



**FLEX**  
**PARKS USA**  
360 ADVANTAGE

Offering Memorandum  
**12225 Greenville Ave**  
\_\_\_\_\_  
Dallas, TX 75243

# Disclaimer Notice

Flex Parks USA Brokerage LLC and Flex Parks USA LLC (collectively, the “Broker”) have been retained as the exclusive advisor and broker in connection with the marketing and potential sale of a certain commercial real estate property (the “Property”).

This Memorandum has been prepared by Broker for informational purposes only and is intended solely for use by a limited number of prospective purchasers who have expressed a bona fide interest in the Property. This Memorandum does not purport to provide a complete or necessarily accurate summary of the Property, its condition, operations, financial performance, or any documents related thereto, nor does it contain all information which a prospective purchaser may desire or require.

All information, projections, opinions, estimates, and analyses contained herein have been prepared by Broker and/or obtained from sources deemed reliable; however, no representation or warranty, express or implied, is made as to the accuracy, completeness, or reliability of such information. All financial projections and assumptions are inherently uncertain and are subject to change due to market conditions, economic forces, tenant behavior, regulatory matters, and other factors beyond the control of the Seller or Broker. Past performance is not indicative of future results.

Neither the Seller nor Broker, nor any of their respective members, managers, officers, employees, agents, or affiliates, makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein or as to the future performance, income, expenses, value, condition, or suitability of the Property for any particular purpose. No statement contained herein shall be relied upon as a promise or representation of future performance.

Prospective purchasers are expressly advised to conduct their own independent investigations, inspections, legal review, financial analysis, environmental review, and due diligence concerning the Property and all matters relating thereto. All analysis and verification of the information contained in this Memorandum is the sole responsibility of the prospective purchaser.

This Memorandum does not constitute an offer to sell or a solicitation of an offer to buy the Property. Any sale of the Property shall be made only pursuant to a fully executed definitive purchase and sale agreement approved by the Seller and its legal counsel, and subject to all terms, conditions, and contingencies contained therein. The Seller expressly reserves the right, in its sole and absolute discretion, to reject any or all offers, to modify the offering terms, or to terminate negotiations at any time without notice or liability.

By accepting this Memorandum, the recipient agrees to **indemnify, defend, and hold harmless** the Seller, Broker, and each of their respective affiliates, members, managers, officers, employees, and agents from and against any and all claims, demands, damages, losses, liabilities, costs, and expenses (including reasonable attorneys’ fees) arising directly or indirectly from the recipient’s review, use, reliance upon, or distribution of this Memorandum, or from any actions or omissions of the recipient or its representatives.

The recipient further agrees to indemnify and hold Seller and Broker harmless from any claims, including attorneys’ fees and court costs, relating to brokerage commissions, finder’s fees, or other compensation claimed by any third party as a result of the recipient’s actions or relationships.

This Memorandum and its contents are confidential and proprietary. By accepting this Memorandum, the recipient agrees to maintain it in strict confidence, not to reproduce or distribute it, and not to disclose its contents to any third party except to the recipient’s professional advisors who have agreed to maintain confidentiality. The Memorandum shall not be used for any purpose other than evaluating a potential acquisition of the Property.

No contact with tenants, occupants, employees, customers, or contractors of the Property shall be made without the prior written consent of Broker and Seller. Any unauthorized contact shall be deemed a material breach of this confidentiality agreement.

Any cash flow projections or financial models provided, including those generated using Argus or similar software, are provided for illustrative purposes only. Neither Seller nor Broker makes any representation or guaranty regarding the economic performance or value of the Property based on such projections.

This Memorandum shall be governed by and construed in accordance with the laws of the state in which the Property is located, without regard to conflicts of law principles.

# Representation

## DFW Market Leaders with Global Reach

Based in the Dallas/Fort Worth Metroplex, our team represents a vast and growing network. Our extensive experience in office and industrial product types, along with our network of over 165,000 Investors, offers our clients the opportunity to maximize their investment. That experience, alongside Flex Parks USA's invaluable resources that stretch across every major market nationally and globally, creates a platform designed to reach our client's goals.



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# Offering Summary

**Flex Parks USA** is pleased to present the opportunity to acquire High Point Center, a value-add office investment prominently located just south of the LBJ Freeway (I-635) at 12225 Greenville Avenue in Dallas, Texas. The ten-story, 264,495 square foot building was originally constructed in 1987 and has undergone numerous renovations over the years, modernizing its infrastructure and amenities to meet the needs of today's office tenants.

Located in the heart of North Dallas, the property offers immediate access to US-75 and I-635, providing efficient connectivity to Downtown Dallas, Richardson's Telecom Corridor, and the broader DFW Metroplex. The surrounding area benefits from strong residential density, including nearby Lake Highlands, and numerous retail and restaurants.

High Point Center delivers an elevated tenant experience with a timeless lobby and upgraded common areas. Amenities include a full-service deli, fitness center with showers, tenant lounge and conference facilities, and 24-hour secured access with on-site management.

The property also features an exceptional parking supply with over 1,200 spaces, offering a desirable 5.0:1,000 SF parking ratio. The asset provides both stability and upside, serving a diverse tenant base with move-in-ready suites ranging from approximately 800 to over 25,000 square feet. Competitive lease rates, continued leasing momentum, and targeted capital improvements create a clear path to NOI growth and long-term value enhancement.

The retail / showroom portion of the property offers 16,000 RSF of prime retail space to add to the property's amenities and appeal.

High Point Center represents a compelling opportunity to acquire a well-located, income-producing office asset with value-add potential in one of Dallas's most accessible and established office corridors.

## Strategic Opportunity

Great opportunity with a mix of office and retail in a highly sought after location with a parking garage, perfect for a value-add investment or potential re-development.



## Occupancy & Income

Value Add Opportunity - offering immediate cash flow for investors with the ability to increase rents and lease remaining vacancies.



## Amenities

On-site deli, fitness center, tenant lounge, conference facility, and 24/7 secured access



## Numerous Upgrades

New Roof in 2020  
Elevators Upgraded in 2023  
HVAC : 2019 York Chiller (mod 2009 / 2022 Trane Chiller (mod 2020) Cooling tower 2012



## Prime Location

Easy access to I-635 & US-75 in North Dallas; near Lake Highlands and Telecom Corridor



## Superior Parking

5:1,000 SF parking ratio via structured garage and surface lot



# Property Overview

Asking Price	Contact Broker
Address	12225 Greenville Ave, Dallas, TX
Square Footage	264,495 SF
Office Square Feet	248,495
Retail Square Feet	16,000
Tenancy	Multi
Lease Term	Staggered
Occupancy	52.8%
Number of Suites	130
Lot Size	6.2 Acres
Year Built	1987
Number of Stories	10
Building Class	Class "B"
Submarket	North Dallas
Amenities	Flexible, efficient floor plans Modern technology infrastructure Turn-key move-in ready suites, abundant parking







**75 Expressway**

**Interstate 635**



## Economic Strength & Business Environment

Dallas is one of the fastest-growing and most dynamic cities in the United States, boasting a **metro GDP of over \$620 billion and a thriving, diverse economy**. Key industries include finance, technology, real estate, healthcare, and logistics, making the city a major hub for both established companies and emerging businesses. Its business-friendly environment—with no state income tax and a low cost of doing business—continues to attract companies and talent from across the country.

## Population & Workforce

The city proper is home to **approximately 1.3 million residents, with the broader Dallas-Fort Worth metroplex reaching nearly 7.8 million**. The workforce is highly educated, with over 40% of adults holding a bachelor's degree or higher, and the median household income sits around \$70,000. This combination of population growth, a skilled labor pool, and strong economic fundamentals supports a robust demand for commercial real estate.

## Real Estate Market Highlights

The Dallas real estate market remains competitive, particularly in office, flex, and industrial segments. Office **vacancy rates are approximately 16%, with average rents around \$33 per square foot**, reflecting strong leasing activity and sustained investor interest. The city's continued population growth and strategic location ensure long-term demand for high-quality commercial properties.

## Connectivity & Infrastructure

Dallas also benefits from exceptional connectivity and infrastructure. The city is served by major highways including I-35E, I-30, and I-45, and is within reach of DFW International Airport and Dallas Love Field. **A growing public transit network, led by DART light rail, connects key districts, while Dallas's central location provides convenient access** to most major U.S. cities within a three-hour flight.

**\$130B+**

**Total Economic  
Impact for North  
Texas**

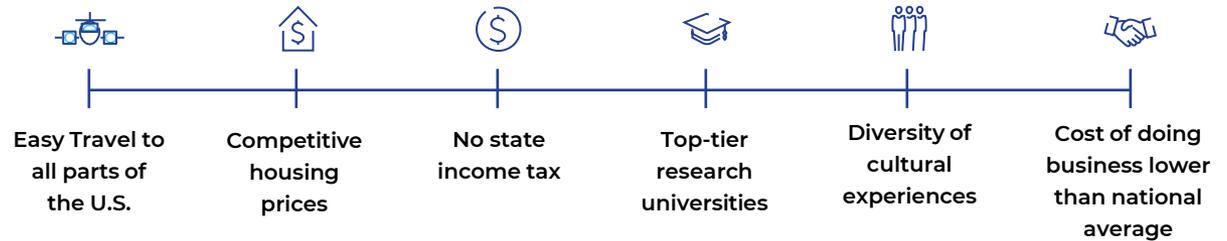
**1.3M**

**Population Within 20  
Miles**

**172,000+**

**Direct Jobs Created  
Among the 65K+  
Business Located in  
Dallas**

## Market Overview



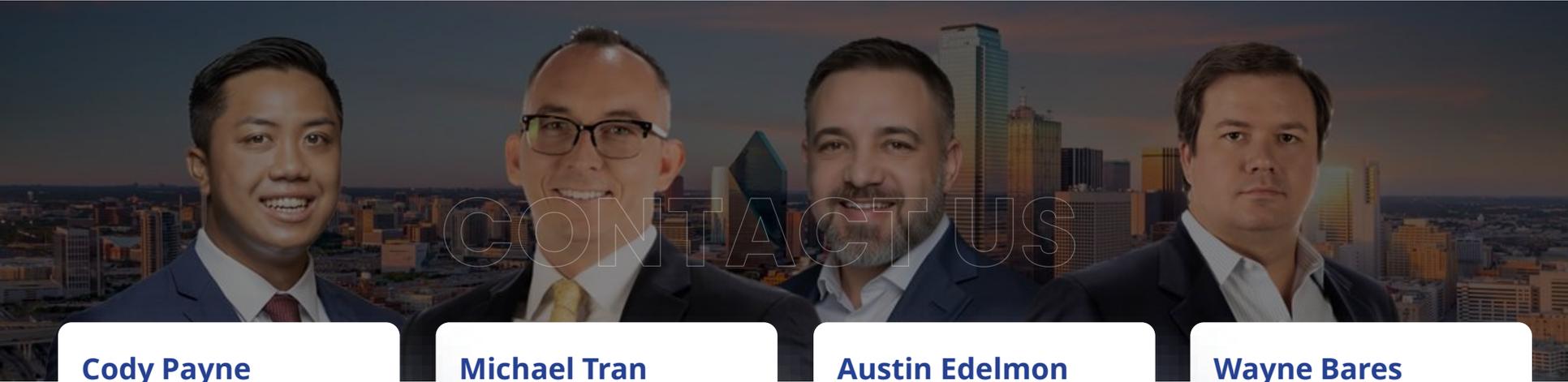
## Employment Highlights

<b>127,600</b> Annual New Jobs <i>(#1 in the nation)</i>	<b>3.2%</b> Annual Growth Rate <i>(#3 in the nation)</i>	<b>3.4%</b> DFW Unemployment Rate	<b>4.0%</b> U.S. Unemployment Rate
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## Population Highlights

<b>7.7M</b> Current DFW Residents	<b>1st</b> Largest Metro <i>(in southern U.S.)</i>	<b>4th</b> Largest Metro <i>(in the Nation)</i>	<b>132,000</b> Annual Population Growth in DFW <i>(#1 in the nation)</i>
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# For Office and Industrial Investment Services, Give us a Call!



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## INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials		Date	