

CORPORATE POINT

L A S C O L I N A S , T E X A S



EXECUTIVE SUMMARY

Weitzman and International Capital, as exclusive advisors, are pleased to present to qualified investors the opportunity to acquire Corporate Point located at 5615 Highpoint, in Irving, Texas Drive (the "Property"), a high-quality, recently renovated office property strategically located in Las Colinas. Consisting of 242,000 square feet the property stands 10 stories and benefits from some of the best panoramic views Las Colinas has to offer. The Property is currently positioned to capture a strong tenant base as the Las Colinas submarket is rapidly tightening up with some of the country's best companies. Built in 1981 and renovated in 2007 and 2015 the Property features a new conference center, training room, and tenant lounge, and fitness center. The property also comes with an additional 7.5 acres for future development. Corporate Point has immediate access to W. John Carpenter Freeway (Hwy 114) and President George Bush Turnpike (Hwy 161). Corporate Point benefits from a well rounded list of amenities in the immediate area including some of North Dallas' finest dining and retail destinations. Additionally, Corporate Point mends itself well to the well established corporate mecca, where 7 Fortune 500 corporate headquarters call home. Furthermore, Las Colinas has become an 18 hour city with the addition of some of the nicest, newest multifamily developments in North Texas, the newly developed Ritz Carlton resort and some of the highest quality entertainment venues in the area. Corporate Point is forecasted to exceed investor expectations with the multitude of new developments and addition of major corporate neighbors, as this will continue to drive demand and push values accordingly.



International Capital, LLC is a Dallas, Texas-based boutique real estate advisory firm that sources, acquires and manages a diverse real estate portfolio in the U.S. For more than 45 years, International Capital has successfully represented hundreds of clients investing in our portfolio that includes multifamily, retail, office and land development.

International Capital offers full-service to its clients, ranging from optimal tax and entity structuring, cash management, accounting, asset & property management, work outs and investment reporting.

PROPERTY DETAILS	
Property Address	5615 Highpoint Drive
Building Size	242,000 SF
Site	15.54 AC
Year Built/Renovated	1981 / 2007
Number of Floors	10
Total Parking Spaces	1,215
Parking Ratio	5.7/1,000 SF



**5615
HIGHPOINT
DRIVE**
LAS COLINAS, TEXAS



GRANITE/GLASS
10
STORIES



242,000
SQUARE FEET



**EXCELLENT
VALUE-ADD**
INVESTMENT
OFFERING

EXCEPTIONAL
LOCATION

NEARBY
**LIVE-WORK-
PLAY**
AMENITIES

**CORPORATE
MECCA**

NEARBY
**DFW AIRPORT
RITZ CARLTON**



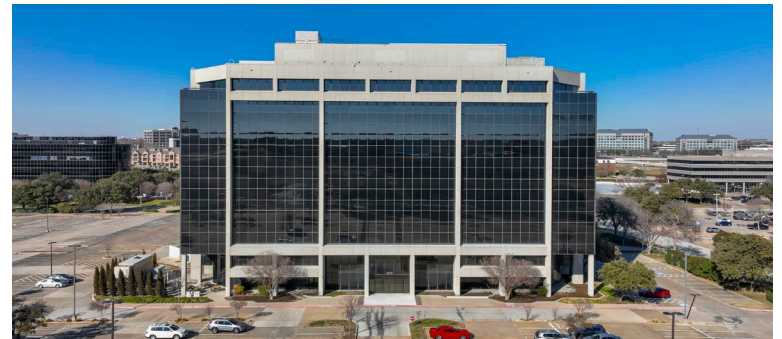
DIRECT BENEFICIARY
**CORPORATE
MAGNET**
LOCATION

AMENITIZED
PROPERTY



**REDEVELOPMENT
OPPORTUNITY**

5.7/1,000
PARKING RATIO



THE TREND

THE LAS COLINAS EVOLUTION

5615 Highpoint is located in Las Colinas, one of Dallas' prominent office markets. This submarket is home to diverse industries including technology, medical, energy, aviation and finance. Its proximity to DFW Airport – only four miles away – Love Field, and Dallas' CBD, make this office market ideal for businesses. 5615 Highpoint's easy access to Highway 114, Highway 161, as well as MacArthur Boulevard, make way for a plethora of area amenities, making 5615 Highpoint ideal for its occupants.

Las Colinas has benefitted from significant investment in new office, residential, retail, and mixed-use developments. State-of-the-art mixed use developments, such as the Gables Water Street development, have added approximately 60,000 square feet of retail space along the north shore of Lake Carolyn. Current restaurant tenants include Cork & Pig Tavern, Hugo's Invitados, Monaco Euro-Italian, Pacific Table, Sanjh and The Ginger Man. Hidden Ridge is a \$1.5 billion joint venture between Verizon and KDC comprised of business campuses, apartments, and retail to attract and retain skilled workers. The development includes more than 3 million square feet of office space, 85,000 square feet of retail, a 150-room hotel, and hundreds of new apartments. Shops at MacArthur Hills includes Las Colinas' first Whole Foods, Fidelity Investments, Cava, Shake Shack and more. These among many more, such as Wells Fargo's \$500 million office campus make Las Colinas a mecca for regional and corporate HQ relocations from across the globe.

Irving has invested in transportation improvements as well. The \$850 million Midtown Express transportation project has added TEXpress managed lanes to SH-114, serving to provide a more efficient commute from Las Colinas to DFW airport and downtown Dallas. Along with the extension of the DART Orange Line to DFW airport, the Midtown Express connects Tarrant County and the south side of DFW Airport to Stemmons Freeway, Dallas Love Field, George Bush Turnpike and Downtown Dallas.

Another investment in the Las Colinas community is The Music Factory, DFW's state-of-the-art entertainment venue. This project is an all-in-one dining and entertainment destination, operated by Live Nation. The project

features a 50,000-square-foot plaza with performance stage and hosts fashion shows, music and food festivals, and additional events throughout the year. The project offers 250,000 square feet of entertainment, retail and restaurant space, including an 8-screen Alamo Drafthouse, comedy club and 20+ restaurant options. It also features 100,000 square feet of Class "A" office space, fully leased by Ethos Group.

Las Colinas has also benefitted from a surge in residential growth and development. The average listing price for newly constructed homes rose from \$253,000 in 2016 to \$629,900 in 2024, and the list price per square foot increased from \$159 to \$255. One of the newest developments is Parkside, a 233-acre upscale residential development located north of SH-114 and includes almost 900 homes. Other residential and retail developments include The Gables Water Street, Hidden Ridge and Shops at MacArthur Hills.



THE TREND

5615 HIGHPOINT

5615 Highpoint is a classically designed Class B office building located in the Office Center of Las Colinas. Future tenants at 5615 Highpoint benefit from close proximity to high level area amenities, but at a discount to the higher rates found in the overall Las Colinas area. Class B rental rates in this area of Las Colinas are increasing steadily, from high teens in 2016 to \$25.87 today, more than a 30% increase. Occupancy has continued to climb throughout the economic cycles due to its great central location and access within the Dallas-Fort Worth metroplex.

5615 Highpoint is poised to benefit from the many opportunities and growth coming to the DFW area. A new owner will have the opportunity to add additional credit tenants, land one large anchor tenant or redevelop the entire property. Buying the property under replacement value gives the new owner maximum flexibility to develop a long term investment strategy.



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