

# Lease Comps Summary

Lease Comps Report

Deals

Gross Asking Rent Per SF

Gross Starting Rent Per SF

Avg. Months On Market

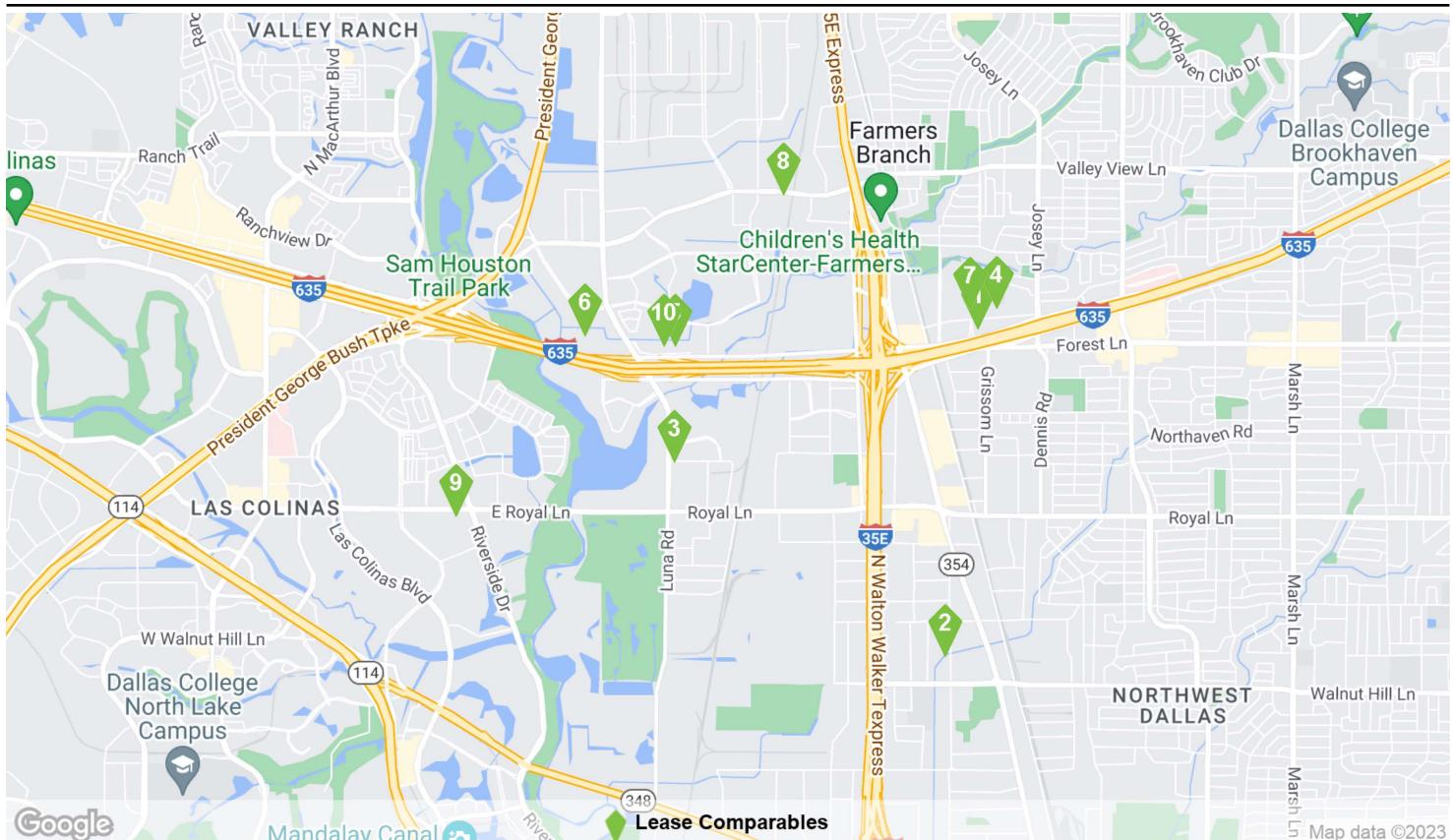
**11**

**\$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

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# Lease Comps Summary

Lease Comps Report

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

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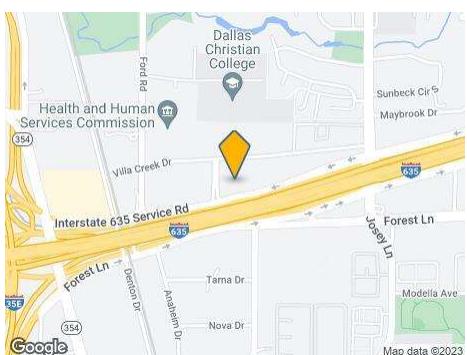
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### 1 2711 Lyndon B Johnson Fwy - The Meridian

Dallas, TX 75234 - West LBJ Freeway Submarket



#### LEASE

|             |                  |
|-------------|------------------|
| SF Leased:  | <b>1,577 SF</b>  |
| Sign Date:  | <b>Jan 2023</b>  |
| Space Use:  | <b>Office</b>    |
| Lease Type: | <b>Direct</b>    |
| Floor:      | <b>1st Floor</b> |
| Suite:      | <b>150</b>       |

#### RENTS

|                 |                      |
|-----------------|----------------------|
| Asking Rent:    | <b>\$17.00+/ELEC</b> |
| Starting Rent:  | <b>\$17.00+/ELEC</b> |
| Effective Rent: | <b>\$17.00+/ELEC</b> |

#### CONCESSIONS AND BUILDOUT

|                  |                   |
|------------------|-------------------|
| Asking Discount: | <b>0.00%</b>      |
| Buildout Status: | <b>Spec Suite</b> |
| Space Condition: | <b>Excellent</b>  |

#### PROPERTY EXPENSES

|        |                         |
|--------|-------------------------|
| Taxes: | <b>\$1.82/SF (2021)</b> |
|--------|-------------------------|

#### LEASE TERM

|                  |                 |
|------------------|-----------------|
| Start Date:      | <b>Feb 2023</b> |
| Expiration Date: | <b>Jan 2059</b> |
| Lease Term:      | <b>36 Years</b> |

#### TIME ON MARKET

|                   |                 |
|-------------------|-----------------|
| Date On Market:   | <b>May 2022</b> |
| Date Off Market:  | <b>Jan 2023</b> |
| Months on Market: | <b>9 Months</b> |

#### TIME VACANT

|                |                 |
|----------------|-----------------|
| Date Vacated:  | <b>Nov 2022</b> |
| Date Occupied: | <b>Feb 2023</b> |
| Months Vacant: | <b>3 Months</b> |

#### LEASING REP

##### Northern Crain Realty

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

#### 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    |

#### PROPERTY

|                |                              |                   |                   |
|----------------|------------------------------|-------------------|-------------------|
| Property Type: | <b>Office</b>                | Rentable Area:    | <b>227,078 SF</b> |
| Status:        | <b>Built 1985</b>            | Stories:          | <b>10</b>         |
| Tenancy:       | <b>Multi</b>                 | Floor Size:       | <b>22,559 SF</b>  |
| Class:         | <b>A</b>                     | Vacancy at Lease: | <b>63.8%</b>      |
| Construction:  | <b>Reinforced Concrete</b>   | Land Acres:       | <b>4.71</b>       |
| Parking:       | <b>553 Surface Spaces...</b> |                   |                   |



# Lease Comps Details

Lease Comps Report

## 2 11061 Shady Trl

Dallas, TX 75229 - East Hines North Submarket



### LEASE

|             |                  |
|-------------|------------------|
| SF Leased:  | <b>2,400 SF</b>  |
| Sign Date:  | <b>Nov 2022</b>  |
| Space Use:  | <b>Office</b>    |
| Lease Type: | <b>Direct</b>    |
| Floor:      | <b>1st Floor</b> |

### RENTS

|                 |                    |
|-----------------|--------------------|
| Asking Rent:    | <b>\$19.80/NNN</b> |
| Starting Rent:  | <b>\$20.00/NNN</b> |
| Effective Rent: | <b>\$20.00/NNN</b> |

### CONCESSIONS AND BUILDOUT

|                  |                       |
|------------------|-----------------------|
| Asking Discount: | <b>-1.01%</b>         |
| Buildout Status: | <b>Full Build-Out</b> |
| Space Condition: | <b>Average</b>        |

### PROPERTY EXPENSES

|        |                         |
|--------|-------------------------|
| Taxes: | <b>\$8.07/SF (2021)</b> |
|--------|-------------------------|

### TIME ON MARKET

|                   |                 |
|-------------------|-----------------|
| Date On Market:   | <b>Oct 2022</b> |
| Date Off Market:  | <b>Nov 2022</b> |
| Months on Market: | <b>2 Months</b> |

### TIME VACANT

|                |                 |
|----------------|-----------------|
| Date Vacated:  | <b>Oct 2022</b> |
| Date Occupied: | <b>Dec 2022</b> |
| Months Vacant: | <b>1 Month</b>  |

### LEASING REP

#### Commercial Plus

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

### PROPERTY

|                |                               |                   |                 |
|----------------|-------------------------------|-------------------|-----------------|
| Property Type: | <b>Flex</b>                   | Rentable Area:    | <b>2,400 SF</b> |
| Status:        | <b>Built 1970</b>             | Stories:          | <b>1</b>        |
| Tenancy:       | <b>Multi</b>                  | Floor Size:       | <b>2,400 SF</b> |
| Class:         | <b>B</b>                      | Ceiling Height:   | <b>12'</b>      |
| Construction:  | <b>Masonry</b>                | Vacancy at Lease: | <b>0.0%</b>     |
| Parking:       | <b>28 Surface Spaces a...</b> | Land Acres:       | <b>0.71</b>     |

### 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:  | <b>691 SF</b>    |
| Sign Date:  | <b>Oct 2019</b>  |
| Space Use:  | <b>Office</b>    |
| Lease Type: | <b>Direct</b>    |
| Floor:      | <b>1st Floor</b> |
| Suite:      | <b>100</b>       |

#### LEASE TERM

|                  |                 |
|------------------|-----------------|
| Start Date:      | <b>Nov 2019</b> |
| Expiration Date: | <b>Nov 2022</b> |
| Lease Term:      | <b>3 Years</b>  |

#### TIME ON MARKET

|                   |                 |
|-------------------|-----------------|
| Date On Market:   | <b>Apr 2019</b> |
| Date Off Market:  | <b>Oct 2019</b> |
| Months on Market: | <b>7 Months</b> |

#### RENTS

|                 |                           |
|-----------------|---------------------------|
| Asking Rent:    | <b>\$18.00-\$22.00/FS</b> |
| Starting Rent:  | <b>\$18.00/FS</b>         |
| Effective Rent: | <b>\$18.00/FS</b>         |

#### CONCESSIONS AND BUILDOUT

|                  |                              |
|------------------|------------------------------|
| Asking Discount: | <b>10.00%</b>                |
| Buildout:        | <b>Professional Services</b> |
| Buildout Status: | <b>Full Build-Out</b>        |
| Space Condition: | <b>Excellent</b>             |

#### PROPERTY EXPENSES

|        |                         |
|--------|-------------------------|
| Taxes: | <b>\$6.08/SF (2021)</b> |
|--------|-------------------------|

#### TIME VACANT

|                |                 |
|----------------|-----------------|
| Date Vacated:  | <b>Mar 2019</b> |
| Date Occupied: | <b>Nov 2019</b> |
| Months Vacant: | <b>8 Months</b> |

#### 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

#### 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   |

#### PROPERTY

|                |                              |                   |                  |
|----------------|------------------------------|-------------------|------------------|
| Property Type: | <b>Office</b>                | Rentable Area:    | <b>27,980 SF</b> |
| Status:        | <b>Built 1982</b>            | Stories:          | <b>2</b>         |
| Tenancy:       | <b>Multi</b>                 | Floor Size:       | <b>13,990 SF</b> |
| Class:         | <b>B</b>                     | Vacancy at Lease: | <b>33.0%</b>     |
| Construction:  | <b>Masonry</b>               | Land Acres:       | <b>4.99</b>      |
| Parking:       | <b>100 Surface Spaces...</b> |                   |                  |



# Lease Comps Details

Lease Comps Report

## 4 2755 Villa Creek Dr - Building D

Dallas, TX 75234 - West LBJ Freeway Submarket



### 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   |

### 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% |
|------------------|---------|

### LEASE TERM

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

### PROPERTY EXPENSES

|        |                  |
|--------|------------------|
| Taxes: | \$1.82/SF (2021) |
|--------|------------------|

### 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                 | Rentable Area:    | 33,927 SF |
| Status:        | Built 1976             | Stories:          | 2         |
| Tenancy:       | Multi                  | Floor Size:       | 16,963 SF |
| Class:         | B                      | Vacancy at Lease: | 48.4%     |
| Construction:  | Masonry                | Land Acres:       | 3.69      |
| Parking:       | 200 free Surface Sp... |                   |           |



### 5 1605 Lyndon B Johnson Fwy - Browning Place III

Dallas, TX 75234 - DFW Freeport/Coppell Submarket



#### 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   |

#### TENANT

|              |  |
|--------------|--|
| Tenant Name: | <b>Telvista</b>                              |
| Industry:    | <b>Information</b>                           |
| NAICS:       | <b>Telecommunications Resellers - 517121</b> |

#### LEASE

|             |                  |
|-------------|------------------|
| SF Leased:  | <b>11,365 SF</b> |
| Sign Date:  | <b>Jan 2018</b>  |
| Space Use:  | <b>Office</b>    |
| Lease Type: | <b>Direct</b>    |
| Floor:      | <b>2nd Floor</b> |
| Suite:      | <b>1000S</b>     |

#### RENTS

|                 |                      |
|-----------------|----------------------|
| Asking Rent:    | <b>\$17.00+/ELEC</b> |
| Starting Rent:  | <b>\$18.25+/ELEC</b> |
| Effective Rent: | <b>\$18.25+/ELEC</b> |

#### CONCESSIONS AND BUILDOUT

|                  |                          |
|------------------|--------------------------|
| Asking Discount: | <b>-7.35%</b>            |
| Buildout Status: | <b>Partial Build-Out</b> |

#### LEASE TERM

|                  |                 |
|------------------|-----------------|
| Start Date:      | <b>Jan 2018</b> |
| Expiration Date: | <b>Apr 2021</b> |

#### PROPERTY EXPENSES

|        |                         |
|--------|-------------------------|
| Taxes: | <b>\$3.05/SF (2021)</b> |
|--------|-------------------------|

#### TIME ON MARKET

|                   |                   |
|-------------------|-------------------|
| Date On Market:   | <b>Nov 2002</b>   |
| Date Off Market:  | <b>Feb 2006</b>   |
| Months on Market: | <b>182 Months</b> |

#### TIME VACANT

|                |                   |
|----------------|-------------------|
| Date Vacated:  | <b>Nov 2002</b>   |
| Date Occupied: | <b>Jan 2018</b>   |
| Months Vacant: | <b>182 Months</b> |

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



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

Dallas, TX 75234 - DFW Freeport/Coppell Submarket



#### 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   |

#### TENANT

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

#### LEASE

|             |                  |
|-------------|------------------|
| SF Leased:  | <b>2,659 SF</b>  |
| Sign Date:  | <b>Nov 2017</b>  |
| Space Use:  | <b>Office</b>    |
| Lease Type: | <b>Direct</b>    |
| Floor:      | <b>2nd Floor</b> |
| Suite:      | <b>240</b>       |

#### RENTS

|                 |                              |
|-----------------|------------------------------|
| Asking Rent:    | <b>\$23.50-\$25.50/+ELEC</b> |
| Starting Rent:  | <b>\$24.00/+ELEC</b>         |
| Effective Rent: | <b>\$24.00/+ELEC</b>         |

#### CONCESSIONS AND BUILDOUT

|                  |                       |
|------------------|-----------------------|
| Asking Discount: | <b>2.04%</b>          |
| Buildout Status: | <b>Full Build-Out</b> |

#### PROPERTY EXPENSES

|        |                         |
|--------|-------------------------|
| Taxes: | <b>\$1.90/SF (2021)</b> |
|--------|-------------------------|

#### TIME VACANT

|                |                  |
|----------------|------------------|
| Date Vacated:  | <b>Jan 2016</b>  |
| Date Occupied: | <b>Dec 2017</b>  |
| Months Vacant: | <b>23 Months</b> |

#### TIME ON MARKET

|                   |                 |
|-------------------|-----------------|
| Date On Market:   | <b>Mar 2017</b> |
| Date Off Market:  | <b>Nov 2017</b> |
| Months on Market: | <b>8 Months</b> |

#### LEASING REP

##### Avison Young

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

#### PROPERTY

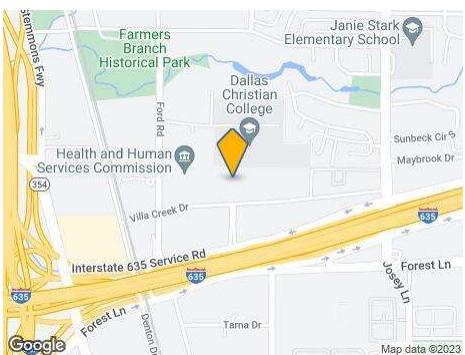
|                |                             |                   |                   |
|----------------|-----------------------------|-------------------|-------------------|
| Property Type: | <b>Office</b>               | Rentable Area:    | <b>347,514 SF</b> |
| Status:        | <b>Built 1989</b>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



# Lease Comps Details

Lease Comps Report

## 7 2655 Villa Creek Dr - One Metro Square Dallas, TX 75234 - West LBJ Freeway Submarket



### 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 |

### TENANT

|              |  |
|--------------|--|
| Tenant Name: | <b>Talk Box Mom</b>                        |
| Industry:    | <b>Administrative and Support Services</b> |
| NAICS:       | <b>Business Support Services - 561499</b>  |

### LEASE

|             |                  |
|-------------|------------------|
| SF Leased:  | <b>648 SF</b>    |
| Sign Date:  | <b>Sep 2017</b>  |
| Space Use:  | <b>Office</b>    |
| Lease Type: | <b>Direct</b>    |
| Floor:      | <b>2nd Floor</b> |
| Suite:      | <b>B365</b>      |

### RENTS

|                 |                           |
|-----------------|---------------------------|
| Asking Rent:    | <b>\$13.00-\$14.00/MG</b> |
| Starting Rent:  | <b>\$15.50/MG</b>         |
| Effective Rent: | <b>\$15.50/MG</b>         |

### CONCESSIONS AND BUILDOUT

|                  |                |
|------------------|----------------|
| Asking Discount: | <b>-14.81%</b> |
|------------------|----------------|

### LEASE TERM

|                  |                 |
|------------------|-----------------|
| Start Date:      | <b>Oct 2017</b> |
| Expiration Date: | <b>Sep 2018</b> |
| Lease Term:      | <b>1 Year</b>   |

### PROPERTY EXPENSES

|        |                         |
|--------|-------------------------|
| Taxes: | <b>\$1.28/SF (2021)</b> |
|--------|-------------------------|

### TIME ON MARKET

|                   |                  |
|-------------------|------------------|
| Date On Market:   | <b>Dec 2016</b>  |
| Date Off Market:  | <b>Sep 2017</b>  |
| Months on Market: | <b>10 Months</b> |

### TIME VACANT

|                |                  |
|----------------|------------------|
| Date Vacated:  | <b>Dec 2016</b>  |
| Date Occupied: | <b>Oct 2017</b>  |
| Months Vacant: | <b>10 Months</b> |

### 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: | <b>Office</b>                | Rentable Area:    | <b>93,967 SF</b> |
| Status:        | <b>Built 1971</b>            | Stories:          | <b>2</b>         |
| Tenancy:       | <b>Multi</b>                 | Floor Size:       | <b>46,984 SF</b> |
| Class:         | <b>B</b>                     | Vacancy at Lease: | <b>14.2%</b>     |
| Construction:  | <b>Masonry</b>               | Land Acres:       | <b>5.38</b>      |
| Parking:       | <b>322 Surface Spaces...</b> |                   |                  |



# Lease Comps Details

Lease Comps Report

## 8 2100 Valley View Ln

Farmers Branch, TX 75234 - DFW Freeport/Coppell Submarket



### 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    |

### TENANT

|              |   |
|--------------|---|
| Tenant Name: | <b>360 Destination Group</b>                            |
| Industry:    | <b>Professional, Scientific, and Technical Services</b> |
| NAICS:       | <b>Marketing Consulting Services - 541613</b>           |

### LEASE

|             |                  |
|-------------|------------------|
| SF Leased:  | <b>1,754 SF</b>  |
| Sign Date:  | <b>Apr 2017</b>  |
| Space Use:  | <b>Office</b>    |
| Lease Type: | <b>Direct</b>    |
| Floor:      | <b>3rd Floor</b> |
| Suite:      | <b>360</b>       |

### RENTS

|                 |                      |
|-----------------|----------------------|
| Asking Rent:    | <b>\$16.00/FS</b>    |
| Starting Rent:  | <b>\$16.00/FS</b>    |
| Effective Rent: | <b>\$16.71/FS</b>    |
| Escalations:    | <b>\$0.50 Annual</b> |

### LEASE TERM

|                  |                 |
|------------------|-----------------|
| Start Date:      | <b>May 2017</b> |
| Expiration Date: | <b>Apr 2021</b> |
| Lease Term:      | <b>4 Years</b>  |

### CONCESSIONS AND BUILDOUT

|                  |                    |
|------------------|--------------------|
| Asking Discount: | <b>0.00%</b>       |
| Mo. Free Rents:  | <b>0 Months</b>    |
| Buildout Status: | <b>Shell Space</b> |

### PROPERTY EXPENSES

|        |                         |
|--------|-------------------------|
| Taxes: | <b>\$0.04/SF (2021)</b> |
|--------|-------------------------|

### TIME ON MARKET

|                   |                 |
|-------------------|-----------------|
| Date On Market:   | <b>Jan 2017</b> |
| Date Off Market:  | <b>May 2017</b> |
| Months on Market: | <b>3 Months</b> |

### TIME VACANT

|                |                 |
|----------------|-----------------|
| Date Vacated:  | <b>Jan 2017</b> |
| Date Occupied: | <b>May 2017</b> |
| Months Vacant: | <b>4 Months</b> |

### 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 |  |  |

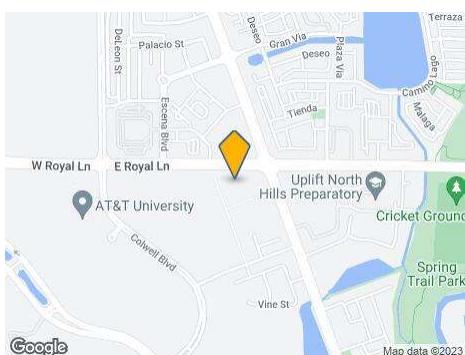
### PROPERTY

|                |                              |                   |                  |
|----------------|------------------------------|-------------------|------------------|
| Property Type: | <b>Office</b>                | Rentable Area:    | <b>64,000 SF</b> |
| Status:        | <b>Built 1981</b>            | Stories:          | <b>4</b>         |
| Tenancy:       | <b>Multi</b>                 | Floor Size:       | <b>15,392 SF</b> |
| Class:         | <b>B</b>                     | Vacancy at Lease: | <b>57.0%</b>     |
| Construction:  | <b>Reinforced Concrete</b>   | Land Acres:       | <b>1.41</b>      |
| Parking:       | <b>200 Surface Spaces...</b> |                   |                  |



### 9 400 E Royal Ln - Bldg 3

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



#### 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   |

#### TENANT

|              |                                 |
|--------------|---------------------------------|
| Tenant Name: | <b>Unicontravels Inc</b>        |
| Industry:    | <b>Services</b>                 |
| NAICS:       | <b>Travel Agencies - 561510</b> |

#### LEASE

|             |                  |
|-------------|------------------|
| SF Leased:  | <b>826 SF</b>    |
| Sign Date:  | <b>Dec 2016</b>  |
| Space Use:  | <b>Office</b>    |
| Lease Type: | <b>Direct</b>    |
| Floor:      | <b>2nd Floor</b> |
| Suite:      | <b>213</b>       |

#### RENTS

|                 |                   |
|-----------------|-------------------|
| Asking Rent:    | <b>\$16.00/FS</b> |
| Starting Rent:  | <b>\$14.00/FS</b> |
| Effective Rent: | <b>\$14.00/FS</b> |

#### CONCESSIONS AND BUILDOUT

|                  |                          |
|------------------|--------------------------|
| Asking Discount: | <b>12.50%</b>            |
| Buildout Status: | <b>Partial Build-Out</b> |

#### LEASE TERM

|                  |                 |
|------------------|-----------------|
| Start Date:      | <b>Dec 2016</b> |
| Expiration Date: | <b>Dec 2017</b> |

#### PROPERTY EXPENSES

|        |                         |
|--------|-------------------------|
| Taxes: | <b>\$1.65/SF (2021)</b> |
|--------|-------------------------|

#### TIME ON MARKET

|                   |                  |
|-------------------|------------------|
| Date On Market:   | <b>Jun 2011</b>  |
| Date Off Market:  | <b>May 2014</b>  |
| Months on Market: | <b>66 Months</b> |

#### TIME VACANT

|                |                  |
|----------------|------------------|
| Date Vacated:  | <b>Oct 2013</b>  |
| Date Occupied: | <b>Dec 2016</b>  |
| Months Vacant: | <b>38 Months</b> |

#### LEASING REP

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

#### PROPERTY

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

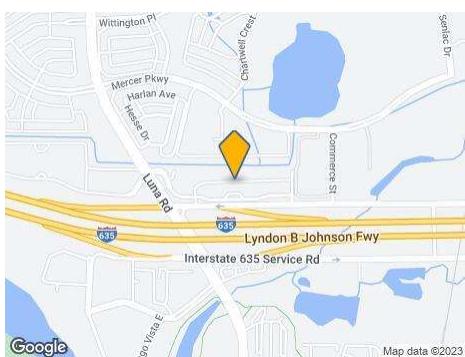


# Lease Comps Details

Lease Comps Report

## 10 1603 Lyndon B Johnson Fwy - Browning Place II

Dallas, TX 75234 - DFW Freeport/Coppell Submarket



### 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  |

### TENANT

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

### LEASE

|             |                  |
|-------------|------------------|
| SF Leased:  | <b>25,113 SF</b> |
| Sign Date:  | <b>Jan 2016</b>  |
| Space Use:  | <b>Office</b>    |
| Lease Type: | <b>Direct</b>    |
| Floor:      | <b>7th Floor</b> |
| Suite:      | <b>700</b>       |

### RENTS

|                 |                      |
|-----------------|----------------------|
| Asking Rent:    | <b>\$19.50+/ELEC</b> |
| Starting Rent:  | <b>\$19.00+/ELEC</b> |
| Effective Rent: | <b>\$19.00+/ELEC</b> |

### CONCESSIONS AND BUILDOUT

|                  |                       |
|------------------|-----------------------|
| Asking Discount: | <b>2.56%</b>          |
| Buildout Status: | <b>Full Build-Out</b> |

### LEASE TERM

|                  |                 |
|------------------|-----------------|
| Start Date:      | <b>May 2016</b> |
| Expiration Date: | <b>May 2022</b> |

### PROPERTY EXPENSES

|        |                         |
|--------|-------------------------|
| Taxes: | <b>\$2.24/SF (2021)</b> |
|--------|-------------------------|

### TIME ON MARKET

|                   |                  |
|-------------------|------------------|
| Date On Market:   | <b>Oct 2010</b>  |
| Date Off Market:  | <b>Jan 2016</b>  |
| Months on Market: | <b>63 Months</b> |

### TIME VACANT

|                |                  |
|----------------|------------------|
| Date Vacated:  | <b>Jun 2012</b>  |
| Date Occupied: | <b>May 2016</b>  |
| Months Vacant: | <b>47 Months</b> |

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



# Lease Comps Details

Lease Comps Report

## 5 1605 Lyndon B Johnson Fwy - Browning Place III

Dallas, TX 75234 - DFW Freeport/Coppell Submarket



### TENANT

|              |   |
|--------------|---|
| Tenant Name: | <b>NTT Data Services</b>                                |
| Industry:    | <b>Professional, Scientific, and Technical Services</b> |
| NAICS:       | <b>Computer Systems Design Services - 541512</b>        |

### LEASE

|             |                       |
|-------------|-----------------------|
| SF Leased:  | <b>48,408 SF</b>      |
| Sign Date:  | <b>Jan 2016</b>       |
| Space Use:  | <b>Office</b>         |
| Lease Type: | <b>Direct</b>         |
| Floor:      | <b>P 4, P 5 Floor</b> |

### RENTS

|                 |                      |
|-----------------|----------------------|
| Asking Rent:    | <b>\$19.50+/ELEC</b> |
| Starting Rent:  | <b>\$19.00+/ELEC</b> |
| Effective Rent: | <b>\$19.00+/ELEC</b> |

### LEASE TERM

|                  |                 |
|------------------|-----------------|
| Start Date:      | <b>Apr 2016</b> |
| Expiration Date: | <b>Nov 2019</b> |

### CONCESSIONS AND BUILDOUT

|                  |              |
|------------------|--------------|
| Asking Discount: | <b>2.56%</b> |
|------------------|--------------|

### PROPERTY EXPENSES

|        |                         |
|--------|-------------------------|
| Taxes: | <b>\$3.05/SF (2021)</b> |
|--------|-------------------------|

### TIME VACANT

|                |                 |
|----------------|-----------------|
| Date Occupied: | <b>Apr 2016</b> |
|----------------|-----------------|

### LEASING REP

#### Transwestern Real Estate Services

2300 N Field St, Suite 2000

Dallas, TX 75201

Duane Henley (214) 893-3359

### 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  |

### PROPERTY

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



Gross Asking Rent Per SF

**\$20.13**

Gross Starting Rent Per SF

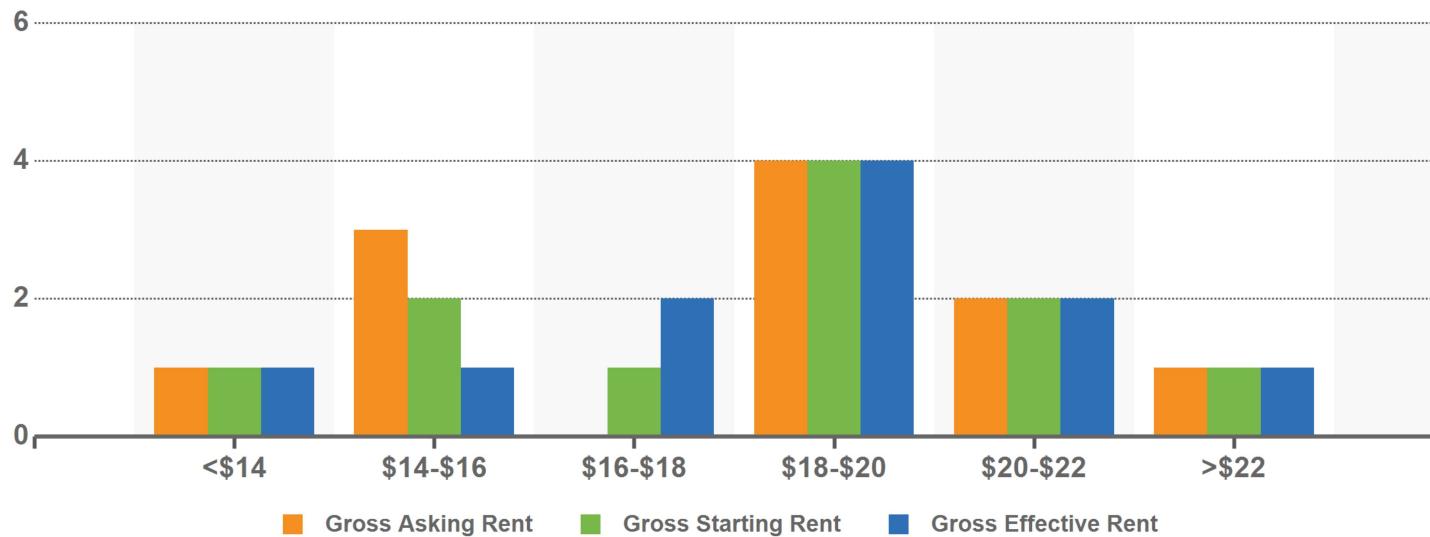
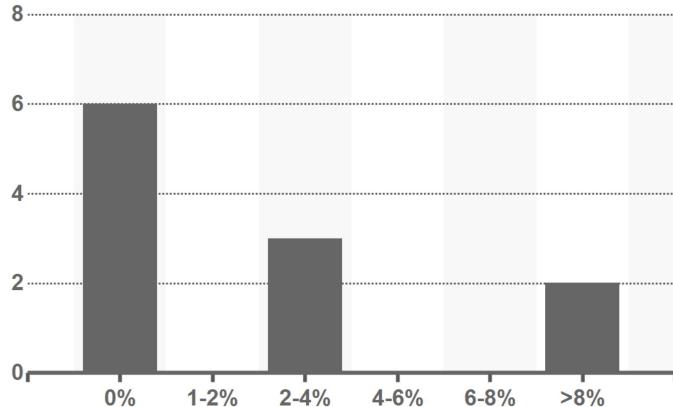
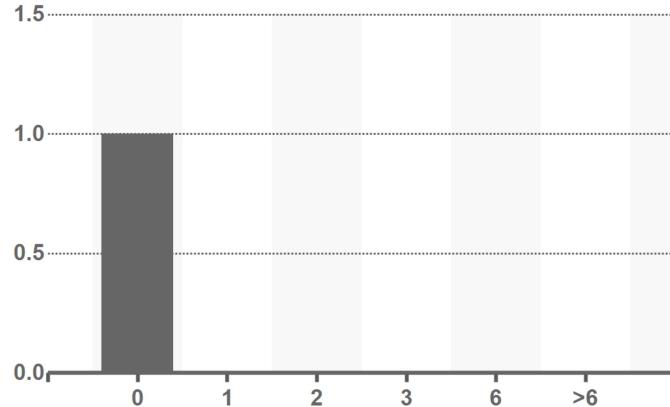
**\$19.87**

Gross Effective Rent Per SF

**\$19.89**

Avg. Months Free Rent

-

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

**DEALS BY ASKING RENT DISCOUNT**

**DEALS BY MONTHS FREE RENT**


## Lease Comparables

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

2/9/2023

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## Lease Comparables

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

# Lease Comps Search Criteria

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## Basic Criteria

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Space Use  
Lease Origin  
Lease Type  
Deal Type  
Lease Status  
Rental Rate Per SF Per Year (\$/SF/Yr)  
Rent Type  
Services

Office  
CoStar, Shared Data, Lease Analysis  
Direct  
New Lease  
Executed  
\$0 to \$1999.999  
Effective Rent  
Full Service Gross, Modified Gross, Triple Net

## Geography Criteria

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Radius

1.05 mile(s) radius from Lat : -96.9080733544739, Long : 32.89452445081299 <br /> 2.09  
mile(s) radius from Lat : -96.90875523342912, Long : 32.89462585572175