

LAKE
HIGHLANDS
TOWER



THE OFFERING

Younger Partners, as exclusive advisor, is pleased to present Lake Highlands Tower (“LHT”) a 15-story, 330,000 square-foot, Class A office tower located on heavily traveled LBJ Freeway (IH-635). One of the most prominent figures in the area, the building is characterized by tenant attraction, growth and retention. LHT offers a full suite of amenities demanded by modern office tenants and has been completely renovated and repositioned with a state-of-the-art fitness center, cafe, conference and training center, along with a prominent lobby.

The Property offers current yield at 76% occupancy and the opportunity to realize the continued lease-up of the remaining vacancies that are sized to appeal to the broadest segment of the market’s tenancy. The building’s 5+ year WALT is anchored by credit tenancy from diverse industry sectors. Benefitted by access to a vast pool of area amenities, existing and potential tenants enjoy a superior workplace experience that helps attract and retain the market’s top talent.

Lake Highlands Tower is a landmark that appeals to office tenants seeking efficient space and cost savings in comparison to the higher priced areas that surround it. The vibrant location offers investors access to an infill submarket centrally positioned close to communities with outstanding demographics. A revitalization of the asset 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. Recent leasing has proven the market at more than \$18/sf Plus Electric while average in-place rates sit at \$17.83/sf and overall submarket average is \$19.42/sf.

Profiling as a value-add investment with tremendous upside, the underlying 8 acre site presents a rare long-term redevelopment opportunity in one of Dallas’ most desirable residential corridors. Zoned MU-3, Lake Highlands Tower offers a unique combination of current income, institutional quality, and future optionality.

Available at a fraction to replacement cost, LHT offers investors a competitive acquisition basis that should afford a strong market position relative to the area competitive set.



THE SPECIFICS

ADDRESS	9330 LBJ FREEWAY - DALLAS, TX 75243
BUILDING SIZE	330,508 SF
LAND AREA / ZONING	8.1762 ACRES / MU-3
YEAR BUILT	1983
OCCUPANCY & WALT	76% & 5 YEARS
PARKING	4 / 1,000 SF (STRUCTURED & SURFACE)



THE HIGHLIGHTS

TROPHY HUNTING

LHT is a rare opportunity to acquire an institutional quality, value-add property in a rapidly ascending submarket. The office tower has been institutionally maintained and offers efficient 22,000-square-foot rectangular floor plates that are complimented by timeless architecture with attractive stone and glass facade. Strong fundamentals in the neighboring submarkets have created existing and future growth opportunities. Rental rates in the Uptown, Preston Center and Central submarkets have spiked and tenants are seeking economic alternatives provided by infill submarkets like LBJ.

EXCEPTIONAL VISIBILITY AND ACCESS

With more than 210,000 cars passing the building daily, Lake Highlands Tower is unmistakable. The eastern expansion of LBJ Freeway is nearing completion and the improved freeway will allow increased traffic through the area.









SECURE IN-PLACE CASH FLOW

76% leased with strong tenant diversification and the upside of substantial NOI growth (projected at 33% over 4 years) through small tenant leasing and market-to-market renewals. The building's largest tenants have made long term commitments and secure a robust, in-place revenues.





DFW BY THE NUMBERS

 4th Largest US Metro (MSA)	 #2 Fastest-Growing Metro (Pop.)	 8.3M Population	 #1 Projected Job Growth (~140K)	 \$744B GDP (5th in the U.S.)	 #12 Largest World Economy	 69 \$1B Revenue Company HQs	 #2 Financial Jobs Hub (U.S.)
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FOR ADDITIONAL BUILDING INFORMATION
PLEASE CONTACT:

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YOUNGER
PARTNERS

Enclosed with this Investment Offering Summary is a Confidentiality Agreement relating to the Property. If you are interested 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 or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or withdrawal notice.



Information About Brokerage Services

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

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any coincidental 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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Designated Broker of Firm	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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