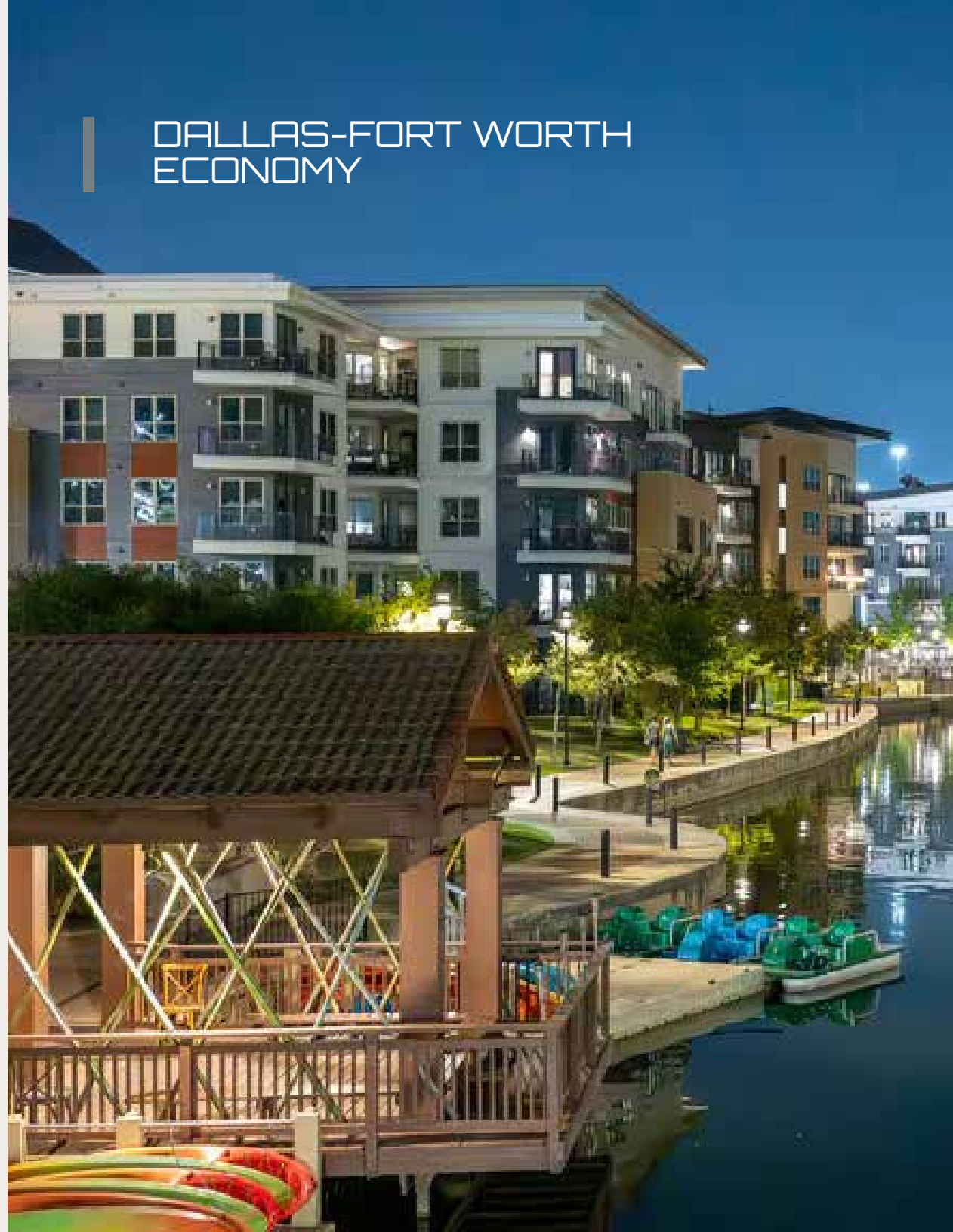
Strong wages + low cost of living
(Attractive employment base)



#1
Real Estate Market (ULI)

In Dallas for 2025

DALLAS-FORT WORTH ECONOMY





Leading Pro-Business Environment

#1 state for doing business 21 years in a row

SOURCE: CEO Magazine



State & Local Income Tax

Favorable for residents & businesses



Corporate Relocations (Between 2018-2024)

Largest destination in the U.S. for such moves

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INVESTMENT CONTACTS

Todd Savage

Executive Managing Director
+1 214 394 8388
todd.savage@cushwake.com

Jared Chua

Executive Managing Director
+1 713 260 0252
jared.chua@cushwake.com

Russell Ingrum

Executive Vice Chair
+1 214 890 8248
Russell.Ingrum@cushwake.com

Matt Murphy

Director
+1 214 949 0080
matt.murphy@cushwake.com

Kelsey Shebay

Executive Managing Director
+1 512 222 0925
kelsey.shebay@cushwake.com

ANALYST CONTACTS

Cole Sutter

Senior Analyst
Mobile: 706 206 4348
Cole.Sutter@cushwake.com

Kiana Nemati

Analyst
Direct: 972 763 4181
kiana.nemati@cushwake.com