

Meadow Park Tower

WBC WALTERS BALIDO & CRAIN

BRADFORD

Best-in-Class Asset | Prime Preston Hollow Corridor Location
Secure Investment-Grade Tenancy | 90% Leased | 4+ Years WALT
Dallas Infill Office

weitzman®

Meadow Park Tower

Weitzman is pleased to exclusively offer to qualified investors, the opportunity to purchase 10440 North Central Expressway (“Meadow Park Tower”) in Dallas, Texas, an approximately 262,799-square-foot, Class A, multi-tenant, 16-story office building located adjacent to two of the top performing submarkets in the Southwestern United States. Built in 1987, Meadow Park Tower has been given iconic status along Dallas’ infill Preston Hollow corridor. Completely renovated and repositioned from 2020-2025, this premier office destination offers best in class amenities, including a state-of-the-art fitness center with country club-style locker rooms, tenant lounge, cafe, conference and training center, along with prominent lobby, massive fish habitat and 24/7 onsite security. Meadow Park Tower is 90% leased and will be sold as a rare core-plus /value-add investment with tremendous upside. The offering’s strong corporate credit has a 4+ year WALT from impermeable industry sectors. Meadow Park Tower is poised for the most seamless business plan execution.

The 16-story building sits prominently along the Central Expressway corridor directly across the street from Dallas’ Park Cities and Preston Hollow neighborhoods, providing unparalleled convenience and visibility factors with approximately 227,000 vehicles passing per day. This prime location provides walkability to public transportation (DART), the amenity rich Walnut Hill and Park Lane high street restaurant and shopping districts, as well as close proximity to NorthPark Center, Knox Street and Galleria, as well as both commercial airports (DFW – American Airlines headquarters and Love Field –Southwest Airlines headquarters), which are just minutes away.

Asset Profile			
<p>90% Leased</p>	<p>262,799 square feet</p>	<p>Core-Plus Investment Opportunity</p>	<p>BREEAM and Energy Star Certified</p>
<p>Connected 6 Story Parking Garage</p>	<p>3.14 Acres</p>	<p>4+ Year WALT</p>	<p>2020-2025 Renovation (\$15MM)</p>
<p>Strong Corporate Credit-Worthy Tenants</p>	<p>Dual Fiber-Optic Feeds Wired Certified</p>	<p>Institutional Quality</p>	<p>New Fitness Center & Tenant Lounge</p>

Trophy Dallas Office Tower

\$15MM

Recent Capital
Improvements

**Attractive
Glass & Granite**

Exterior Facade

Efficient

19,600 SF

Square
Floorplates

**8 Corner
Window Offices**
per floor



**Energy Star
Rated**

\$11.14/SF NNN

Highly Visible
Location with

**Panoramic
Views**

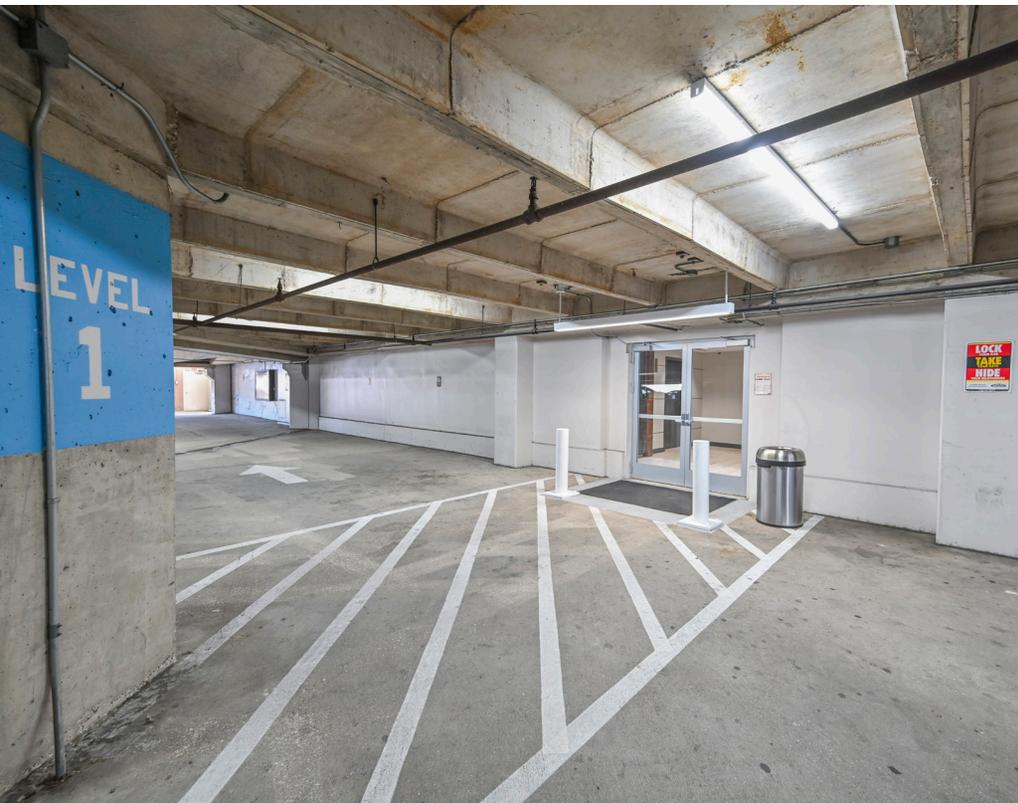
Complete
**On-Site
Amenity
Base**

Outstanding

Immediately
Surrounding
Restaurant/Retail

Recent Modernizations

- Roof
- Elevators
- HVAC (Chillers, Cooling Tower, Condenser Water Pump)
- Corridors/Restrooms throughout
- Fitness Center
- Conference Center
- Management Office
- Garage (Lighting, Security, Vestibules, Landings)
- Landscaping (Outdoor Pergolas and Patios, Putting Greens, Foliage and Drainage Upgrades, Waterproofing)
- Wet Seal





INVESTMENT HIGHLIGHTS

Quality Trophy Tower

Rare opportunity to acquire an institutional quality core-plus/value-add property in a rapidly escalating submarket. The office tower has been institutionally maintained since inception. The efficient 19,600-square-foot square floorplates offer tenants superior efficiencies and eight corner offices on each floor. The property possesses timeless architecture with attractive granite and glass facade.

NCX Transformation Yields Unparalleled Location

Strong fundamentals in neighboring submarkets have fostered existing and future growth. Massive new developments across all product lines in the NCX / Walnut Hill / Preston Hollow corridor have provided Meadow Park Tower significant uplift as compared to identical amenities in Preston Center and Uptown.

Significant Demand from Nearby Submarkets

Direct beneficiary from the strongest submarkets in the southwestern United States which are Uptown and Preston Center. The higher rental rates in these submarkets are significant, which supports rent growth and an increasingly higher net operating income at Meadow Park Tower.

High Return, Core-Plus Opportunity

Existing rents 30% below market provide a substantial mark-to-market opportunity. This rental rate lift provides investors significantly favorable returns compared to similar quality properties. This is all taking place at the property as the Dallas office market is currently experiencing a considerable upswing.

Significant Recent Leasing Momentum

Since 2021, current ownership leased nearly 200,000 square feet within the Property between both new and existing tenants. The tremendous leasing activity continues to outpace the submarket, clearly demonstrating the Property's competitive position as one of the most desirable assets in the Central Expressway submarket. In addition, a significant value opportunity exists based on projected market rents and leasing the remaining vacant suites, due to scarcity of quality, Class A space in the historically tight submarket. No new competitive office product is planned or under construction in the submarket.

INVESTMENT HIGHLIGHTS

Highly Visible Infill Location within #1 MSA in the United States

The Property is well-positioned within DFW's prominent Infill Dallas corridor and is one of the most-accessible and visible office buildings in the submarket within Greater DFW. The Property is located strategically on North Central Expressway, which has an average of 227,000 vehicles per day. In addition, the Property is minutes to Northwest Highway, Dallas North Tollway, Lyndon B. Johnson Freeway and President George Bush Highway anchored by North Dallas' most affluent communities, respectively, providing tenants convenient access to a deep employee base. With 16 stories of direct freeway frontage and visibility, the Property has outstanding building signage opportunities.

Superior and Irreplaceable Access to Retail, Academics, Entertainment and Housing

Located within minutes, are NorthPark Center, Shops at Park Lane, The Hill, Preston Hollow Village, Galleria Mall, Lakewood Retail, Knox/Henderson, Preston Center and Mockingbird shopping hubs, providing numerous dining and retail options. Immediately south of the Property is Southern Methodist University, an academic institution providing strong talent to the North Texas region, as well as many of the U.S. business leaders. Additionally, abundant single-family and multi-family housing options experiencing strong value appreciation. The Property provides regional and national tenants the opportunity to locate in a high-image office property that is well-situated with an attractive connected structured parking facility, numerous amenities within close proximity, and visibility and immediate access to greater Dallas, including DFW Airport, Dallas Love Field Airport and the Dallas CBD, which are all less than 15 minutes away. As traffic congestion continues to increase in Dallas, particularly to the south and west of the Property, Meadow Park Tower will continue to strengthen its position as a more prominent and efficient space option for tenants looking for convenient access to surrounding demand generators.





INVESTMENT HIGHLIGHTS

High-Profile Asset Situated in Dynamic Dallas Infill Market

The Property is within the DFW MSA, which is the 4th largest MSA in the United States with a population of 8.3 million and ranks as the 2nd -fastest-growing metro in the United States in terms of population and 1st for projected job growth in the U.S. with approximately 140,000 new jobs in the most recent labor department report. With a GMP of \$744 billion, DFW has the 5th largest metropolitan economy in the U.S. and 12th largest metro economy in the world. The Property is situated directly on North Central Expressway offering the best visibility amongst the competitive set with 227,000 vehicles daily. The Property is located in the Dallas infill location and is well-positioned with strong access to key transportation nodes, employment neighborhoods and a deep amenity base nearby for tenants.

BREEAM and Energy Star Certified High-Quality Office Asset with Recently Added Amenities and Capital Improvement Enhancements

Limited or no near-term capital improvement needs allow a new owner to focus on marketing and lease-up of vacancy while preserving cash. Every aspect of Meadow Park Tower has been inspected and addressed, where necessary, both mechanically and cosmetically. The Property has benefited from approximately \$15MM of capital improvements over the past five years. The Property was built like a fortress and has been maintained like a well oiled machine, giving it unmatched verticals amongst its peer group and allowing for superior efficiencies and amenities within its competitive set.

Discover. Live. Thrive.



DISCOVER

RETAIL / RESTAURANT / HOTEL / ENTERTAINMENT & MORE



LIVE

MULTI-FAMILY & RESIDENTIAL



THRIVE

HEALTHCARE & HOSPITAL



TEXAS HEALTH
PRESBYTERIAN HOSPITAL
1,200 BEDS

THE SHOPS AT PARK LANE
3.8M ANNUAL VISITS

WHOLE FOODS MARKET	SAKS OFF FIFTH	BLOOMINGDALE'S
NORDSTROM RACK	HOMEGOODS	ULTA
DSW	IKEA	BOW & BARREL
	CAVA	CHIPOTLE

BaylorScott&White
HEALTH
1,200 BEDS

NORTH PARK CENTER
5.2M ANNUAL VISITS

DALLAS
CENTRAL BUSINESS DISTRICT

SMU
12,116 STUDENTS | 788 FACULTY

THE HILL
1.5M ANNUAL VISITS

LUNA GRILL	SNOOZE EATERY
HAT CREEK	TACO DELI
BELLAGREEN	DOCE MESAS
HIATUS	HELLO DUMPLING

COSTCO

THE SEVENS
475 MF-UNITS

KINDRED HOSPITALS

HILTON GARDEN INN
HAMPTON INN

NORTH PKWY
SURGICAL INSTITUTE

Meadow
Park
Tower
DALLAS, TEXAS

75

26939 WPD
N Central Expy

75

N

CARRELL CLINIC

LA QUINTA

SPRINGHILL SUITES

SONESTA SUITES
SONESTA SELECT

TRADER JOE'S
THIRSTY LION
MESERO
BLUE SUSHI SAKE GRILL

CHICKEN GUY!
JINYA RAMEN BAR
MODERN MARKET
FROST BANK

PRESTON HOLLOW

EDIBLE ARRANGEMENTS
CVS
THE UPS STORE
TOM THUMB

GABRIELLA TEX MEX
MEI MEI CHINESE BUFFET
SYLVAN

TEXAS ONCOLOGY

DENNY'S

GOLDEN CHICK

THE MARK AT
MIDTOWN PARK
274 MF-UNITS

LANTOWER MIDTOWN
350 MF-UNITS (2024)

PUBLIC STORAGE

Discover. Live. Thrive.



DISCOVER

RETAIL / RESTAURANT / HOTEL / ENTERTAINMENT & MORE



LIVE

MULTI-FAMILY & RESIDENTIAL

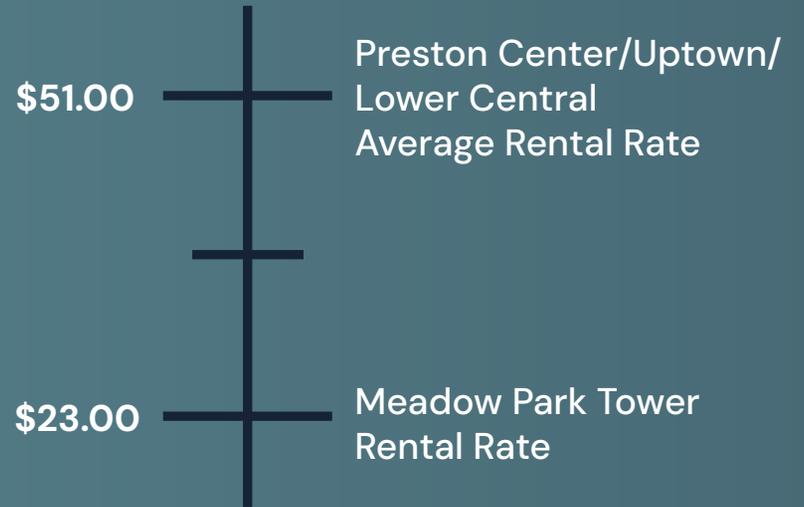
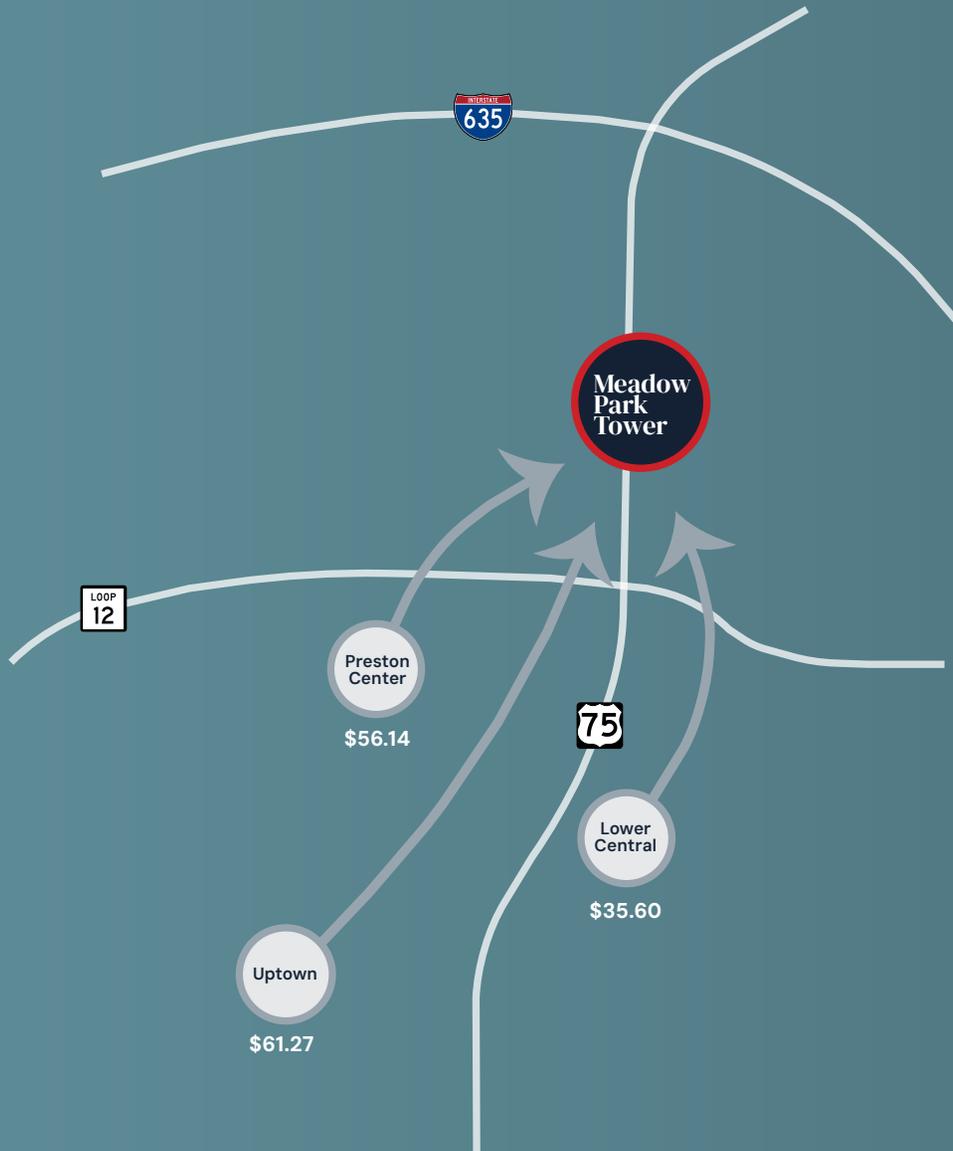


THRIVE

HEALTHCARE & HOSPITAL

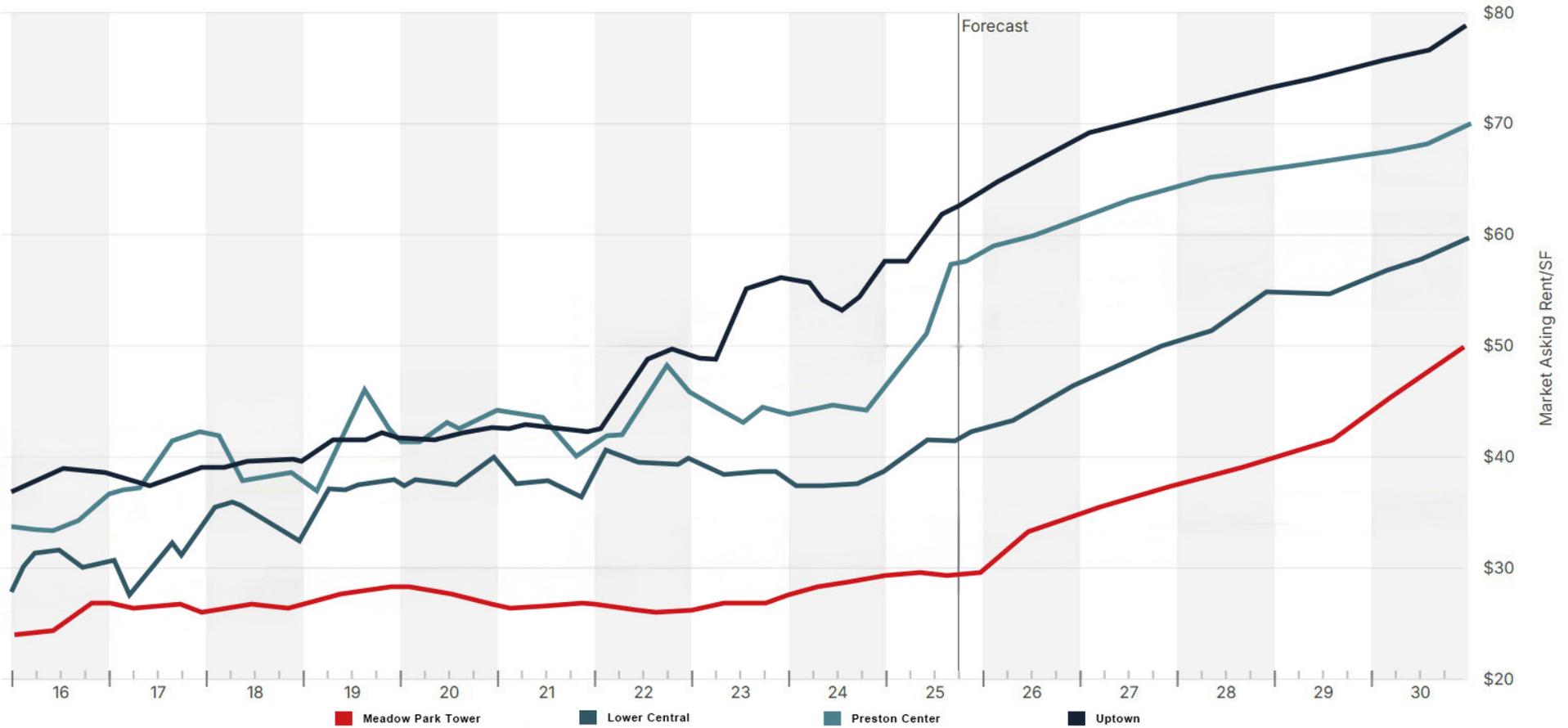


The Trend



Rising rental rates in neighboring submarkets are fueling a rapid migration. Meadow Park Tower is the perfect destination for this migration.

The Trend



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