

THE DRAPER

111 SOUTH GARLAND AVENUE



CREATIVE OFFICE | HISTORIC ADAPTIVE RE-USE | OWNER OCCUPIER

YOUNGER PARTNERS | EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Younger Partners has been exclusively retained to offer qualified buyers the opportunity to acquire The Draper at 111 South Garland Avenue (the “Property”). A boutique office building with historic significance, the Property is situated in a mixed-use environment with outstanding walkability. The five-story building features small floor plates on the upper floors (5,956 SF) and first floor space that is well suited to retail, food and beverage or entertainment uses. Home to a long-term tenant in JPMorganChase on the ground floor, the building has existing revenues from their tenancy and existing rooftop leases.

Full of potential, the building has been returned to shell condition and is ready for the next chapter. Boutique hotel, urban apartments or owner-occupied office space, The Draper is a blank canvas offering a wealth of opportunities in the evolving Garland market. The mid-century modern design is wildly appealing to a variety of uses and the upper floors (58’ x 102’) lay out well to ensure abundant natural light and view corridors of the surrounding areas.

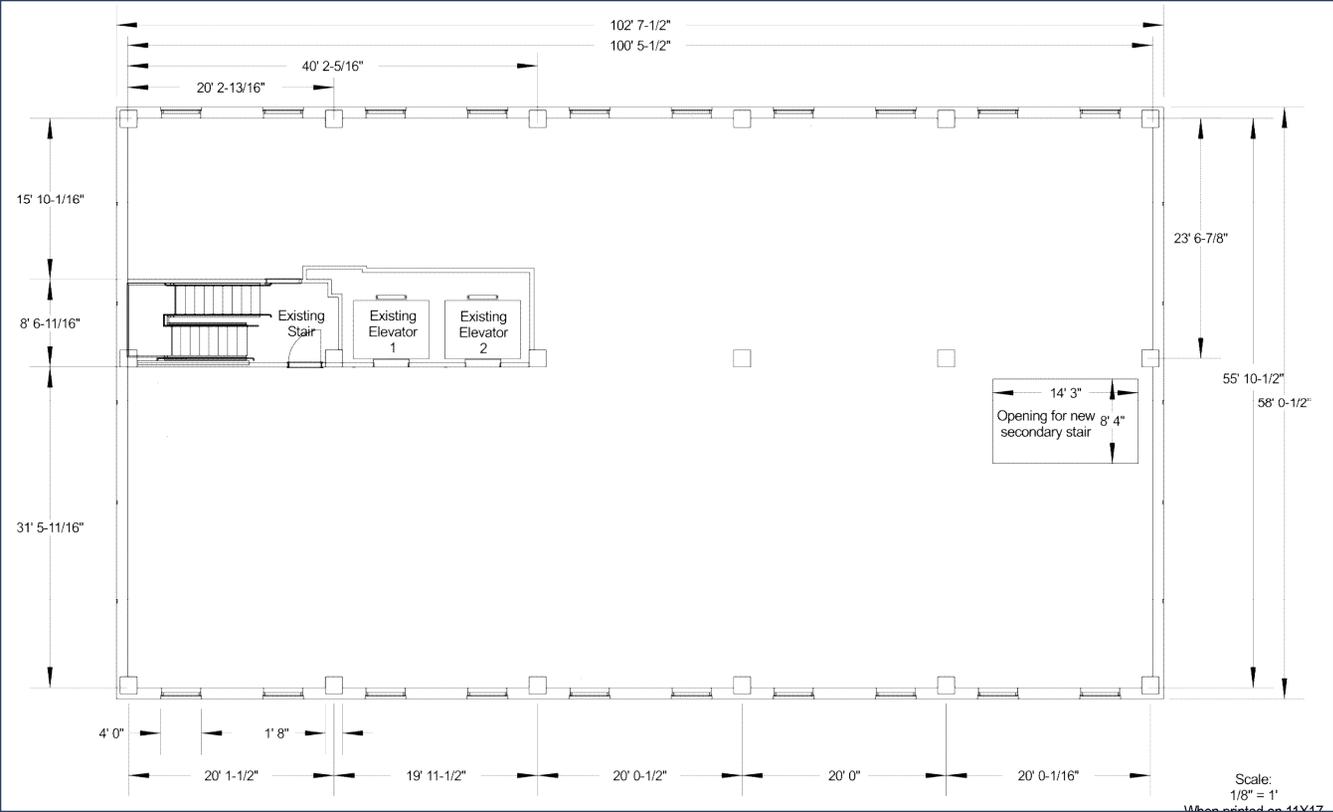
The offering includes adjacent land parcels that could be used for parking or additional development depending upon the direction the building is taken.

The Draper will be a beneficiary of the ground swell of activity in the Garland area. The market is reimagining key districts and corridors, with the resurgence of a vibrant Downtown. The city is comited to the success of the Property and is ready to engage and support a playbook of possibilities through a range of incentives and programs designed to support growth.

THE PROPERTY

ADDRESS	111 SOUTH GARLAND AVENUE GARLAND, TX 75040
BUILDING SIZE	39,159 SF
LAND AREA	2.45 ACRES (MULTIPLE PARCELS)
YEAR BUILT	1967
BUILDING HEIGHT	FIVE STORIES
TYPICAL FLOOR SIZE	5,956 SF







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For Additional Building Information Please Contact:

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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.

