

Lease Comps Summary

Lease Comps Report

Deals

Gross Asking Rent Per SF

Gross Starting Rent Per SF

Avg. Months On Market

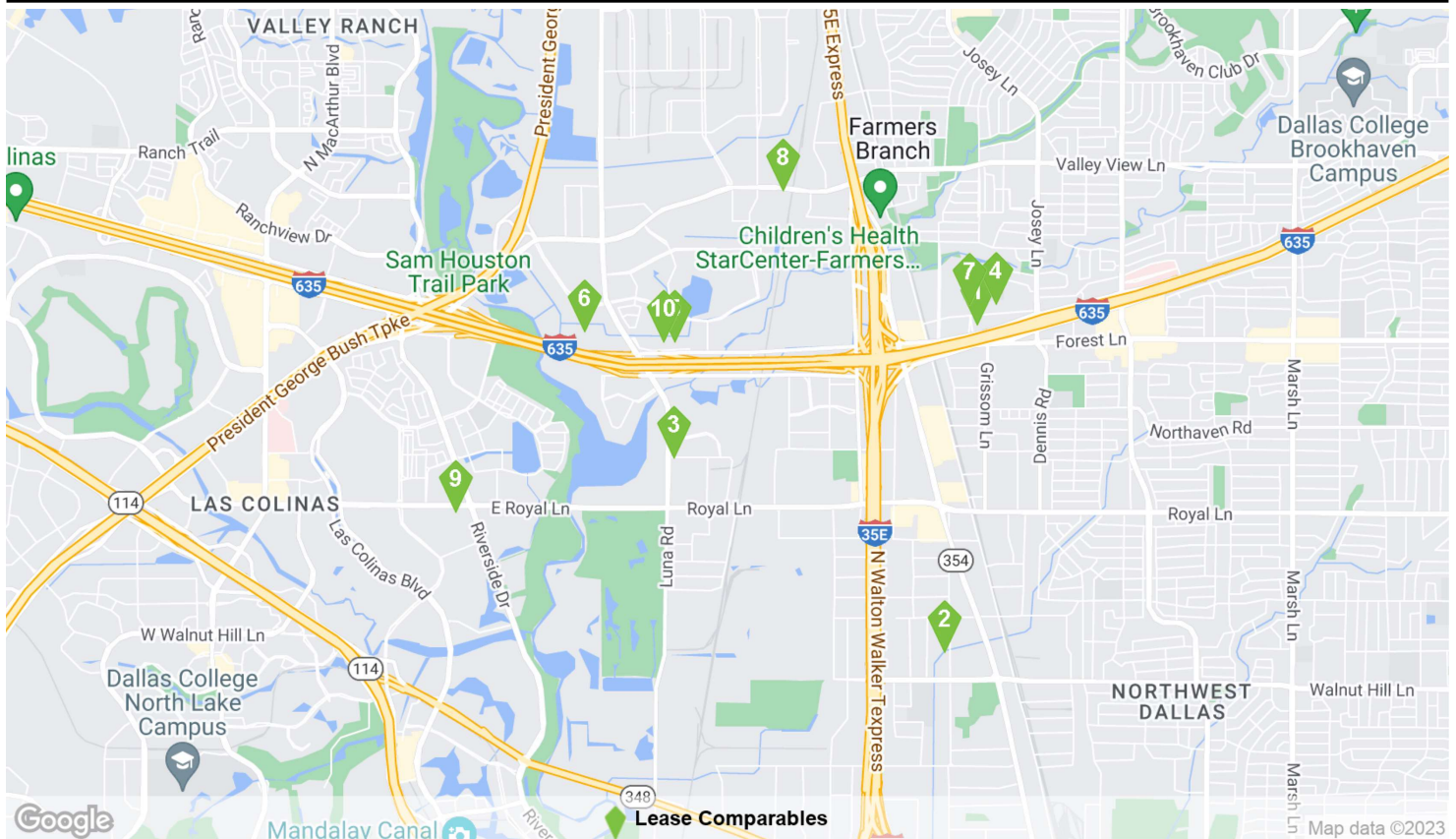
11

\$20.13

\$19.87

35

LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Gross Asking Rent Per SF	11	\$13.50	\$20.13	\$18.06	\$25.55
Gross Starting Rent Per SF	11	\$14.00	\$19.87	\$19.25	\$25.05
Gross Effective Rent Per SF	11	\$14.00	\$19.89	\$19.25	\$25.05
Asking Rent Discount	11	-21.9%	1.3%	0.0%	12.5%
TI Allowance	-	-	-	-	-
Months Free Rent	1	0	0	0	0

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	10	1	35	8	182
Deal Size	11	164	8,691	1,754	48,408
Lease Deal in Months	7	12.0	90.0	36.0	432.0
Floor Number	11	1	2	2	7

2/9/2023



Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 The Meridian 2711 Lyndon B Johnson Fwy	★★★★★	1,577	1st	1/27/2023	New	\$17.00/+elec	Effective
2 11061 Shady Trl	★★★★★	2,400	1st	11/28/2022	New	\$20.00/nnn	Effective
3 Crown Plaza I 11498 Luna Rd	★★★★★	691	1st	10/15/2019	New	\$18.00/fs	Effective
4 Building D 2775 Villa Creek Dr	★★★★★	164	1st	3/27/2019	New	\$18.29/+elec	Effective
5 Browning Place III 1605 Lyndon B Johnson Fwy	★★★★★	11,365	2nd	1/1/2018	New	\$18.25/+elec	Effective
6 Park West 2 1505-1507 Lyndon B John...	★★★★★	2,659	2nd	11/10/2017	New	\$24.00/+elec	Effective
7 One Metro Square 2655 Villa Creek Dr	★★★★★	648	2nd	9/7/2017	New	\$15.50/mg	Effective
8 2100 Valley View Ln	★★★★★	1,754	3rd	4/1/2017	New	\$16.71/fs	Effective
9 Bldg 3 400 E Royal Ln	★★★★★	826	2nd	12/1/2016	New	\$14.00/fs	Effective
10 Browning Place II 1603 Lyndon B Johnson Fwy	★★★★★	25,113	7th	1/4/2016	New	\$19.00/+elec	Effective
5 Browning Place III 1605 Lyndon B Johnson Fwy	★★★★★	48,408	4-5	1/1/2016	New	\$19.00/+elec	Effective

2/9/2023



1 2711 Lyndon B Johnson Fwy - The Meridian

Dallas, TX 75234 - West LBJ Freeway Submarket



LEASE

SF Leased:	1,577 SF
Sign Date:	Jan 2023
Space Use:	Office
Lease Type:	Direct
Floor:	1st Floor
Suite:	150

LEASE TERM

Start Date:	Feb 2023
Expiration Date:	Jan 2059
Lease Term:	36 Years

TIME ON MARKET

Date On Market:	May 2022
Date Off Market:	Jan 2023
Months on Market:	9 Months

LEASING REP

Northern Crain Realty
 813 Hemphill Ave
 Fort Worth, TX 76104
 John Laudenslager (682) 553-7432
 Will Northern (817) 920-0000

PROPERTY

Property Type:	Office
Status:	Built 1985
Tenancy:	Multi
Class:	A
Construction:	Reinforced Concrete
Parking:	553 Surface Spaces...

RENTS

Asking Rent:	\$17.00/+ELEC
Starting Rent:	\$17.00/+ELEC
Effective Rent:	\$17.00/+ELEC

CONCESSIONS AND BUILDOUT

Asking Discount:	0.00%
Buildout Status:	Spec Suite
Space Condition:	Excellent

PROPERTY EXPENSES

Taxes:	\$1.82/SF (2021)
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TIME VACANT

Date Vacated:	Nov 2022
Date Occupied:	Feb 2023
Months Vacant:	3 Months

MARKET AT LEASE

Vacancy Rates	2023 Q1	YOY
Current Building	63.8%	▲ 14.9%
Submarket 3-5 Star	25.3%	▲ 3.5%
Market Overall	17.9%	▲ 0.4%

Same Store Asking Rent/SF	2023 Q1	YOY
Current Building	\$19.74	▲ 0.6%
Submarket 3-5 Star	\$21.47	▲ 0.6%
Market Overall	\$29.64	▲ 2.2%

Submarket Leasing Activity	2023 Q1	YOY
12 Mo. Leased SF	189,044	▼ -37.0%
Months On Market	25.6	▲ 5.5



2 11061 Shady Trl

Dallas, TX 75229 - East Hines North Submarket



LEASE

SF Leased:	2,400 SF
Sign Date:	Nov 2022
Space Use:	Office
Lease Type:	Direct
Floor:	1st Floor

LEASE TERM

Start Date:	Dec 2022
Expiration Date:	Nov 2027
Lease Term:	5 Years

TIME ON MARKET

Date On Market:	Oct 2022
Date Off Market:	Nov 2022
Months on Market:	2 Months

LEASING REP

Commercial Plus

18208 Preston Rd, Suite D-9177
Dallas, TX 75252-6007
Shawn Shahbazi (214) 290-6077

PROPERTY

Property Type:	Flex
Status:	Built 1970
Tenancy:	Multi
Class:	B
Construction:	Masonry
Parking:	28 Surface Spaces a...

RENTS

Asking Rent:	\$19.80/NNN
Starting Rent:	\$20.00/NNN
Effective Rent:	\$20.00/NNN

CONCESSIONS AND BUILDOUT

Asking Discount:	-1.01%
Buildout Status:	Full Build-Out
Space Condition:	Average

PROPERTY EXPENSES

Taxes:	\$8.07/SF (2021)
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TIME VACANT

Date Vacated:	Oct 2022
Date Occupied:	Dec 2022
Months Vacant:	1 Month

MARKET AT LEASE

Vacancy Rates	2022 Q4	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	3.8%	▼ -0.2%
Market Overall	5.3%	▲ 0.1%

Same Store Asking Rent/SF	2022 Q4	YOY
Current Building	\$18.51	▲ 11.1%
Submarket 2-4 Star	\$9.48	▲ 12.1%
Market Overall	\$8.76	▲ 12.9%

Submarket Leasing Activity	2022 Q4	YOY
12 Mo. Leased SF	820,031	▼ -12.4%
Months On Market	3.4	▼ 0.0



3 11498 Luna Rd - Crown Plaza I



Farmers Branch, TX 75234 - Office Ctr/West LBJ Ext Submarket



LEASE

SF Leased:	691 SF
Sign Date:	Oct 2019
Space Use:	Office
Lease Type:	Direct
Floor:	1st Floor
Suite:	100

LEASE TERM

Start Date:	Nov 2019
Expiration Date:	Nov 2022
Lease Term:	3 Years

TIME ON MARKET

Date On Market:	Apr 2019
Date Off Market:	Oct 2019
Months on Market:	7 Months

LEASING REP

TXRE Properties, LLC
 1250 W Mockingbird Ln, Suite 450
 Dallas, TX 75247-4902
 Kolby Dickerson (214) 534-1599
 Justin M. Smith (214) 646-1250

PROPERTY

Property Type:	Office
Status:	Built 1982
Tenancy:	Multi
Class:	B
Construction:	Masonry
Parking:	100 Surface Spaces...

RENTS

Asking Rent:	\$18.00-\$22.00/FS
Starting Rent:	\$18.00/FS
Effective Rent:	\$18.00/FS

CONCESSIONS AND BUILDOUT

Asking Discount:	10.00%
Buildout:	Professional Services
Buildout Status:	Full Build-Out
Space Condition:	Excellent

PROPERTY EXPENSES

Taxes:	\$6.08/SF (2021)
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TIME VACANT

Date Vacated:	Mar 2019
Date Occupied:	Nov 2019
Months Vacant:	8 Months

MARKET AT LEASE

Vacancy Rates	2019 Q4	YOY
Current Building	33.0%	▼ -0.2%
Submarket 1-3 Star	14.3%	▼ -1.9%
Market Overall	14.8%	▲ 0.2%

Same Store Asking Rent/SF	2019 Q4	YOY
Current Building	\$21.09	▲ 1.4%
Submarket 1-3 Star	\$23.05	▲ 1.1%
Market Overall	\$28.04	▲ 3.2%

Submarket Leasing Activity	2019 Q4	YOY
12 Mo. Leased SF	1,257,995	▲ 59.5%
Months On Market	18.3	▲ 2.5

4 2775 Villa Creek Dr - Building D Dallas, TX 75234 - West LBJ Freeway Submarket



TENANT

Tenant Name:	Benefits & Retirement Consultants, LLC
Industry:	Finance and Insurance
NAICS:	Health and Welfare Funds - 525120

LEASE

SF Leased:	164 SF
Sign Date:	Mar 2019
Space Use:	Office
Lease Type:	Direct
Floor:	1st Floor
Suite:	B122

RENTS

Asking Rent:	\$14.00-\$16.00/+ELEC
Starting Rent:	\$18.29/+ELEC
Effective Rent:	\$18.29/+ELEC

CONCESSIONS AND BUILDOUT

Asking Discount:	-21.93%
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LEASE TERM

Start Date:	Mar 2019
Expiration Date:	Mar 2020
Lease Term:	1 Year

PROPERTY EXPENSES

Taxes:	\$1.82/SF (2021)
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MARKET AT LEASE

Vacancy Rates	2019 Q1	YOY
Current Building	48.4%	▼ -10.6%
Submarket 1-3 Star	16.9%	▲ 3.7%
Market Overall	14.5%	▲ 0.3%

Same Store Asking Rent/SF	2019 Q1	YOY
Current Building	\$17.94	▼ -3.4%
Submarket 1-3 Star	\$19.09	▼ -2.9%
Market Overall	\$27.36	▲ 2.9%

Submarket Leasing Activity	2019 Q1	YOY
12 Mo. Leased SF	645,877	▲ 70.7%
Months On Market	15.4	▲ 1.0

TIME ON MARKET

Date On Market:	Jan 2019
Date Off Market:	Feb 2019
Months on Market:	3 Months

TIME VACANT

Date Vacated:	Dec 2018
Date Occupied:	Mar 2019
Months Vacant:	3 Months

LEASING REP

Boxer Property
2727 Lyndon B Johnson Fwy
Farmers Branch, TX 75234-7334
Alexander Renwick (214) 560-4332
Gloria Medlock (425) 378-4000

PROPERTY

Property Type:	Office
Status:	Built 1976
Tenancy:	Multi
Class:	B
Construction:	Masonry
Parking:	200 free Surface Sp...

Rentable Area:	33,927 SF
Stories:	2
Floor Size:	16,963 SF
Vacancy at Lease:	48.4%
Land Acres:	3.69



5 1605 Lyndon B Johnson Fwy - Browning Place III Dallas, TX 75234 - DFW Freeport/Coppell Submarket



TENANT

Tenant Name:	Telvista
Industry:	Information
NAICS:	Telecommunications Resellers - 517121

LEASE

SF Leased:	11,365 SF
Sign Date:	Jan 2018
Space Use:	Office
Lease Type:	Direct
Floor:	2nd Floor
Suite:	1000S

RENTS

Asking Rent:	\$17.00/+ELEC
Starting Rent:	\$18.25/+ELEC
Effective Rent:	\$18.25/+ELEC

CONCESSIONS AND BUILDOUT

Asking Discount:	-7.35%
Buildout Status:	Partial Build-Out

LEASE TERM

Start Date:	Jan 2018
Expiration Date:	Apr 2021

PROPERTY EXPENSES

Taxes:	\$3.05/SF (2021)
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TIME ON MARKET

Date On Market:	Nov 2002
Date Off Market:	Feb 2006
Months on Market:	182 Months

TIME VACANT

Date Vacated:	Nov 2002
Date Occupied:	Jan 2018
Months Vacant:	182 Months

MARKET AT LEASE

Vacancy Rates	2018 Q1	YOY
Current Building	11.2%	▼ -6.1%
Submarket 2-4 Star	11.4%	▼ -0.9%
Market Overall	14.2%	▲ 0.1%

Same Store Asking Rent/SF	2018 Q1	YOY
Current Building	\$21.83	▲ 2.5%
Submarket 2-4 Star	\$25.45	▲ 2.1%
Market Overall	\$26.59	▲ 2.9%

Submarket Leasing Activity	2018 Q1	YOY
12 Mo. Leased SF	1,020,560	▼ -22.3%
Months On Market	12.8	▼ -9.2

LEASING REP

JLL
2401 Cedar Springs Rd, Suite 100
Dallas, TX 75201-1407
Dale Ray, II (214) 282-2518
Ted Headings (972) 239-0394

PROPERTY

Property Type:	Office	Rentable Area:	183,060 SF
Status:	Built 1984	Stories:	8
Tenancy:	Multi	Floor Size:	24,204 SF
Class:	B	Vacancy at Lease:	11.2%
Construction:	Reinforced Concrete	Land Acres:	6.64
Parking:	Ratio of 5.00/1,000 SF		



6 1505-1507 Lyndon B Johnson Fwy - Park West 2

Dallas, TX 75234 - DFW Freeport/Coppell Submarket



TENANT

Tenant Name:	Object Systems Group Inc
Industry:	Professional, Scientific, and Technical Services
NAICS:	Custom Computer Programming Services - 541511

LEASE

SF Leased:	2,659 SF
Sign Date:	Nov 2017
Space Use:	Office
Lease Type:	Direct
Floor:	2nd Floor
Suite:	240

RENTS

Asking Rent:	\$23.50-\$25.50/+ELEC
Starting Rent:	\$24.00/+ELEC
Effective Rent:	\$24.00/+ELEC

CONCESSIONS AND BUILDOUT

Asking Discount:	2.04%
Buildout Status:	Full Build-Out

LEASE TERM

Start Date:	Dec 2017
Expiration Date:	Dec 2020
Lease Term:	3 Years

PROPERTY EXPENSES

Taxes:	\$1.90/SF (2021)
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MARKET AT LEASE

Vacancy Rates	2017 Q4	YOY
Current Building	38.8%	▼ -14.9%
Submarket 3-5 Star	12.0%	▼ -0.8%
Market Overall	14.2%	▲ 0.4%

Same Store Asking Rent/SF	2017 Q4	YOY
Current Building	\$25.64	▲ 0.4%
Submarket 3-5 Star	\$25.43	▲ 1.4%
Market Overall	\$26.39	▲ 3.1%

Submarket Leasing Activity	2017 Q4	YOY
12 Mo. Leased SF	853,953	▼ -47.2%
Months On Market	12.8	▼ -8.2

TIME ON MARKET

Date On Market:	Mar 2017
Date Off Market:	Nov 2017
Months on Market:	8 Months

TIME VACANT

Date Vacated:	Jan 2016
Date Occupied:	Dec 2017
Months Vacant:	23 Months

LEASING REP

Avison Young
 1920 McKinney Ave
 Dallas, TX 75201-1702
 Grant Sumner (972) 435-0511
 Chuck Sellers (972) 435-0512

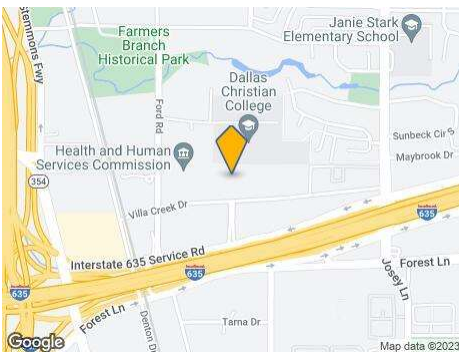
PROPERTY

Property Type:	Office	Rentable Area:	347,514 SF
Status:	Built 1989	Stories:	7
Tenancy:	Multi	Floor Size:	50,515 SF
Class:	A	Vacancy at Lease:	38.8%
Construction:	Reinforced Concrete	Land Acres:	13.49
Parking:	Reserved Spaces @...		



7 2655 Villa Creek Dr - One Metro Square

Dallas, TX 75234 - West LBJ Freeway Submarket



TENANT

Tenant Name:	Talk Box Mom
Industry:	Administrative and Support Services
NAICS:	Business Support Services - 561499

LEASE

SF Leased:	648 SF
Sign Date:	Sep 2017
Space Use:	Office
Lease Type:	Direct
Floor:	2nd Floor
Suite:	B365

RENTS

Asking Rent:	\$13.00-\$14.00/MG
Starting Rent:	\$15.50/MG
Effective Rent:	\$15.50/MG

CONCESSIONS AND BUILDOUT

Asking Discount:	-14.81%
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LEASE TERM

Start Date:	Oct 2017
Expiration Date:	Sep 2018
Lease Term:	1 Year

PROPERTY EXPENSES

Taxes:	\$1.28/SF (2021)
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TIME ON MARKET

Date On Market:	Dec 2016
Date Off Market:	Sep 2017
Months on Market:	10 Months

TIME VACANT

Date Vacated:	Dec 2016
Date Occupied:	Oct 2017
Months Vacant:	10 Months

MARKET AT LEASE

Vacancy Rates	2017 Q3	YOY
Current Building	14.2%	▲ 0.1%
Submarket 2-4 Star	13.7%	▼ -6.4%
Market Overall	14.0%	▲ 0.2%

Same Store Asking Rent/SF	2017 Q3	YOY
Current Building	\$17.13	▲ 6.9%
Submarket 2-4 Star	\$19.76	▲ 7.4%
Market Overall	\$26.25	▲ 3.3%

Submarket Leasing Activity	2017 Q3	YOY
12 Mo. Leased SF	468,376	▲ 9.4%
Months On Market	15.5	▼ -9.3

LEASING REP

Sunwest Real Estate Group

14850 Quorum Dr, Suite 100
 Dallas, TX 75254-7566
 Tabitha Layne (972) 284-1026
 Doug Hanna (469) 737-0674

PROPERTY

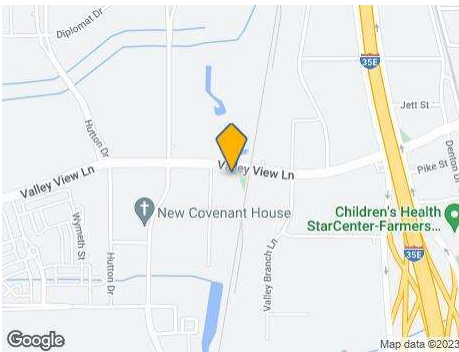
Property Type:	Office
Status:	Built 1971
Tenancy:	Multi
Class:	B
Construction:	Masonry
Parking:	322 Surface Spaces...

Rentable Area:	93,967 SF
Stories:	2
Floor Size:	46,984 SF
Vacancy at Lease:	14.2%
Land Acres:	5.38



8 2100 Valley View Ln

Farmers Branch, TX 75234 - DFW Freeport/Coppell Submarket



TENANT

Tenant Name:	360 Destination Group
Industry:	Professional, Scientific, and Technical Services
NAICS:	Marketing Consulting Services - 541613

LEASE

SF Leased:	1,754 SF
Sign Date:	Apr 2017
Space Use:	Office
Lease Type:	Direct
Floor:	3rd Floor
Suite:	360

RENTS

Asking Rent:	\$16.00/FS
Starting Rent:	\$16.00/FS
Effective Rent:	\$16.71/FS
Escalations:	\$0.50 Annual

CONCESSIONS AND BUILDOUT

Asking Discount:	0.00%
Mo. Free Rents:	0 Months
Buildout Status:	Shell Space

LEASE TERM

Start Date:	May 2017
Expiration Date:	Apr 2021
Lease Term:	4 Years

PROPERTY EXPENSES

Taxes:	\$0.04/SF (2021)
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MARKET AT LEASE

Vacancy Rates	2017 Q2	YOY
Current Building	57.0%	▲ 7.0%
Submarket 2-4 Star	11.8%	▼ -3.0%
Market Overall	14.0%	▼ -0.1%

Same Store Asking Rent/SF	2017 Q2	YOY
Current Building	\$17.78	▲ 1.2%
Submarket 2-4 Star	\$24.84	▲ 1.5%
Market Overall	\$26.10	▲ 3.4%

Submarket Leasing Activity	2017 Q2	YOY
12 Mo. Leased SF	1,245,549	▼ -22.6%
Months On Market	18.4	▲ 0.4

TIME ON MARKET

Date On Market:	Jan 2017
Date Off Market:	May 2017
Months on Market:	3 Months

TIME VACANT

Date Vacated:	Jan 2017
Date Occupied:	May 2017
Months Vacant:	4 Months

LEASING REP

TXRE Properties, LLC
 1250 W Mockingbird Ln, Suite 450
 Dallas, TX 75247-4902
 Justin M. Smith (214) 646-1250
 Kolby Dickerson (214) 534-1599

TENANT REP

Silver Oak Commercial Realty
 2805 Market Loop, Suite 100
 Southlake, TX 76092-9159
 Debra Perryman (817) 849-8282 X102

PROPERTY

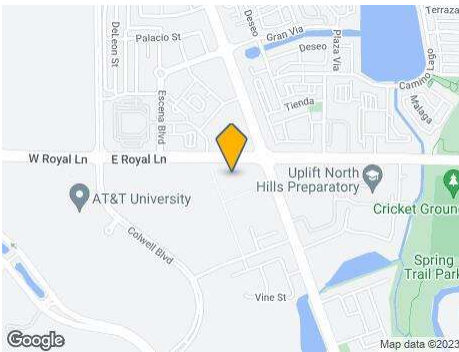
Property Type:	Office
Status:	Built 1981
Tenancy:	Multi
Class:	B
Construction:	Reinforced Concrete
Parking:	200 Surface Spaces...

Rentable Area:	64,000 SF
Stories:	4
Floor Size:	15,392 SF
Vacancy at Lease:	57.0%
Land Acres:	1.41



9 400 E Royal Ln - Bldg 3

Irving, TX 75039 - Office Ctr/West LBJ Ext Submarket



TENANT

Tenant Name:	Unicontravels Inc
Industry:	Services
NAICS:	Travel Agencies - 561510

LEASE

SF Leased:	826 SF
Sign Date:	Dec 2016
Space Use:	Office
Lease Type:	Direct
Floor:	2nd Floor
Suite:	213

RENTS

Asking Rent:	\$16.00/FS
Starting Rent:	\$14.00/FS
Effective Rent:	\$14.00/FS

CONCESSIONS AND BUILDOUT

Asking Discount:	12.50%
Buildout Status:	Partial Build-Out

LEASE TERM

Start Date:	Dec 2016
Expiration Date:	Dec 2017

PROPERTY EXPENSES

Taxes:	\$1.65/SF (2021)
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TIME ON MARKET

Date On Market:	Jun 2011
Date Off Market:	May 2014
Months on Market:	66 Months

TIME VACANT

Date Vacated:	Oct 2013
Date Occupied:	Dec 2016
Months Vacant:	38 Months

MARKET AT LEASE

Vacancy Rates	2016 Q4	YOY
Current Building	11.5%	▼ -0.3%
Submarket 2-4 Star	14.5%	▲ 3.9%
Market Overall	13.8%	↔ 0.0%

Same Store Asking Rent/SF	2016 Q4	YOY
Current Building	\$19.70	▲ 3.6%
Submarket 2-4 Star	\$24.57	▲ 2.3%
Market Overall	\$25.61	▲ 3.3%

Submarket Leasing Activity	2016 Q4	YOY
12 Mo. Leased SF	1,604,486	▲ 124.1%
Months On Market	23.0	▼ -3.4

LEASING REP

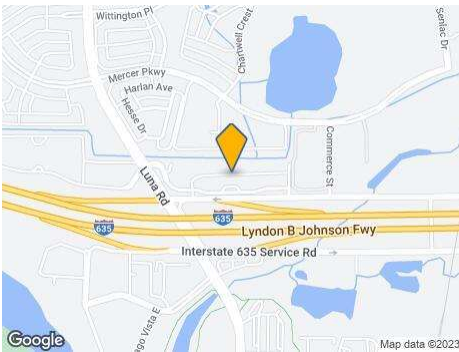
Fobare Commercial LP
18111 Preston Rd, Suite 1000
Dallas, TX 75252-5470
Rick Currey (972) 458-7585

PROPERTY

Property Type:	Office	Rentable Area:	117,964 SF
Status:	Built 1983	Stories:	2
Tenancy:	Multi	Floor Size:	58,982 SF
Class:	C	Vacancy at Lease:	11.5%
Construction:	Reinforced Concrete	Land Acres:	6.55
Parking:	1,105 Surface Space...		

10 1603 Lyndon B Johnson Fwy - Browning Place II

Dallas, TX 75234 - DFW Freeport/Coppell Submarket



TENANT

Tenant Name:	Medestar Locum Tenens/ THMED LLC
Industry:	Administrative and Support Services
NAICS:	Employment Placement Agencies - 561311

LEASE

SF Leased:	25,113 SF
Sign Date:	Jan 2016
Space Use:	Office
Lease Type:	Direct
Floor:	7th Floor
Suite:	700

RENTS

Asking Rent:	\$19.50/+ELEC
Starting Rent:	\$19.00/+ELEC
Effective Rent:	\$19.00/+ELEC

CONCESSIONS AND BUILDOUT

Asking Discount:	2.56%
Buildout Status:	Full Build-Out

LEASE TERM

Start Date:	May 2016
Expiration Date:	May 2022

PROPERTY EXPENSES

Taxes:	\$2.24/SF (2021)
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TIME ON MARKET

Date On Market:	Oct 2010
Date Off Market:	Jan 2016
Months on Market:	63 Months

TIME VACANT

Date Vacated:	Jun 2012
Date Occupied:	May 2016
Months Vacant:	47 Months

MARKET AT LEASE

Vacancy Rates	2016 Q1	YOY
Current Building	12.3%	↔ 0.0%
Submarket 2-4 Star	15.1%	▼ -1.6%
Market Overall	14.0%	▲ 0.1%

Same Store Asking Rent/SF	2016 Q1	YOY
Current Building	\$20.85	▲ 3.4%
Submarket 2-4 Star	\$24.39	▲ 1.8%
Market Overall	\$25.07	▲ 3.7%

Submarket Leasing Activity	2016 Q1	YOY
12 Mo. Leased SF	1,643,158	▼ -5.0%
Months On Market	20.4	▼ -0.8

LEASING REP

Transwestern Real Estate Services
 2300 N Field St, Suite 2000
 Dallas, TX 75201
 Duane Henley (214) 893-3359
 Kristi Torkildson (808) 291-4399

PROPERTY

Property Type:	Office	Rentable Area:	201,405 SF
Status:	Built 1985	Stories:	8
Tenancy:	Multi	Floor Size:	25,046 SF
Class:	B	Vacancy at Lease:	12.3%
Construction:	Reinforced Concrete	Land Acres:	4.21
Parking:	800 Covered Space...		



5 1605 Lyndon B Johnson Fwy - Browning Place III

Dallas, TX 75234 - DFW Freeport/Coppell Submarket



TENANT

Tenant Name:	NTT Data Services
Industry:	Professional, Scientific, and Technical Services
NAICS:	Computer Systems Design Services - 541512

LEASE

SF Leased:	48,408 SF
Sign Date:	Jan 2016
Space Use:	Office
Lease Type:	Direct
Floor:	P 4, P 5 Floor

RENTS

Asking Rent:	\$19.50/+ELEC
Starting Rent:	\$19.00/+ELEC
Effective Rent:	\$19.00/+ELEC

CONCESSIONS AND BUILDOUT

Asking Discount:	2.56%
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LEASE TERM

Start Date:	Apr 2016
Expiration Date:	Nov 2019

PROPERTY EXPENSES

Taxes:	\$3.05/SF (2021)
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TIME VACANT

Date Occupied:	Apr 2016
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MARKET AT LEASE

Vacancy Rates	2016 Q1	YOY
Current Building	13.1%	↔ 0.0%
Submarket 2-4 Star	15.1%	▼ -1.6%
Market Overall	14.0%	▲ 0.1%

Same Store Asking Rent/SF	2016 Q1	YOY
Current Building	\$21.07	▲ 4.1%
Submarket 2-4 Star	\$24.39	▲ 1.8%
Market Overall	\$25.07	▲ 3.7%

Submarket Leasing Activity	2016 Q1	YOY
12 Mo. Leased SF	1,643,158	▼ -5.0%
Months On Market	20.4	▼ -0.8

LEASING REP

Transwestern Real Estate Services

2300 N Field St, Suite 2000
Dallas, TX 75201
Duane Henley (214) 893-3359

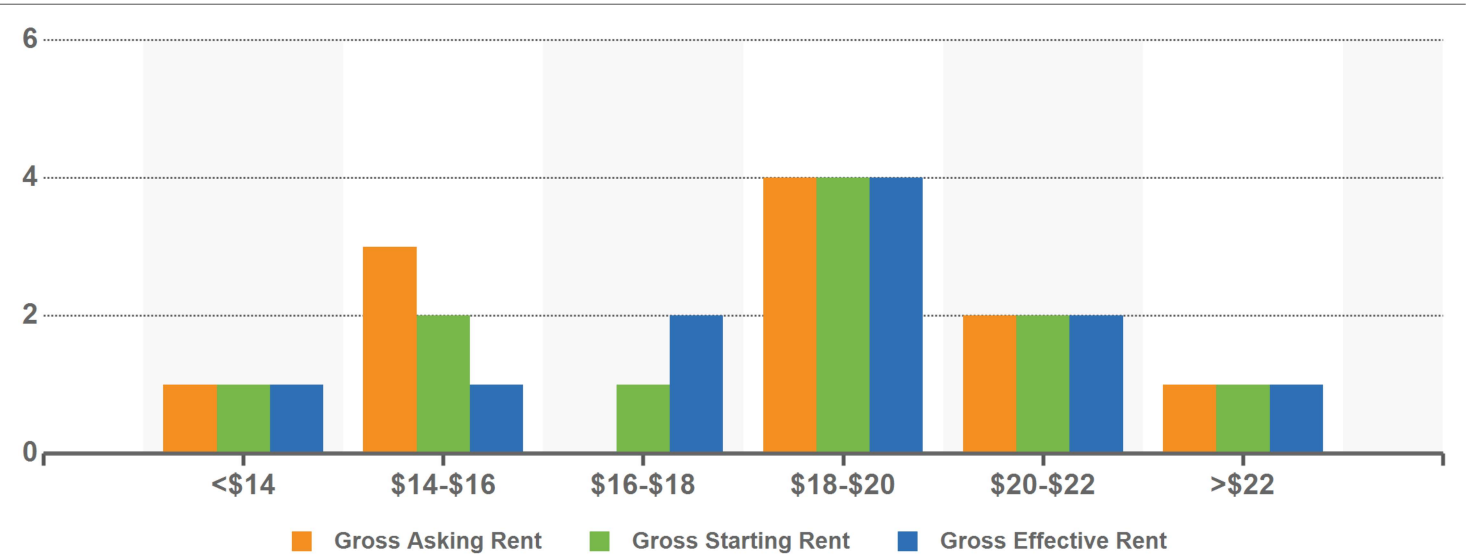
PROPERTY

Property Type:	Office	Rentable Area:	183,060 SF
Status:	Built 1984	Stories:	8
Tenancy:	Multi	Floor Size:	24,204 SF
Class:	B	Vacancy at Lease:	13.1%
Construction:	Reinforced Concrete	Land Acres:	6.64
Parking:	Ratio of 5.00/1,000 SF		

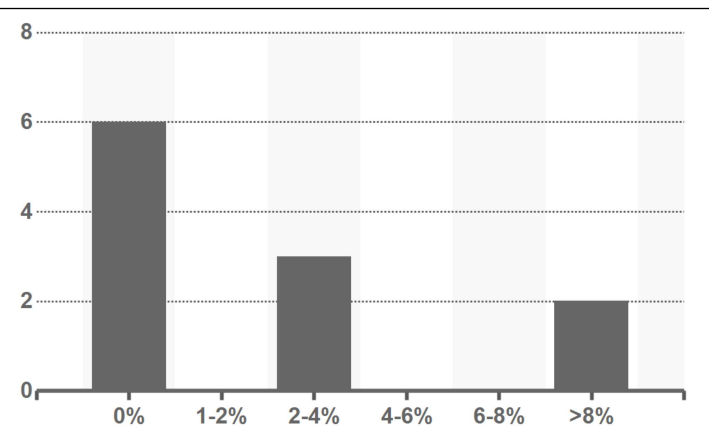


Gross Asking Rent Per SF	Gross Starting Rent Per SF	Gross Effective Rent Per SF	Avg. Months Free Rent
\$20.13	\$19.87	\$19.89	-

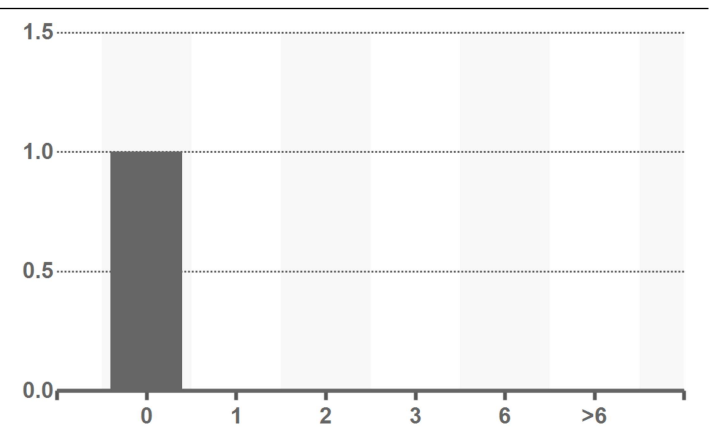
DEALS BY GROSS ASKING, GROSS STARTING, AND GROSS EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT







DEALS BY MONTHS FREE RENT



Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent TI Allow	Escalations Expenses
1	 <p>The Meridian 2711 Lyndon B Johnson Fwy Dallas, TX 75234 <i>West LBJ Freeway Submarket</i></p>	Maitland 175	1,577 New Direct	Feb 2023 36 Years	\$17.00/+ELEC \$17.00/+ELEC		
2	 <p>11061 Shady Trl Dallas, TX 75229 <i>East Hines North Submarket</i></p>	Rj Pickle & Associates Cpa's	2,400 New Direct	Dec 2022 5 Years	\$20.00/NNN \$20.00/NNN		
3	 <p>Crown Plaza I 11498 Luna Rd Farmers Branch, TX 75234 <i>Office Ctr/West LBJ Ext Submarket</i></p>	Larson Financial Group	691 New Direct	Nov 2019 3 Years	\$18.00/FS \$18.00/FS		
4	 <p>Building D 2775 Villa Creek Dr Dallas, TX 75234 <i>West LBJ Freeway Submarket</i></p>	Benefits & Retirement Consultants,... Boxer Property	164 New Direct	Mar 2019 1 Year	\$18.29/+ELEC \$18.29/+ELEC		
5	 <p>Browning Place III 1605 Lyndon B Johnson Fwy Dallas, TX 75234 <i>DFW Freeport/Coppell Submarket</i></p>	Telvista Transcontinental Realty Investors, ...	11,365 New Direct	Jan 2018	\$18.25/+ELEC \$18.25/+ELEC		
6	 <p>Park West 2 1505-1507 Lyndon B Johnson Fwy Dallas, TX 75234 <i>DFW Freeport/Coppell Submarket</i></p>	Object Systems Group Inc Transcontinental Realty Investors, ...	2,659 New Direct	Dec 2017 3 Years	\$24.00/+ELEC \$24.00/+ELEC		

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent TI Allow	Escalations Expenses
7	 <p>One Metro Square 2655 Villa Creek Dr Dallas, TX 75234 <i>West LBJ Freeway Submarket</i></p>	Talk Box Mom Houston Texas Westchase	648 New Direct	Oct 2017 1 Year	\$15.50/MG \$15.50/MG		\$6.38/SF
8	 <p>2100 Valley View Ln Farmers Branch, TX 75234 <i>DFW Freeport/Coppell Submarket</i></p>	360 Destination Group Ricchi Group	1,754 New Direct	May 2017 4 Years	\$16.00/FS \$16.71/FS		Steps
9	 <p>Bldg 3 400 E Royal Ln Irving, TX 75039 <i>Office Ctr/West LBJ Ext Submarket</i></p>	Unicontravels Inc Capital Commercial Investments, L...	826 New Direct	Dec 2016	\$14.00/FS \$14.00/FS		
10	 <p>Browning Place II 1603 Lyndon B Johnson Fwy Dallas, TX 75234 <i>DFW Freeport/Coppell Submarket</i></p>	Medestar Locum Tenens/ THMED ...	25,113 New Direct	May 2016	\$19.00/+ELEC \$19.00/+ELEC		
11	 <p>Browning Place III 1605 Lyndon B Johnson Fwy Dallas, TX 75234 <i>DFW Freeport/Coppell Submarket</i></p>	NTT Data Services	48,408 New Direct	Apr 2016	\$19.00/+ELEC \$19.00/+ELEC		

Lease Comps Search Criteria

Basic Criteria

Space Use	Office
Lease Origin	CoStar, Shared Data, Lease Analysis
Lease Type	Direct
Deal Type	New Lease
Lease Status	Executed
Rental Rate Per SF Per Year (\$/SF/Yr)	\$0 to \$1999.999
Rent Type	Effective Rent
Services	Full Service Gross, Modified Gross, Triple Net

Geography Criteria

Radius	1.05 mile(s) radius from Lat : -96.9080733544739, Long : 32.89452445081299 2.09 mile(s) radius from Lat : -96.90875523342912, Long : 32.89462585572175
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