

CENTRAL SQUARE

DALLAS, TEXAS



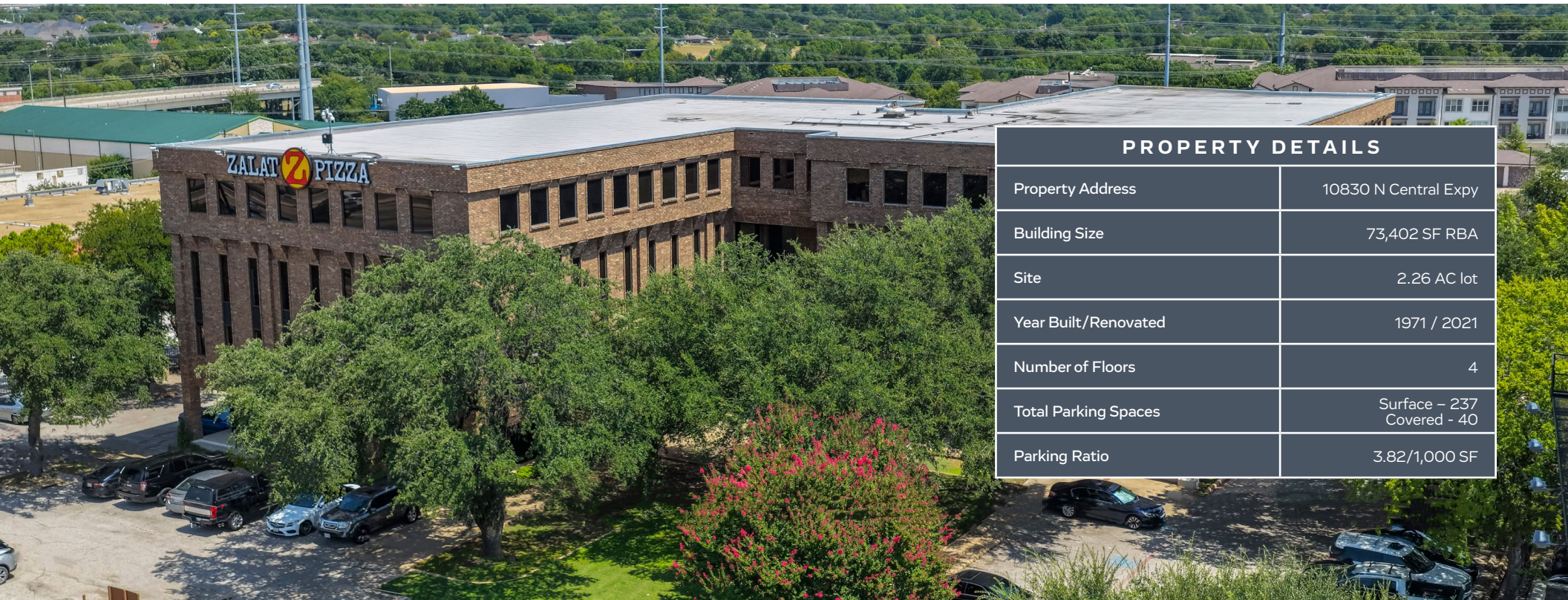
EXECUTIVE SUMMARY

Weitzman is pleased to present the opportunity to acquire Central Square, an approximate 73,402 square foot, multi-tenant, four-story building located at 10830 N Central Expressway in Dallas, Texas.

At 55% occupancy with expiring rents 35-40% below market, Central Square offers an opportunistic business plan with in-place cash flow and upside, via immediate lease-up of vacant suites and mark-to-market renewal at today's rental rates. Positioned to capture overflow from the rising rental rates within the Infill Triangle - the area bounded by Central Expressway, Dallas North Tollway, LBJ Freeway and the Dallas Central Business District – Central Square is a desired reprieve for tenants seeking quality product at much lower rates, all within the strong North Central Medical Dallas micromarket.

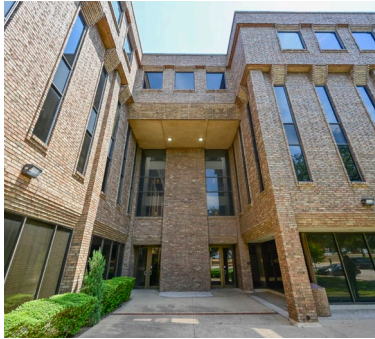
Built in 1971 and renovated in 2021, Central Square offers an abundance of surrounding amenities including a host of restaurants, retail, and entertainment. Incorporating the definition of convenience, Central Square features opportune access to all of Dallas' major thoroughfares and public transportation. The abundance of accessible resources includes great dining and shopping destinations at several nearby shopping centers and malls, such as Galleria Mall and NorthPark Center, beautiful outdoor areas at Harry Moss Park and Royal Oaks Country Club, luxury residences, Class A multifamily, and gated communities.

Additionally, Central Square fronts Central Expressway providing significant visibility partnered with unparalleled convenience. This coveted location presents superior access to the central Dallas core, two large world class hospitals (Texas Health Presbyterian Hospital Dallas – 1,200 beds – and Medical City Dallas Hospital – 1,000 beds), and Dallas Love Field International Airport, all providing exceptional beneficiaries and synergies to Central Square.



PROPERTY DETAILS	
Property Address	10830 N Central Expy
Building Size	73,402 SF RBA
Site	2.26 AC lot
Year Built/Renovated	1971 / 2021
Number of Floors	4
Total Parking Spaces	Surface – 237 Covered - 40
Parking Ratio	3.82/1,000 SF

**10830
N CENTRAL
EXPRESSWAY**
DALLAS, TEXAS



4
STORIES



73,402
SQUARE FEET



**OPPORTUNISTIC
INVESTMENT
OFFERING**

**EXCEPTIONAL
LOCATION**

**IMMEDIATE
LEASE-UP
OPPORTUNITIES**

**COVERED
LAND PLAY
(2.26 AC)**

MEDICAL
 **Texas Health**
Presbyterian Hospital
(1,200 BEDS)
 **Medical City**
Dallas
(1,000 BEDS)



DIRECT BENEFICIARY
**NORTH
CENTRAL
URBAN**
MICROMARKET

35-40%
BELOW MARKET
RENTS AT
EXPIRATION



NEARBY
**LIVE-WORK-
PLAY**
AMENITIES

3.82/1,000
PARKING RATIO
(STRUCTURED PARKING)

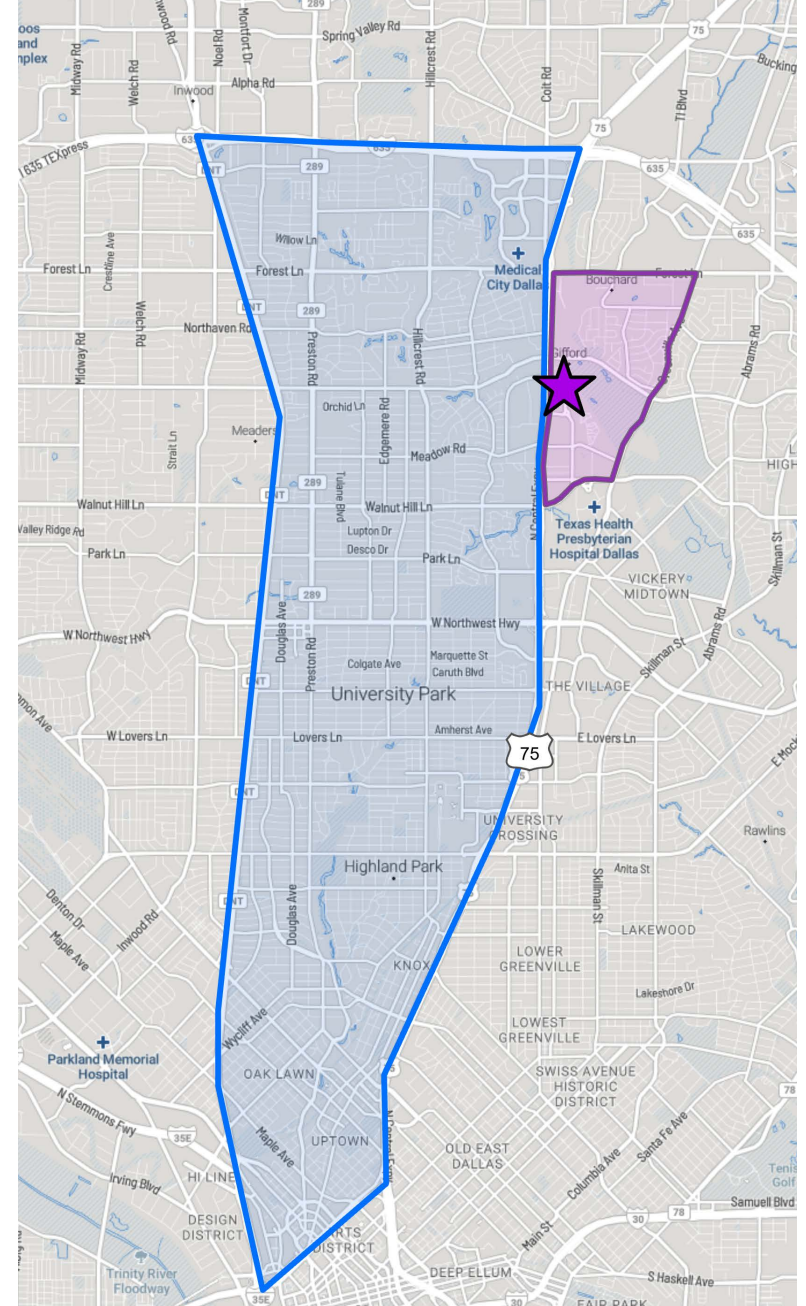
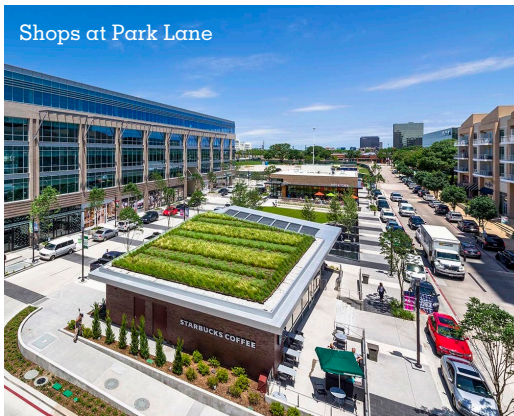


NORTH CENTRAL URBAN MICROMARKET

Central Square is strategically located in the heart of the North Central Urban Micromarket, an area defined by the region along Central Expressway bordered by Walnut Hill Lane to the south, Forest Lane to the north, and Greenville Avenue to the east. This stretch has experienced significant redevelopment, having transitioned from simply office and retail properties into a high-end mixed-use environment. Combined with its current access to major arteries and proximity to major medical centers, Central Square benefits from Infill Triangle overflow and rising rental rates in lower Central Expressway to the south, as tenants seek a quality building in a centralized location.

The Infill Triangle, bounded by Dallas North Tollway to the west, LBJ Freeway to the north and Central Expressway to the east, is one of the most prominent and sought-after markets in the southern U.S. Central Square is positioned adjacent to the Infill Triangle, and as a result, benefits directly from its historically top-performing stature within the Dallas Metroplex. The office building has, and will continue to capture, immediate overflow from the neighboring area, while hosting an array of adjacent, amenity-rich developments of its own, legitimizing Central Square's forecast of strong performance.

Redevelopment is turning Central Square's neighborhood into a true live-work-play environment. Nearby amenity-dense areas include The Shops



NORTH CENTRAL URBAN MICROMARKET

at Park Lane, NorthPark Center, The Hill, and Preston Hollow Village. Overall the immediate area benefits from over 250 extraordinary restaurant and retail options, approximately 3,000 new residential units, medical offices, hotels and senior housing.

With immediate access to U.S. Highway 75 (Central Expressway)/Interstate 635 (LBJ Freeway) "High Five" Interchange, Central Square has easy accessibility to major arteries of the DFW metroplex. As a direct beneficiary of the Infill Triangle, Central Square also has easy access to alternate east-west routes, such as Northwest Highway, Walnut Hill Lane and Forest Lane. This allows companies and their employees residing in affluent neighborhoods to the west and south of Central Square, such as the Park Cities, Preston Hollow, Lake Forest, and The Downs of Hillcrest, a seamless commute. With the Walnut Hill DART RAIL train station less than half a mile from the Property, public transportation is also a solid option.

Central Square further benefits from increased demand in the healthcare sector, fueled by the continued expansion of Medical City Dallas (an HCA Hospital, largest hospital network in the world), robust growth of Texas Health Resources' Presbyterian Hospital (15th largest hospital in Texas), the development of Carrell Clinic, and the Baylor Hospital network. The upward trend from the medical sector is expected to continue, as medical-related firms and physicians seek alternatives located within close proximity to these expanding hospital systems.

The urbanization of the Central Expressway corridor has created an emergence of impressive amenities. As the area adds numerous shopping destinations, an array of restaurants, new medical facilities, a variety of hotels and diverse housing options, Central Square is poised to see high occupancy and rising rental rates in response to projected increased tenant demand.





Medical City Dallas
1,500 physicians
963 beds

PODIATRY

WESTIN
536-key

135-key

WES
490 MF units

Forest Ln

U.S. RENAL CARE

ENCOMPASS HEALTH

Royal Ln
24,741 vpd

Canyon Creek
244 MF units

75

N Central Expy

RETINA CENTER OF TEXAS
DALLAS SARCOMA ASSOCIATES
oneOrtho

UNIFIED PAIN MANAGEMENT

Medical City Heart Hospital
A Campus of Medical City Dallas

261 MF units

KEY-WHITMAN EYE CENTER

JAGUAR

LAND-ROVER

5 NUTRITION

SERVE & SIP

STUDIO MOVIE GRILL

24 FITNESS

Royal Ln

EXTRASPACE STORAGE

CENTRAL SQUARE

domain
at Milliken Park
395 MF units

ROYAL OAKS
COUNTRY CLUB

OPHTHALMOLOGY SURGERY
CENTER OF DALLAS
AN AFFILIATE OF Texas Health Resources

NORTH TEXAS PAIN INSTITUTE

U.S. RENAL CARE

GLAUCOMA ASSOCIATES OF TEXAS

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