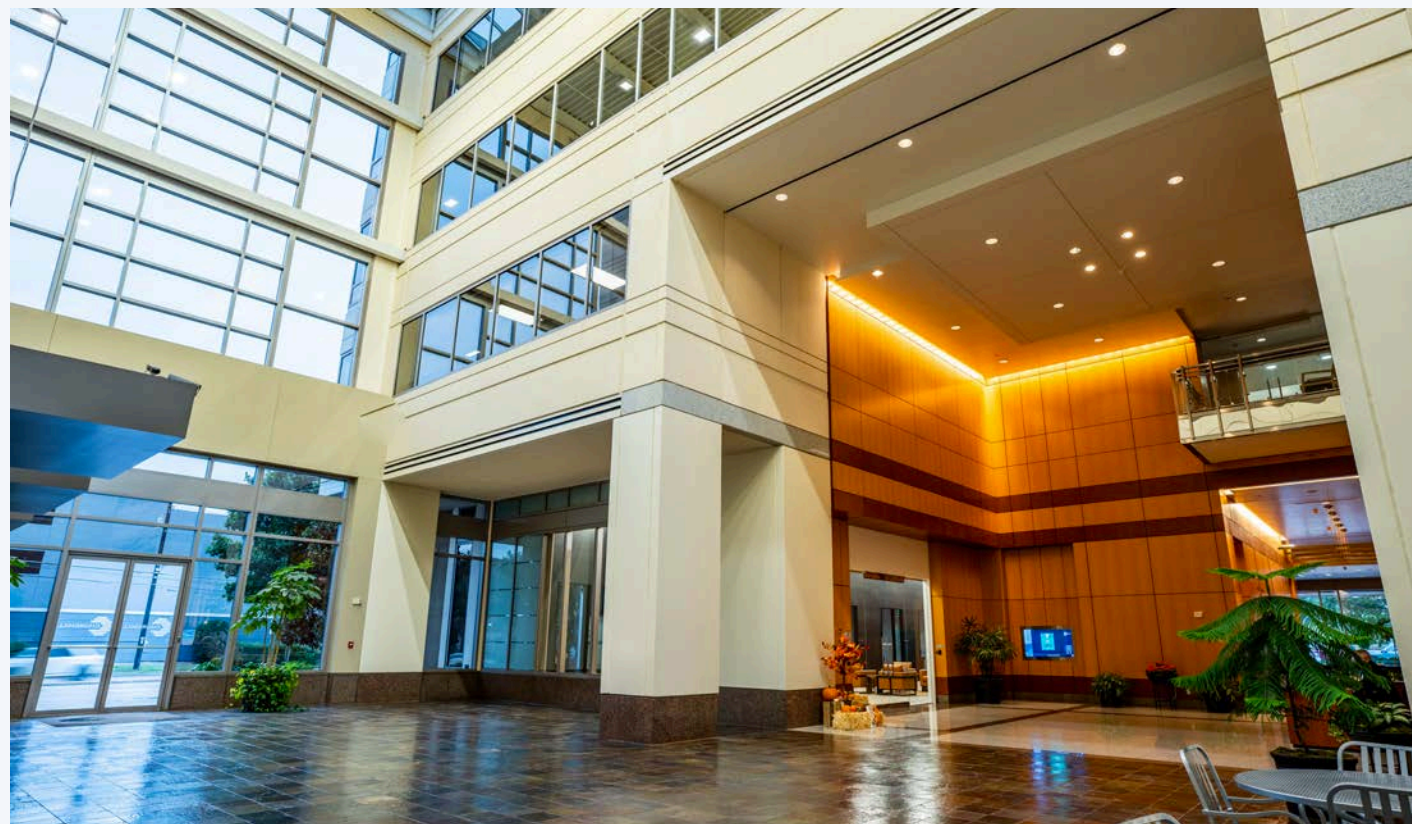


A graphic logo for Churchill Tower consisting of several horizontal black bars of varying lengths, stacked vertically to form a stylized tower shape.

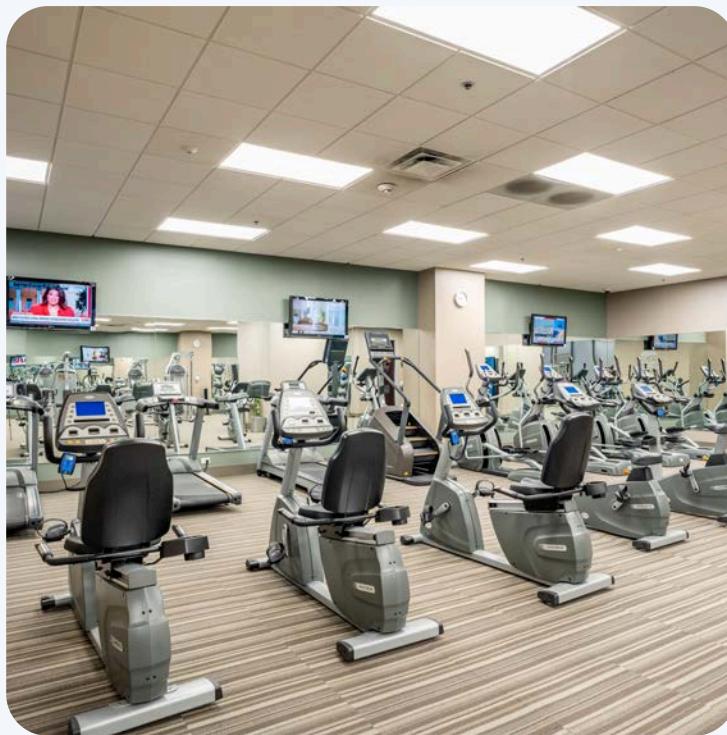
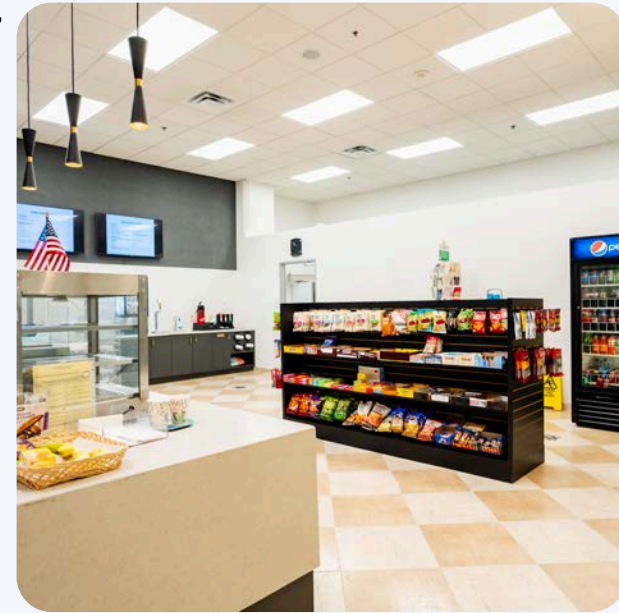
**CHURCHILL
TOWER**

12400 Coit Road,
Dallas, TX 75243



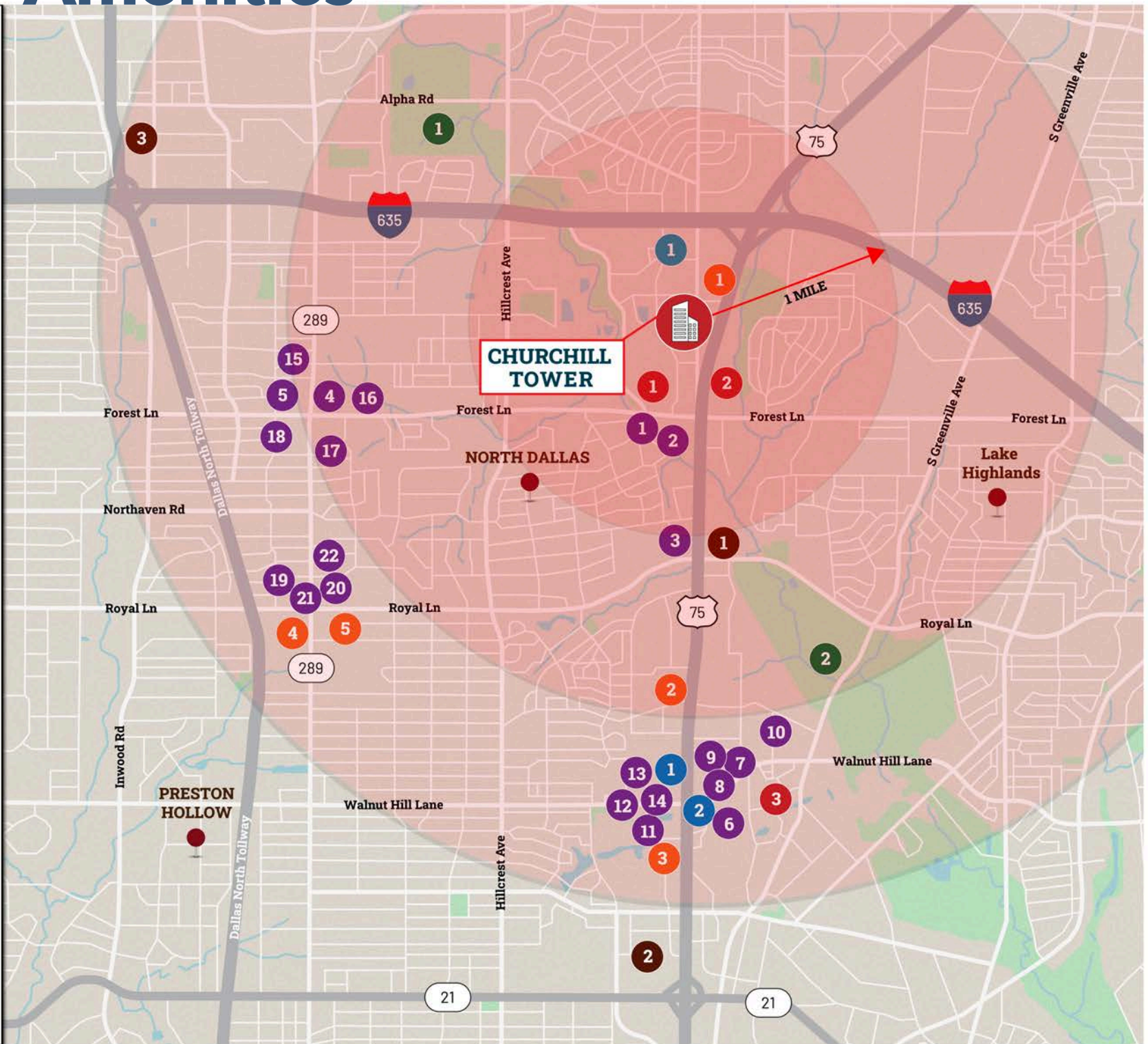
BUILDING HIGHLIGHTS & AMENITIES

- New & Well Capitalized Local Ownership
- On-Site Property Management & Engineering, 24/7 Security
- Fitness Center with Men & Womens Full Service Locker Rooms
- State-of-the-Art Conference Center
- On-Site Cafe & Sundry Shop
- 5-Story Parking Garage with 4:1,000 Parking Ratio
- 2-Level Underground Secured Executive Garage



Nearby Amenities

- RESTAURANTS**
- 1 Mattito's
 - 2 Asian Mint
 - 3 Cindi's NY Deli & Restaurant
 - 4 Woodlands American Grill
 - 5 Meso Maya
 - 6 Tacodeli
 - 7 Bellagreen
 - 8 Doce Mesas
 - 9 Snooze, an A.M. Eatery
 - 10 Hat Creek Burger Company
 - 11 Thirsty Lion Gastropub & Grill
 - 12 Blue Sushi Sake Grill
 - 13 Modern Market Eatery
 - 14 Mesero - Preston Hollow Village
 - 15 The Mercury
 - 16 MoMo's Pasta
 - 17 Rennys
 - 18 Mi Cocina
 - 19 Flower Child
 - 20 Bobbie's Airway Grill
 - 21 Princi Italia
 - 22 TJ's Seafood Market and Grill
- GROCERY STORES**
- 1 Costco Wholesale
 - 2 Tom Thumb
 - 3 Trader Joe's
 - 4 Whole Foods
 - 5 Central Market
- HOSPITALS**
- 1 Medical City Dallas Hospital
 - 2 Medical City Heart Hospital
 - 3 Dallas Presbyterian Hospital
- COFFEE SHOPS**
- 1 Houndstooth Coffee
 - 2 Merit Coffee Co.
- COUNTRY CLUBS**
- 1 Northwood Club
 - 2 Royal Oaks Country Club
- MALLS / ENTERTAINMENTS**
- 1 Studio Movie Grill
 - 2 NorthPark Center
 - 3 Galleria Mall



LOCATION & ACCESS



- **Exceptional Ingress & Egress**
 - Direct Exit from 75 at Churchill & Coit
 - Direct Exit from 635 at Coit
- **Located at Southeast Corner of Churchill Way and Coit Road in Park Central**



DART Bus Service with connections to Forest Lane light rail station



18 Minutes to DFW International Airport



14 Minutes to Dallas Love Field Airport



12 Minutes to Dallas Central Business District



2.3 Miles to NorthPark Center



2 Miles to Galleria Center

LOCATION OVERVIEW

Churchill Tower Churchill Tower is in the epicenter of one of the most convenient intersections in the metroplex, US Highway 75 and 1-635. The Property's strategic positioning grants its tenants direct connectivity to surrounding affluent communities, including Highland Park and Prestonwood to the South, Frisco and Plano to the North and Richardson, Lake Highlands and Lakewood to the East.

10-MINUTE DRIVE TIME



275,298
TOTAL
POPULATION



10.3%
POPULATION
GROWTH VS. 2010



122,812
TOTAL
HOUSEHOLDS



\$114,762
AVERAGE
HOUSEHOLD INCOME

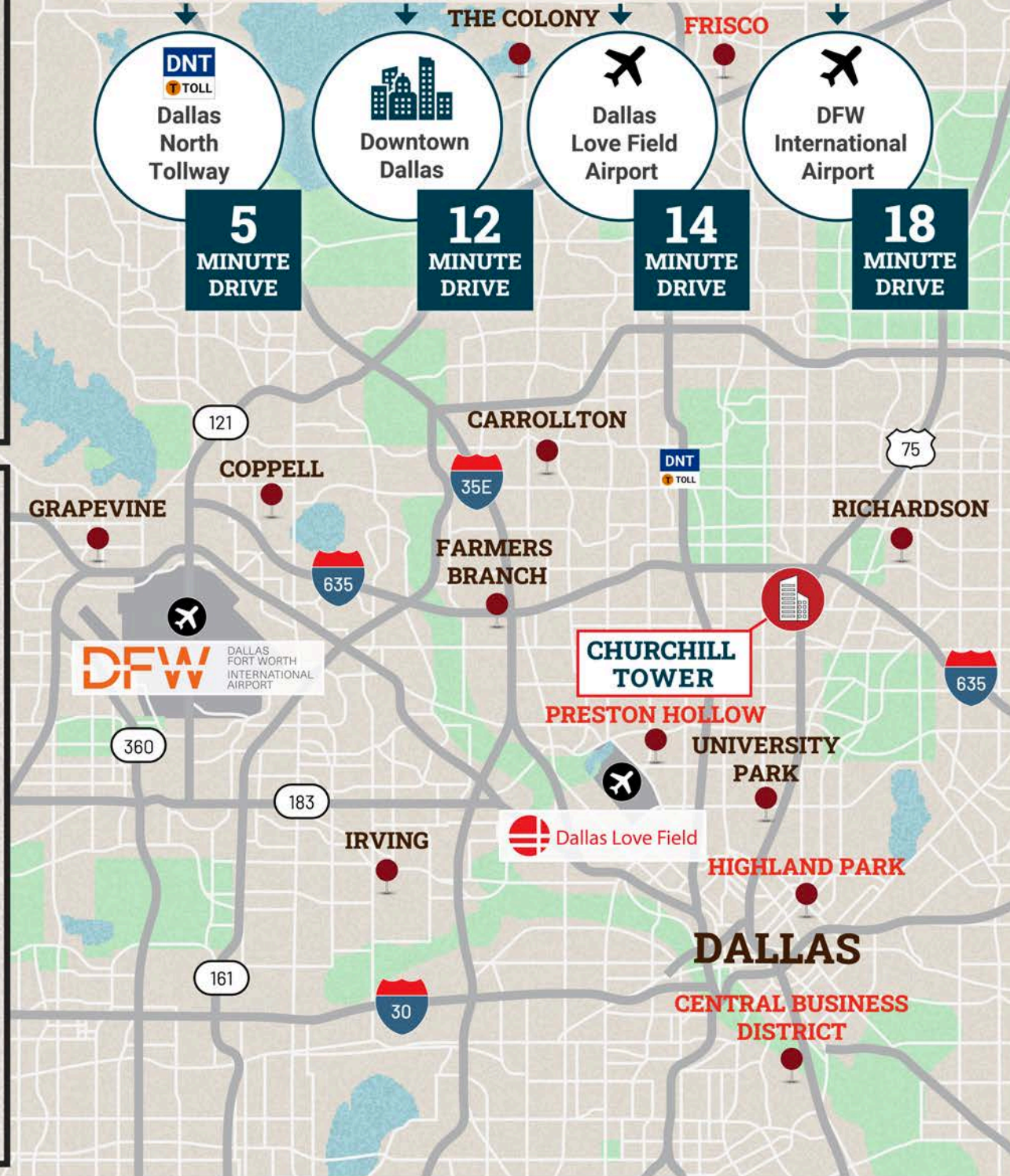


\$14.1 B
TOTAL
CONSUMER
SPENDING
POWER



53.4%
POPULATION WITH
A BACHELOR'S
DEGREE
OR HIGHER

UNPARALLELED CONNECTIVITY



LEASING TEAM

TXRE PROPERTIES



BUILDING IS OWNED, MANAGED &
LEASED BY TXRE PROPERTIES

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