

CANYON CREEK CENTER

2201 NORTH CENTRAL EXPRESSWAY - RICHARDSON, TX



HIGH PROFILE OFFICE ASSET

USER-OWNER OPPORTUNITY

YOUNGER PARTNERS | EXECUTIVE SUMMARY

OPPORTUNITY

Younger Partners, as exclusive advisor, is pleased to present the opportunity to acquire Canyon Creek Center (the "Property"), a privately owned and maintained office building in the flourishing North Dallas suburb of Richardson. The Property offers 100,000 square feet of highly efficient, neighborhood office space that is 56% leased and well positioned for an owner occupant wanting to take control of their real estate needs and enjoy the benefits of ownership. Home to a diverse rent roll, the building has existing revenues that will provide a reliable income stream.

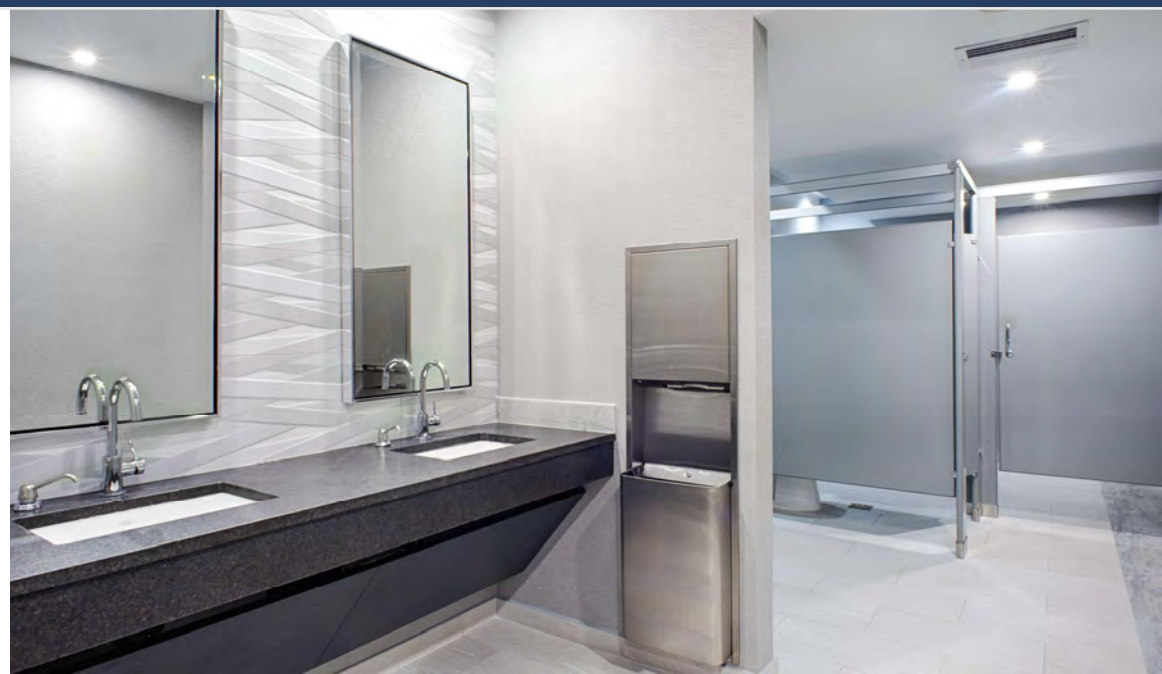
Situated along heavily traveled Central Expressway, Canyon Creek Center is proximate to one of North Texas' most significant residential populations. The nearby rooftops fuel demand in the building from customer facing service operators that feed off the neighborhood community. Located near the intersection of Campbell Road and Central, the Property is proximate to a wealth of restaurants, a variety of shopping destinations and is located in the heart of the region's innovation quarter.

The building has been substantially renovated and offers a variety of space availabilities to a potential owner-occupant. With over 44,000 square feet available, the building is offered at a sizeable discount to replacement cost and an attractively low basis.

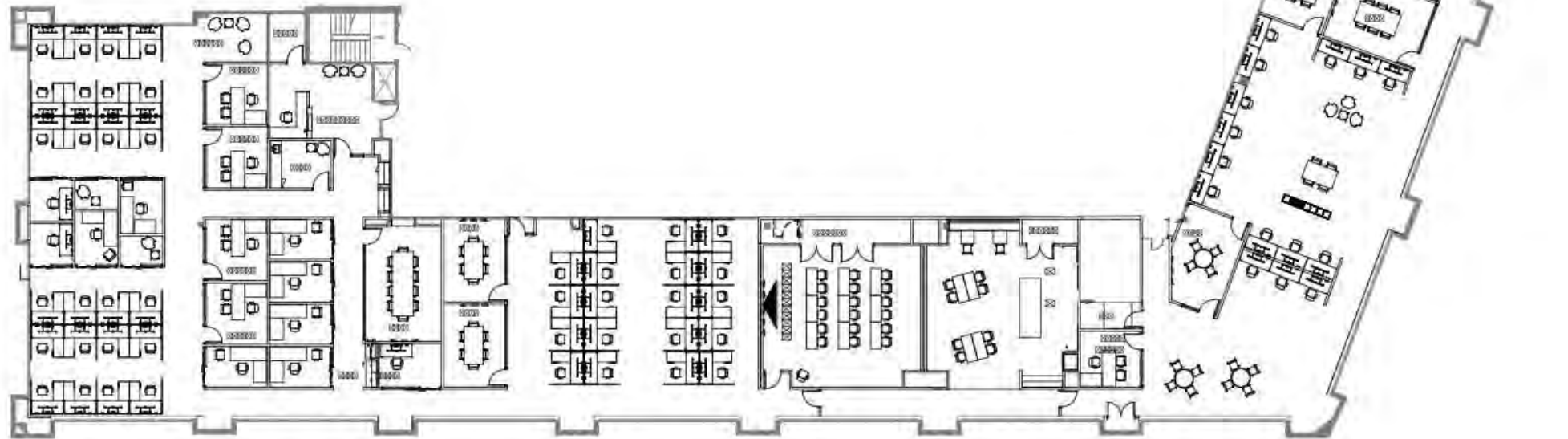


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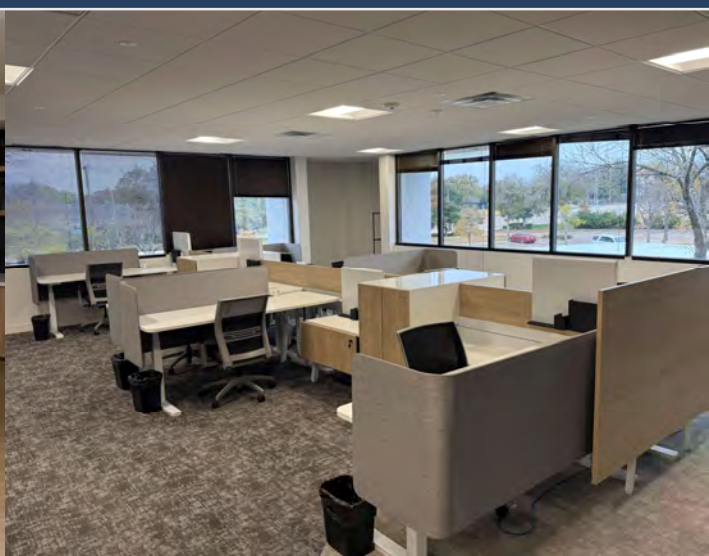
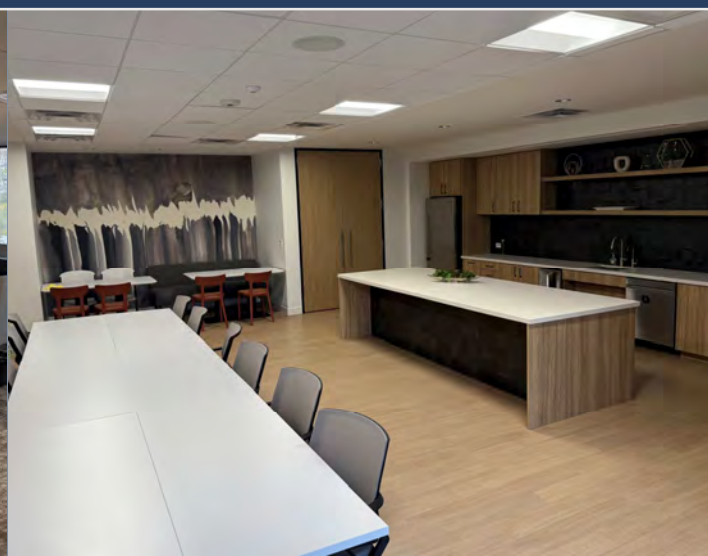
■ BUILDING ADDRESS	2201 N. CENTRAL EXPY - RICHARDSON, TX 75080,
■ BUILDING SIZE	100,720 SF
■ OCCUPANCY	56%
■ YEAR BUILT / UPDATED	1981 / 2019
■ NUMBER OF STORIES	2
■ ZONING	TO-M: TECHNICAL OFFICE
■ PARKING	5 / 1,000
■ SITE AREA	7.1 ACRES



Suite 250 - 18,570 Square Feet
Fully Furnished
Plug & Play Owner Occupancy Opportunity



C A N Y O N C R E E K C E N T E R



INVESTMENT HIGHLIGHTS

- IRREPLACEABLE ASSET AND LAND SITE IN THE HEART OF DFW.
- OVER 18,000 SF OF FURNISHED, PLUG AND PLAY SPACE AVAILABLE FOR OCCUPANCY.
- DRAMATIC REDUCTION IN OCCUPANCY COST THROUGH OWNERSHIP.
- TAX AND DEPRECIATION BENEFITS.
- RECENT CAPITAL PROJECTS AND RENOVATIONS COMPLETED.
- VARIETY OF SPACE OPTIONS AND STRONG IN-PLACE TENANTS.
- AMENITY RICH SUBURBAN ENVIRONMENT IN A DYNAMIC LOCATION.
- LONG RUN OPTIONALITY AND LAND SCARCITY IN THE AREA.
- BENEFITED BY DALLAS / FORT WORTH'S STATUS AS A TOP U.S. MARKETPLACE WITH A DIVERSIFIED ECONOMY, NATION LEADING POPULATION AND JOB GROWTH.
- DISCOUNT TO REPLACEMENT COST OF APPROXIMATELY \$450/SF.

DALLAS-FORT WORTH HIGHLIGHTS

- #1 BACK-TO-WORK CITY IN THE UNITED STATES.
- 54,000 NEW JOBS CREATED IN 2024.
- #1 REAL ESTATE MARKET FOR 2025 (ULI).
- THREE FORTUNE 10 COMPANY HQ'S.
- LOW COST OF DOING BUSINESS.
- OVER 1,000,000 JOBS ADDED SINCE 2010.
- TOP MARKET FOR INVESTMENT.
- 8.1 MILLION RESIDENTS.
- 345 NEW RESIDENTS DAILY.
- NATION-LEADING JOB & POPULATION GROWTH.
- NO ECONOMIC SECTOR ACCOUNTS FOR MORE THAN 20% OF EMPLOYMENT.





C A N Y O N C R E E K C E N T E R

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