

10100

NORTH CENTRAL EXPRESSWAY

HIGH PROFILE BOUTIQUE OFFICE ASSET

USER-OWNER OPPORTUNITY

YOUNGER PARTNERS EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Younger Partners has been exclusively retained to offer qualified buyers the opportunity to acquire 10100 NCX (the “Property”), a boutique office building prominently positioned on heavily traveled North Central Expressway (SH-75). Located amongst a thriving commercial corridor, the area is exploding with retail, residential and hospitality developments. As a result, the building offers tenants access to a wealth of nearby amenities that appeal to the modern office tenant.

The Property offers 94,000 square feet of highly efficient, neighborhood office space that is 59% leased to a mixture of medical, traditional office and co-working office tenants. Well positioned for an owner occupant wanting to take control of their real estate needs, the building has two full floors available (32,000 SF) for immediate occupancy. The available space is complimented by a diverse rent roll and established income stream that should greatly reduce ownership cost and build equity.

Situated on heavily traveled North Central Expressway at Walnut Hill Lane, 10100 NCX is proximate to one of Texas’ most affluent residential populations. The nearby rooftops fuel demand in the building from customer facing service operators that feed off the community. Consistently regarded as a preferred office sub-market, the Central Expressway corridor is benefitted by unsurpassed proximity to a dense demographic base of decision makers and is populated with in-demand destination retail. The rising lease rates in nearby Preston Center and Uptown have made Central a bargain market and as more and more businesses are priced out of these areas, Central is in line to flourish.

THE PROPERTY

ADDRESS	10100 NORTH CENTRAL EXPRESSWAY DALLAS, TX 75231
BUILDING SIZE	94,294 SF
LAND AREA	1.035 ACRES
YEAR BUILT	1982
BUILDING HEIGHT	SIX STORIES
PARKING	3.07 / 1,000 (290 SPACES)





INVESTMENT HIGHLIGHTS

Currently home to more than 50 tenants, the building has a secure base tenancy that provides a stable and increasing contractual net operating income. These tenants have an average lease rate of just under \$23/sf +E, which is a sizable discount to the submarket's average (\$35.23/sf SF) and a source of potential upside through mark-to-market renewals.

The building's vacancy is concentrated on the 4th and 6th floors. The single tenant floors are 16,500 SF and feature modern finish outs with exposed ceilings and extensive glass. The available space in conjunction with naming/branding and signage opportunities affords an owner operator a chance to establish an unmatched presence to the more than 300,000 cars passing the building on a daily basis.

10100 NCX is seated in proximity to some of the area's most influential residential communities. With 3-mile average household income in excess of \$100,000, the building is a short drive to Lakewood, Lake Highlands, Preston Hollow, University Park and Highland Park.

NORTH PARK MALL

THE SHOPS AT PARK LANE

CENTRAL EXPRESSWAY

WALNUT HILL LANE

PRESTON HOLLOW VILLAGE

THE HILL

TEXAS HEALTH RESOURCES

DART

10100 NCX





10100 NORTH CENTRAL EXPRESSWAY

DALLAS, TX

For Additional Building Information Please Contact:

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Tom Strohbehn, CCIM
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tom.strohbehn@youngerpartners.com



Enclosed with this Investment Offering Summary is a Confidentiality Agreement relating to the Property. If you are interested 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 or withdrawal notice.



**CONFIDENTIALITY STATEMENT
ADDRESS
CITY**

**Please return to:
tom.strohbehn@youngerpartners.com
Attn: Tom Strohbehn, CCIM**

The undersigned has been advised that Younger Partners has been retained on an exclusive basis by the Owner with respect to the offering for sale of 3001 N Skyway Circle (the "Property"). The Owner has indicated that all inquiries and communications with respect to the contemplated sale of such Property be directed to Younger Partners. All fees due Younger Partners in connection with the sale of the Property shall be paid by the Owner. The undersigned hereby acknowledges that it is a principal or an investment advisor in connection with the possible acquisition of the

The Owner has available for review certain information ("Confidential Information") concerning the Property. On behalf of the Owner, Younger Partners may make such Confidential Information available to the undersigned upon execution of this Confidentiality Statement. The Confidential Information is intended solely for your own limited use in considering whether to pursue negotiations to acquire the Property. This is not an agreement to sell the Property nor an offer of sale. No agreement binding upon the Owner of the Property, or any of its associated or affiliated companies, shall be deemed to exist, at law or equity, until the Owner of the Property enters into a formal binding agreement of sale.

The Confidential Information contains brief, selected information pertaining to the business and affairs of the Owner, and has been prepared by Owner and Younger Partners, primarily from information supplied by the Owner of the Owner's agent. It does not purport to be all inclusive or to contain all the information which a prospective purchaser may desire. Neither Younger Partners, the Owner nor the Owner's Lender make any representation or warranty, expressed or implied, as to the accuracy or completeness of the Confidential Information and no legal liability is assumed or to be implied with respect thereto.

By executing this Confidentiality Statement you agree that the Information provided is confidential, that you will hold and treat it in the strictest of confidence, and that you will not disclose or permit anyone else to disclose the Information to any person, firm or entity without prior written authorization of the Owner and Younger Partners except that the information may be disclosed to your partners, employees, legal counsel and lenders or pursuant to a court order. Owner expressly reserves the right in its sole discretion to reject any or all proposals or expressions of interest in the property and to terminate discussions with any party at negotiations you hereby agree to return the Confidential Information to Younger Partners.

ON BEHALF OF PROSPECTIVE PURCHASER:

CO-BROKER (If Any):

Company: _____
Address: _____
City, State, Zip: _____
Telephone: _____
Email: _____
By: _____
Its: _____
Date: _____
Signature: _____

Company: _____
Address: _____
City, State, Zip: _____
Telephone: _____
Email: _____
By: _____
Its: _____
Date: _____
Signature: _____