

THE COMMONS

15110 NORTH DALLAS PARKWAY - DALLAS, TX



THE OFFERING

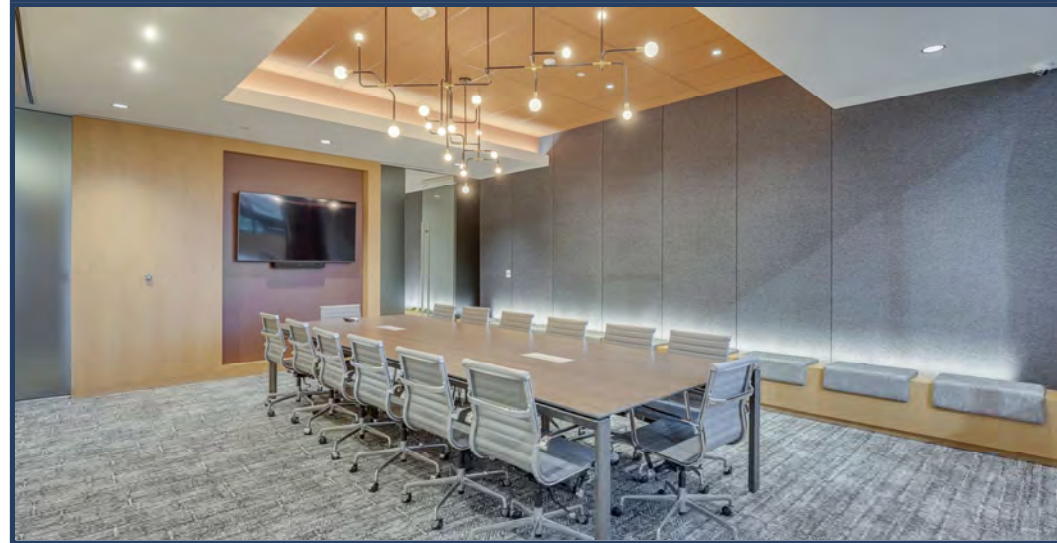
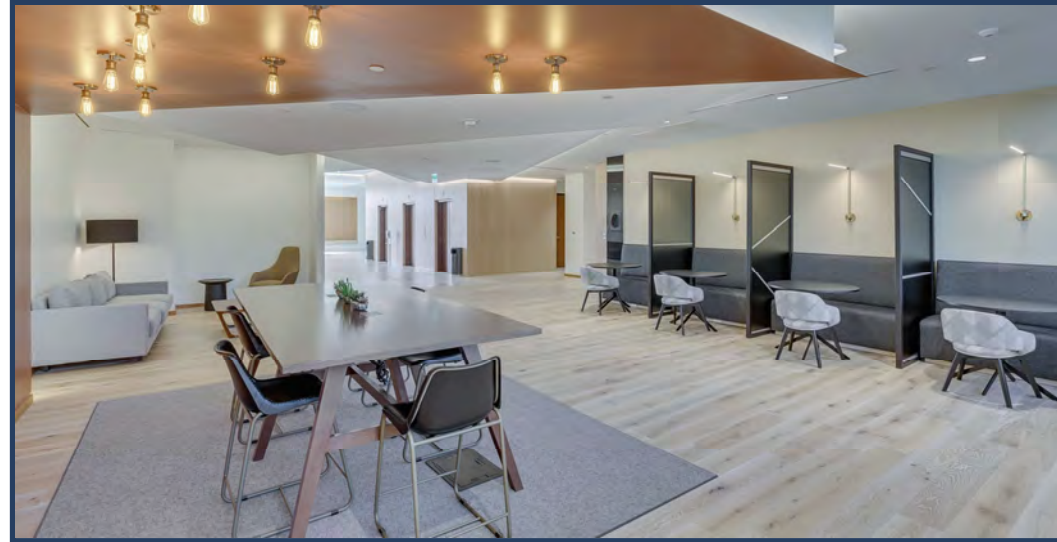
Younger Partners, as exclusive advisor, is pleased to present The Commons, a 6-story, 89,956 square-foot boutique office tower located at 15110 North Dallas Parkway. The Property has a compliment of modern amenities with walkable access to multifamily, shopping, restaurants and more. The Commons is currently 77% occupied to a curated group of national and regional credit tenants.

A “main and main” location, The Commons is a landmark at the intersect of the Dallas North Tollway and Belt Line Road. Offering unparalleled access and walkability, the building appeals to office tenants seeking efficient space and cost savings in comparison to the area competitive set. The Commons vibrant, live-work-play location in the Lower Tollway Corridor offers investors access to an infill, institutional micro-market centrally positioned between Uptown and Legacy.

The Commons is leased to a diverse base of tenants that secure a reliable revenue stream. Further value can be realized through the continued lease-up of the small vacancies that appeal to the broadest segment of the market’s tenancy. Ranging in size from 900 to 4,500 square feet, the existing vacancy is ideally positioned to attract small tenant demand that is well documented in the submarket. Enjoying unmatched access to world class amenities, including an on-site restaurant, existing and potential tenants are benefitted by a superior workplace experience that helps attract and retain the market’s top talent.

A revitalization of the asset between 2019 and 2022 has produced higher occupancy and rents. Average new and renewal lease rate have grown substantially and create a dynamic opportunity for mark-to-market renewals in the competitive Far North Dallas submarket. Recent leasing has proven the market at more than \$30/sf Plus Electric while average in-place rates sit at \$27.88/sf and overall submarket average is \$33.13/sf.

In addition to strong leasing potential, the underlying 2.3 acre site presents a rare long-term redevelopment opportunity in one of Dallas’ most desirable office and residential corridors. This unique combination of current income, institutional quality, and future optionality positions The Commons as a compelling investment opportunity.





THE HIGHLIGHTS

THRIVING MIXED-USE ENVIRONMENT

Proximate to a wealth of restaurants, a variety of shopping destinations and an abundance of affluent rooftops, The Commons is a high profile suburban asset with significant untapped potential. Within 3 miles of the building there are...

- 180(+) Restaurants and Entertainment Destinations
- 11.7 Million Square Feet of Shopping and Dining Space
- 11,700 Class A Urban Residences
- Over 6,600 Boutique and Upscale Hotel Rooms

EXCEPTIONAL VISIBILITY AND ACCESS

With more than 150,000 cars passing the building daily, The Commons is unmistakable. Essentially billboards, the signage opportunities at the building are a differentiator to smaller tenants considering the area.

SECURE IN-PLACE CASH FLOW

77% Leased with strong tenant diversification and the upside of substantial NOI growth (projected at 50% over 4 years) through small tenant leasing and market-to-market renewals.

THE FUTURE IS BRIGHT

Located in the City of Dallas, the development potential of the hard corner of the Tollway and Belt Lines creates a generational opportunity to invest today and reap the rewards for years to come. Senate Bill 840 streamlines and simplifies office and commercial-to-multifamily conversions by removing rezoning and special permit requirements. Thus cutting time and risk and creating greater flexibility for redevelopment optionality with state-backed support.

THE SPECIFICS

ADDRESS	15110 N DALLAS PARKWAY - DALLAS, TX 75248
BUILDING SIZE	89,956 SF
LAND AREA / ZONING	2.308 ACRES / ZONED RR
YEAR BUILT / RENOVATED	1982 / 2019-2022
OCCUPANCY & WALT	77% & 3.3 YEARS
PARKING	STRUCTURED & SURFACE

THE STORY

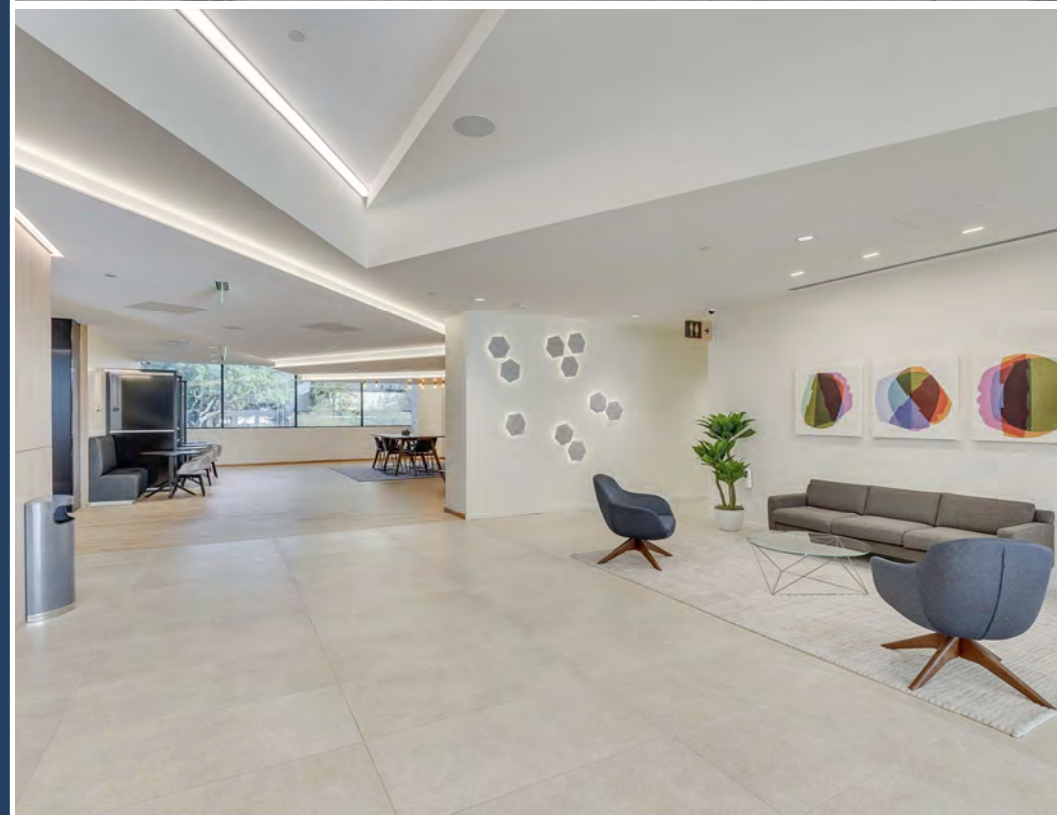
Dallas leads the nation in back to the office statistics and it isn't even close. Office utilization in the market is a 77% of pre-pandemic levels with hybrid schedules here to stay. These metrics align with reality. Attorneys take depositions in conference rooms, accountants review tax filings in offices and dentists don't make house calls. Some businesses can thrive out of the office but the typical suburban office tenant relies on a professional setting to host meetings and interact with clients and coworkers. The Commons fits neatly into this category with tenancy that reads like a "101" intro-class for suburban office: Law firms, real estate developers, restaurateurs, wealth management experts, consultants and more.

Located at the intersection of Belt Line Road and the Dallas North Tollway at the heart of Addison's "Miracle Mile," The Commons offers modern upgrades with high-quality finishes and flexible floor plates. Positioned to compete with the area's larger, Class A office assets, the building is better suited to small tenants not wanting to be lost in the shuffle.

Far North Dallas is an in-fill submarket with limited developable land remaining to meet the needs of the region's persistent growth. Continued development of amenities along with new housing has caused rents to increase steadily. With a diverse tenant base that has ties to the surrounding community, The Commons is poised to continue an upward trajectory for investors seeking stability and predictable returns in combination with upside and increasing rental rates. Average submarket rental rates are currently more than \$33.00/sf. The building secures a valuable niche in the market where the area competitive set is comprised of mostly Class A office assets with quoted lease rates in excess of \$30/sf NNN.

As Dallas continues to grow as a global destination for corporate relocations, the strong market fundamentals (transportation, workforce, business friendly climate, low cost of living, etc...) should fuel demand for suburban office that is tailored to the needs of small tenants. Rising rental rates and replacement costs have placed Tollway assets at a substantial discount in occupancy costs relative to the competitive set and Class A Dallas market. Drastically rising land and construction costs will continue to improve the relative basis while also creating upside for rental rate growth. Additionally, Class B rental rates will continue to increase as they keep pace with the Class A market that shows no signs of slowing.

Available at an irreplaceable basis, The Commons offers a bite-sized entry into a thriving Dallas economy and a foothold in one of the most active leasing markets in Dallas (1,466,054 SF of leasing activity in 2025). Sandwiched between Uptown/Preston Center and the Legacy submarket, Far North Dallas is a relative value market with superior access to transportation nodes and desired amenities.



DALLAS MIDTOWN

THE GALLERIA



PRESTONWOOD PLACE
 Chipotle
 Flower Child
 iFratelli
 Sweet Paris
 Shake Shack
 Gyu-Kaku
 Chamberlain's
 Brentwood
 LaLa Land
 Mendocino Farms
 Blue Mesa
 Logie's
 Orangetheory
 TK Comedy
 Jeni's
 Little Greek
 Pressed Juicery
 And Many,
 Many, Many
 Moore...

**VV&M APARTMENTS AND
VERLINE ON THE PARKWAY**

VILLAGE ON THE PARKWAY
 Whole Foods
 Yard House
 RA Sushi
 Sidecar Social
 Lazy Dog
 Hopdoddy
 Flying Fish
 Pie Tap
 Snooze
 Gloria's
 Cava
 Ill Forks
 AMC Theater
 Puttshack
 Batbox
 Fuzzlab
 Flight Club
 AT&T
 Sephora
 Verizon
 ideal Dental
 And Many,
 Many, Many
 Moore...

MARRIOTT QUORUM

ADDISON WALK
 Buffalo Wild Wings
 Pure Barre
 Halal Guys
 Burning Rice
 Pane Vino Osteria
 Freebirds
 Smoothie Kind
 Insomnia Cookies
 Starbucks
 Shuck N Jive
 Benihana
 Kenny's Wood Fire

BELT LINE ROAD - 31,000 CARS PER DAY

150,000 CARS PER DAY

Barnes & Noble
 Home Goods
 DSW Shoes
 Ulta Beauty
 Carter's
 Burlington
 Petco
 Five Below
 America's Best
 Michaels

Sicilian Butcher
 Corner Bakery
 Houlihan's
 Chase Bank
 Panda Express
 Taco Bell
 McAlister's
 Wells Fargo
 Mod Pizza
 Wing Stop

CVS
 La Madeleine
 Sonic
 XChange
 Chick-fil-A
 In-N-Out
 Whataburger
 Jersey Joe's
 Zio Al's Pizza

RENAISSANCE HOTEL

WALMART

WITHIN THREE MILES
 POPULATION... 125,689
 POPULATION GROWTH (2024-2029)... 4.8%
 HOUSEHOLDS... 60,743
 AVERAGE HOME VALUE... \$652,086
 AVERAGE HOUSEHOLD INCOME... \$86,462
 BACHELOR'S DEGREE OF HIGHER... 56% OF RESIDENTS

THE COMMONS



FOR ADDITIONAL BUILDING INFORMATION
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