

8585 STEMMONS

DALLAS, TX



COMMANDING FREEWAY PRESENCE

WEST LOVE MEDICAL MOMENTUM

YOUNGER[®]
PARTNERS

EXECUTIVE
SUMMARY

OPPORTUNITY

Younger Partners, as exclusive advisor, is pleased to present to qualified investors the opportunity to acquire the 100% fee-simple interest in 8585 Stemmons ("Property"). Built when developers had egos, the twin towers of Stemmons Freeway offer investors a commanding presence in the revitalized West Love Field area. A significant presence on IH-35 (Stemmons Freeway), the Property affords potential investors an unmatched long term land site (13.5 acres) to compliment the immediate upside in a basis office purchase.

West Love is home to name-brand, credit tenancy including Amazon, UT Southwestern, Parkland Hospital and Children's Health. Just to the east of the building, the West Love master-planned development has added over 835 luxury multifamily units since 2018 with another 460+ units planned. Since 2009, the three adjacent hospital systems have leased over one million square feet of off-campus space in the area.

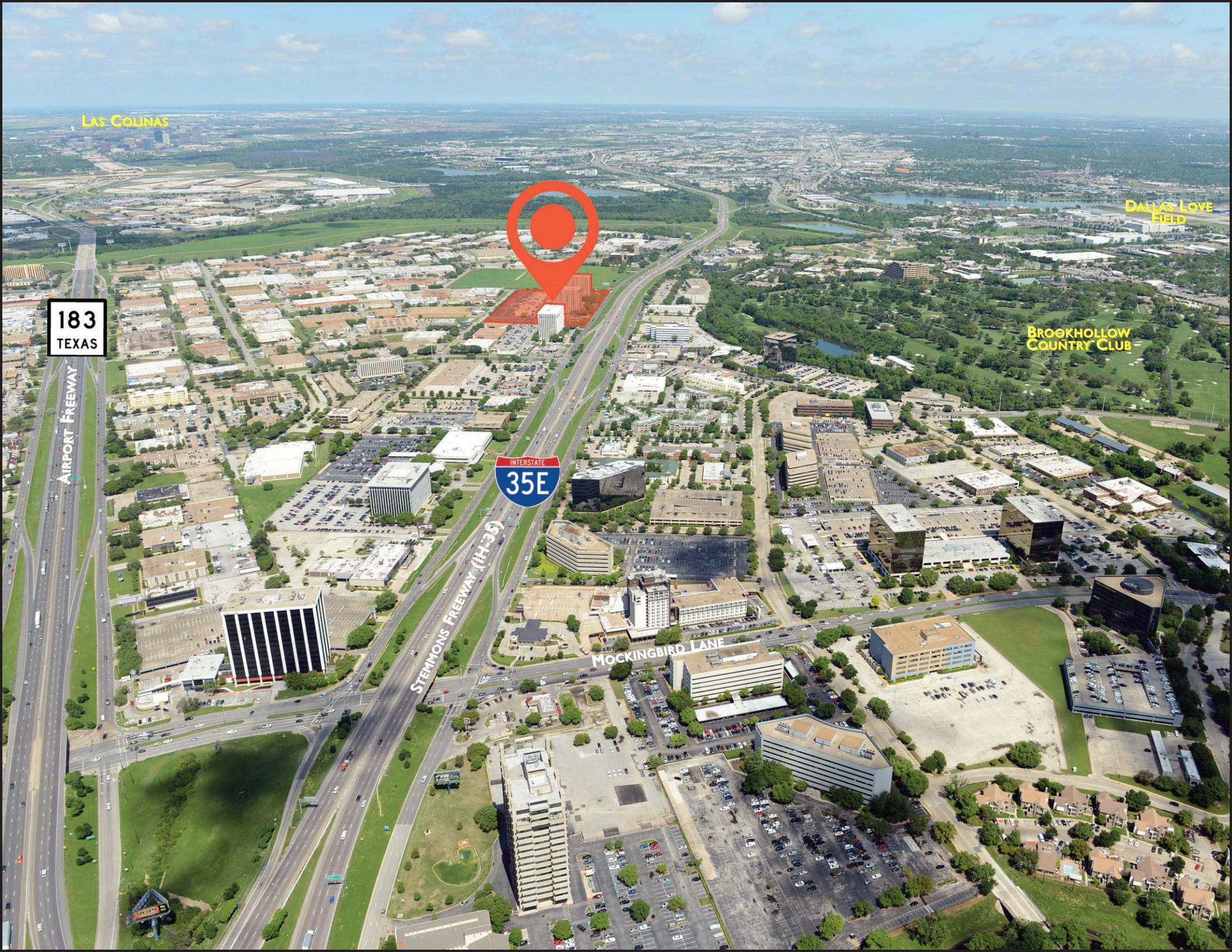
Major life science developments such as Pegasus Park have created significant national attention from tenants and capital alike. Alexandria has acquired and is planning a purpose-built life science project at Harry Hines and Mockingbird while tenants including Health Wildcatters, MassChallenge, BioLabs and Taysha Gene Therapies have moved to the district.

8585 Stemmons is 50% leased to a diversified mix of office uses. This offering presents a truly unique opportunity to acquire an outstanding value-add office asset with tremendous upside while establishing a presence in the dynamic West Love submarket, where investment opportunities are becoming scarce!

8 5 8 5 S T E M M O N S

BUILDING ADDRESS	8585 STEMMONS FREEWAY - DALLAS, TX 75247
BUILDING SIZE	452,215 SF
OCCUPANCY	50%
YEAR BUILT	1971
NUMBER OF BUILDINGS / STORIES	2 / 11
SITE AREA	13.5 ACRES
PARKING	4 / 1,000 (SURFACE & COVERED)
ZONING	MU-3
REPLACEMENT COST	\$180,000,000 (\$400/SF)





Las Colinas

DALLAS LOVE
FIELD

183
TEXAS

AIRPORT FREEWAY

STEMMONS FREEWAY (IH-35)

INTERSTATE
35E

MOCKINGBIRD LANE

INVESTMENT HIGHLIGHTS

- FUNDAMENTAL SHIFT AND IMPROVEMENT IN THE COMPOSITION OF THE SURROUNDING AREAS.
- DRAMATIC PRICING DISCREPANCY TO LAS COLINAS AND UPTOWN HAS CREATED DEMAND.
- ATTRACTIVE DESIGN WITH VERSATILE FLOOR PLATE, DENSE PARKING CAPACITY AND FULL SUITE OF ON-SITE AMENITIES.
- DYNAMIC LOCATION IN PROXIMITY TO DALLAS LOVE FIELD, THE DALLAS CBD, THE DALLAS MEDICAL DISTRICT, THE PARK CITIES AND MORE.
- VARIETY OF SPACE OPTIONS WITH NAMING AND BRANDING OPPORTUNITIES.
- OUTSTANDING ACCESS TO AREA TRANSPORTATION NETWORKS.
- LONG TERM UPSIDE - 13.5 ACRES WITH FREEWAY FRONTAGE, ACCESSIBILITY AND MU-3 ZONING.
- BENEFITED BY DALLAS / FORT WORTH'S STATUS AS A TOP U.S. MARKETPLACE WITH A DIVERSIFIED ECONOMY, NATION LEADING POPULATION AND JOB GROWTH.
- DISCOUNT TO REPLACEMENT COST OF APPROXIMATELY \$400/SF.

8 5 8 5 S T E M M O N S



DALLAS-FORT WORTH HIGHLIGHTS

- #1 BACK-TO-WORK CITY IN THE UNITED STATES.
- 226,000 NEW JOBS CREATED IN 2022.
- #2 REAL ESTATE MARKET FOR 2023 (ULI).
- THREE FORTUNE 10 COMPANY HQ's.
- LOW COST OF DOING BUSINESS.
- OVER 1,000,000 JOBS ADDED SINCE 2010.
- TOP MARKET FOR INVESTMENT.
- 8.1 MILLION RESIDENTS.
- 345 NEW RESIDENTS DAILY.
- NATION-LEADING JOB & POPULATION GROWTH.
- NO ECONOMIC SECTOR ACCOUNTS FOR MORE THAN 20% OF EMPLOYMENT.



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Enclosed with this Investment Offering Summary is a Confidentiality Agreement relating to the Property. If you are interest in receiving a full Offering Memorandum, please sign and return the Confidentiality Agreement to the exclusive agents listed above. The information contained herein was obtained from sources believed reliable; however, Younger Partners makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal notice.