

800

WEST AIRPORT FREEWAY

IRVING, TEXAS



THE OFFERING

Cushman & Wakefield Capital Markets, as exclusive advisor, is pleased to present the outstanding opportunity to acquire the fee simple interest in 800 West Airport Freeway (the "Property") located in Irving, TX. The Property consists of 142,171 square feet on a 4.29-acre site. The Property is currently 77.55% leased with 3.8 years of weighted average lease term, providing an investor an immediate value-add opportunity to lease up the remaining vacancy. The offering is being made un-priced and on an "as-is, where-is" basis.

INVESTMENT HIGHLIGHTS



High Quality Office Tower with Unmatched Highway Visibility & Access



In-Place Cash Flow Stability with Immediate Upside



Diverse Tenant Base with Staggered Rollover Profile



Ideal Suite Sizes Positioned to Capture Tenant Demand



Strategically Located in the Heart of DFW





OFFERING SUMMARY

Address	800 West Airport Freeway Irving, TX 75062
Square Footage	142,171 SF
Occupancy	77.63%
WALT	3.8 Years
Stories	11 Floors
Floorplates	±12,000 SF
Site Area	±4.3 Acres
APN	320-004-200-A00-10000
Parking Ratio	3.0 / 1,000
Year Built	1975



HIGH QUALITY OFFICE TOWER WITH UNMATCHED HIGHWAY VISIBILITY & ACCESS



Flexible design and layouts catering to large, mid-sized, and smaller users



Expansive ~12,000 square foot floorplates with extensive optionality for smaller suites



Grab-and-go tenant lounge located on first floor for tenants and visitors alike



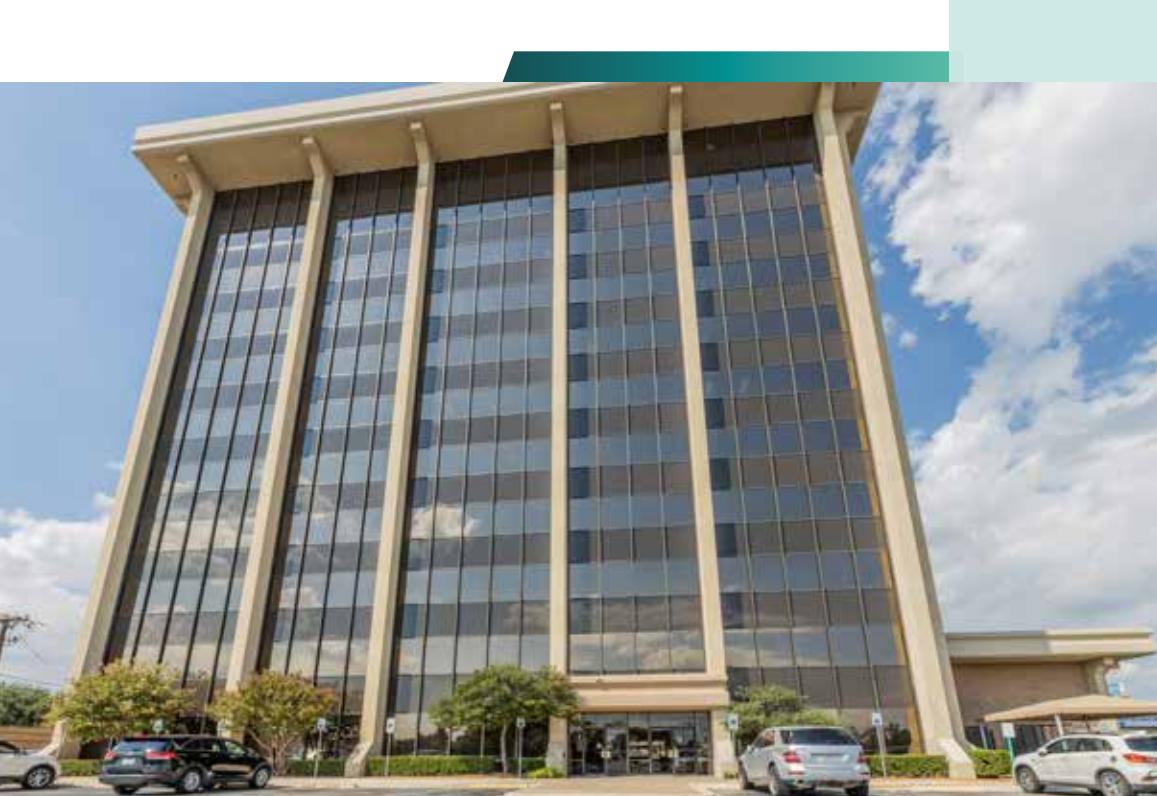
Desirable location with heightened visibility and over 156,000 vehicles per day



Ample on-site parking provided by an above-market parking ratio of 3.0 / 1,000



Top of building signage availability to enhance leasing momentum



IN-PLACE CASH FLOW STABILITY WITH IMMEDIATE UPSIDE



Stable cash flow provided by 3.8 years of weighted average lease term in a 77.63% leased asset



Sticky in-place tenancy with over 6 years of weighted average tenure at the Property



The four largest tenants, accounting for approximately 20% of the rent roll, are headquartered at this location



Immediate value-add opportunity via lease-up of the remaining 31,800 square feet of vacancy



Ability to push rents through continued capital program and expanded amenity offering

DIVERSE TENANT BASE WITH STAGGERED ROLLOVER PROFILE



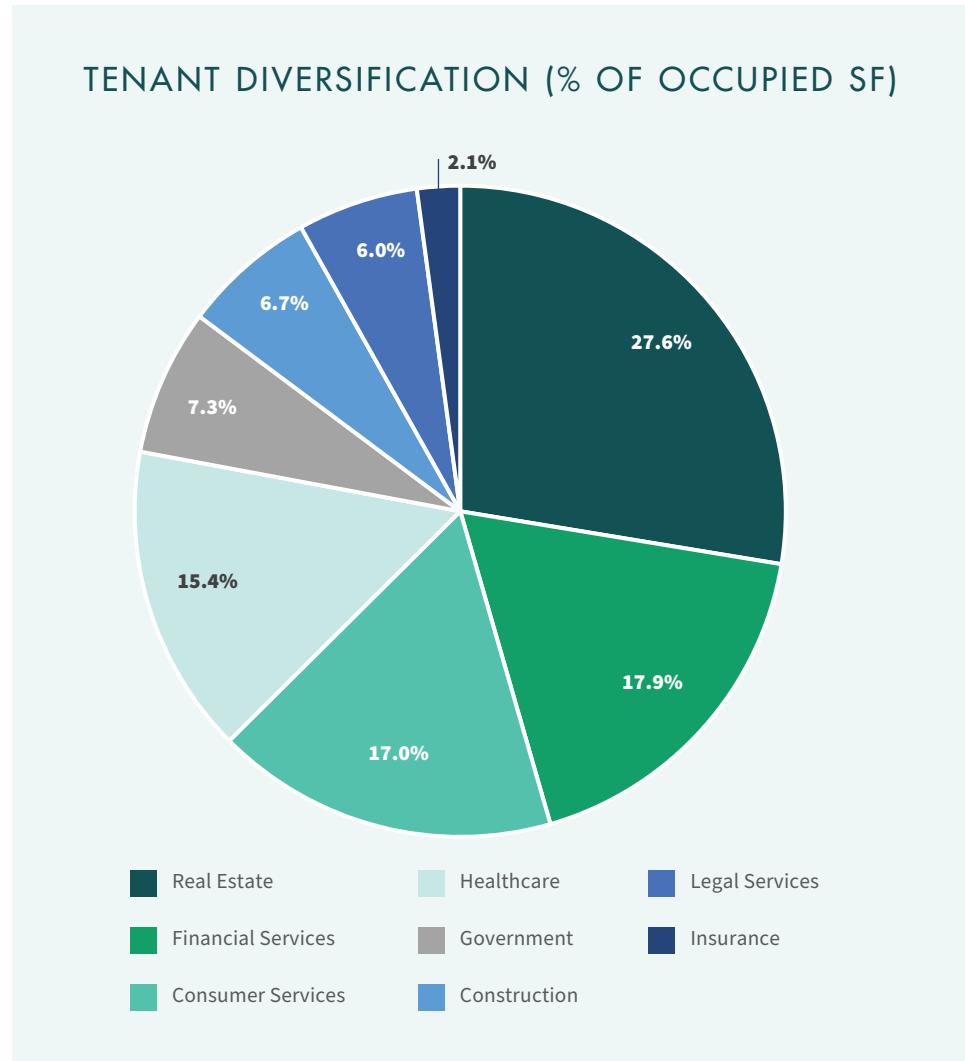
35 tenants across a variety of industries, with no more than 9% of NRA occupied by one tenant



4 major tenants, accounting for approximately 20% of NRA, are headquartered at 800 West Airport Freeway



Staggered rollover profile with less than 8% of NRA expiring in the first 18 months



MAJOR TENANT SUMMARY

TENANT NAME	SF (% of NRA)	WALT	LEASE EXPIRATION
DFW Business Centers	12,222 (9%)	3.0 Years	Dec-28
Dakota Management Co.	12,043 (8%)	7.1 Years	Jun-33
Mazon Associates, Inc.	7,616 (5%)	4.1 Years	Jan-30
Rapid City Care, PLLC	7,336 (5%)	6.1 Years	Jan-32
Irving Premier Rehab, PLLC	3,970 (3%)	2.9 Years	Nov-28
TGK, Inc. (CleanNet of DFW)	4,391 (3%)	2.9 Years	Nov-28
TOTALS	47,578 (33%)		



IDEAL SUITE SIZES POSITIONED TO CAPTURE TENANT DEMAND



Ability to create an expanded amenity suite to further differentiate the asset and increase tenant demand

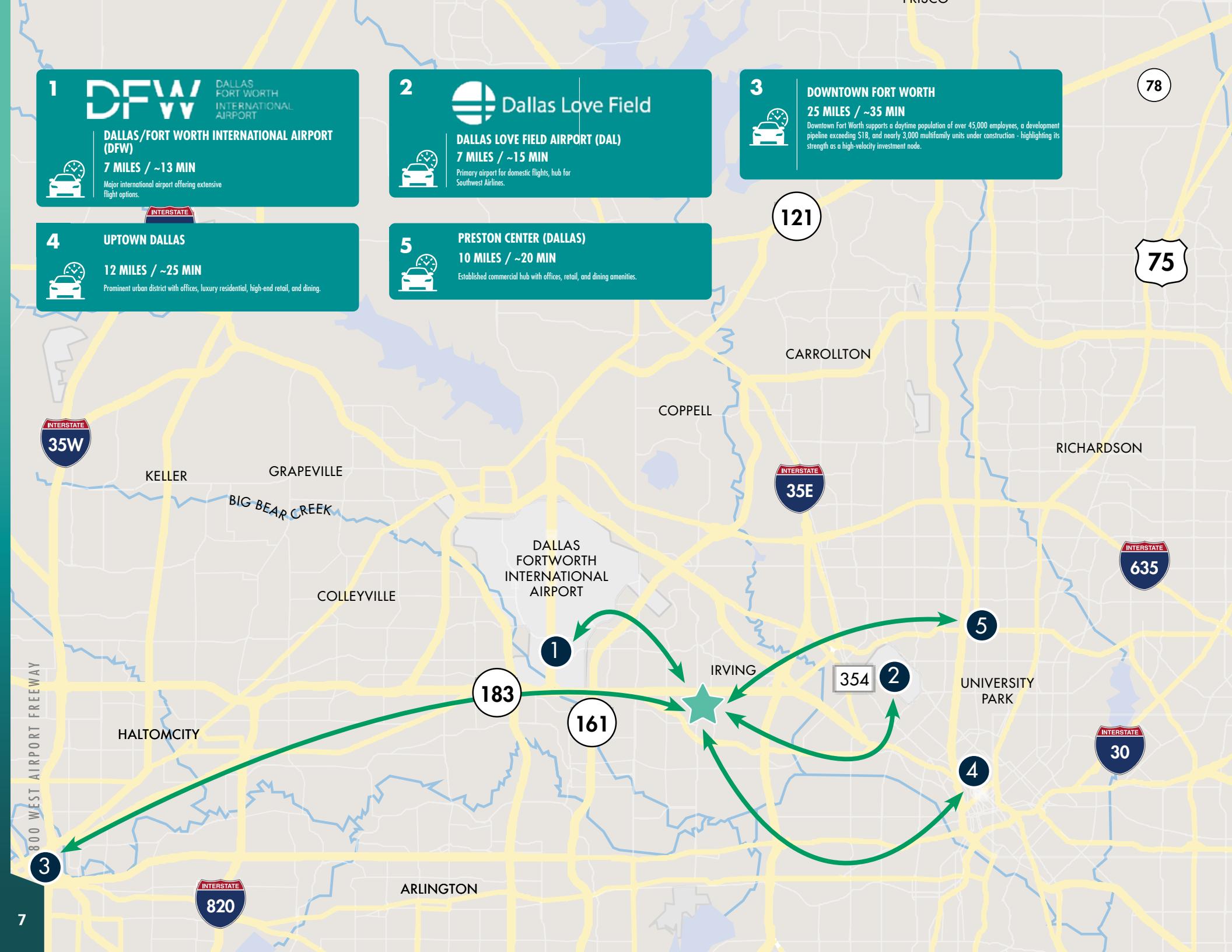


Average suite size of ~2,000 square feet meets the immediate demand of the small-to-mid tenants in the market



Possibility to scale existing monument signage along the site entrances with remarkable highway visibility





DALLAS-FORT WORTH: #1 FASTEST GROWING METRO IN THE U.S. IN 2025

The Dallas-Fort Worth MSA is adding over 100,000 new residents annually.



#1

FASTEST-GROWING METRO IN THE U.S. IN 2025

Adding over 100,000 new residents annually



HOME TO

24

&

43

Fortune 500
Headquarters

Fortune 1000
Headquarters



+4.37M

WORKERS IN THE DFW LABOR FORCE

Strong wages & low cost of living create an attractive employment base



DALLAS

#1

REAL ESTATE MARKET FOR 2025

ULI



LEADING PRO-BUSINESS ENVIRONMENT

#1 STATE

For Doing Business 21 Years in a Row
Source: CEO Magazine



FAVORABLE TAX CLIMATE

0%

State & Local Income Tax



PRO-GROWTH GOVERNANCE

Policies supporting development, investment, and business expansion

FAVORABLE REGULATORY ENVIRONMENT



FINANCIAL HUB

Launch of NYSE TExas and TXSE (Texas Stock Exchange)
2026



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INVESTMENT CONTACTS

MATT MURPHY

Director

Matt.Murphy@cushwake.com
214.949.0080

TODD SAVAGE

Executive Managing Director
Todd.Savage@cushwake.com
214.394.8388

JARED CHUA

Executive Managing Director
Jared.Chua@cushwake.com
713.260.0250

KELSEY SHEBAY

Executive Managing Director
Kelsey.Shebay@cushwake.com
512.222.0925

RUSSELL INGRUM

Executive Vice Chair
Russell.Ingrum@cushwake.com
214.890.8248

DEBT & STRUCTURED FINANCE

CHASE JOHNSON

Managing Director
Chase.Johnson@cushwake.com
281.704.6189

CALEB RIEBE

Associate
Caleb.Riebe@cushwake.com
512.439.6720

