

8080 NCX

 CUSHMAN &
WAKEFIELD

A NATIONAL
OFFICE ADVISORY GROUP
OFFERING



The Opportunity

8080 NCX

Cushman & Wakefield, as exclusive advisor, is pleased to present 8080 NCX (the “Property”), a fully renovated 289,401 SF Class AA office tower prominently located at the intersection of North Central Expressway and Northwest Highway in Dallas, Texas. Following a comprehensive capital improvement program completed by current ownership, the Property has materially enhanced its competitive standing, a repositioning already validated by more than 100K SF of leasing activity in the past 24 months.

Strategically situated at the convergence of Dallas’s most supply-constrained office corridors — Preston Center (95.4% leased), the Knox District (93.6% leased), and Uptown (\$65 PSF, 48% rent growth since 2020) — 8080 NCX is uniquely positioned to capture spillover demand as high-quality availability tightens and rents continue to escalate. At 67.4% occupied with in-place rents approximately 23% below prevailing market levels, there is a defined path to value creation through near-term lease-up execution and embedded mark-to-market upside upon rollover.

8080 NCX benefits from exceptional regional connectivity and direct access to Dallas’s most affluent neighborhoods, the Park Cities, Preston Hollow, and Uptown, placing the Property within immediate reach of the retail, dining, and lifestyle amenities that today’s executive tenant base demands.

Against the backdrop of sustained DFW expansion and accelerating flight-to-quality demand, 8080 NCX offers a rare opportunity to acquire an institutional-quality asset with durable in-place cash flow and significant upside without the execution risk typically associated with a value-add acquisition.





Investment Highlights

FULLY RENOVATED CLASS AA TOWER

All capital expenditure risk, construction disruption, and execution uncertainty have been fully absorbed by the seller. The investor steps into a Class AA asset featuring a best-in-class fitness center, full-service café, tenant lounge, high-tech conference facilities, and an updated lobby.

TOP-TIER POSITIONING

8080 NCX ranks among the **top three assets** along Central Expressway by physical quality and tenant experience. In a submarket defined by aging and functionally obsolete inventory, the Property stands apart as a fully modernized institutional offering, recognized by existing and prospective tenants.

CAPTURING DEMAND OVERFLOW

Preston Center, Knox, and Uptown continue to experience tightening availability and upward pricing pressure on rental rates. 8080 NCX serves as the logical alternative for tenants seeking best-in-class space at a discount to adjacent submarkets.

PROVEN LEASING VELOCITY

Over **112,000 SF leased** in the past **24 months**, demonstrating sustained leasing momentum. Investors are acquiring an asset with proven demand and execution history, not a concept.

EMBEDDED NOI UPSIDE WITH DOWNSIDE PROTECTION

In-place rents **23% below market** create a clear mark-to-market opportunity and a path to substantial NOI growth while existing occupancy provides stability with no major rollover in the next 5 years.

WHERE DECISION MAKERS LIVE

Highland Park, University Park, and Preston Hollow place Dallas' decision makers within minutes of the building. For the broader workforce, 8080 provides direct freeway access to US-75 with on-and-off ramp access in both directions, connecting employees to the entire DFW metroplex without the congestion and parking friction that defines urban submarkets.







Property Overview

8080 NCX

- ADDRESS** 8080 N Central Expy, Dallas, TX
- SUBMARKET** Central Expressway
- YEAR BUILT / RENOV** 1984 / 2025
- STORIES** 17 Floors
- RENTABLE AREA** 289,401 SF
- AVERAGE FLOOR PLATE** ... 17,500 SF
- CURRENT OCCUPANCY** 67.4%
- WALT** 6.7 Years
- % BELOW MARKET** 23%
- PARKING** 4.0 / 1,000 SF



Coveted Live-Work-Play Location

UPTOWN DALLAS

Knox District

Mister Charles Le Bilboquet

RESTORATION HARDWARE Sant Ambroeus

HIGHLAND PARK

\$2.8M AVG. HOME VALUE

SMU

Snider Plaza

LE BISTROT BAR SARDINE BUBBIA'S *de* Mack's

El Molino Jb's Chippery Jack & Harry's NEW ORLEANS CREOLE FOODS

corepower YOGA Oishii

Miler Buttefins Est. 1974 VORCHYO TACOS

Central Market M.F.F.B.

Reisinger's Cane's CHICKEN FINGERS Starbucks VELVET TACO

← WHITE ROCK LAKE

LAKE HIGHLANDS

FREEBIRDS WORLD BURRITO

JIMMY JOHN'S

LAIFITNESS

LDU COFFEE

PANDA EXPRESS

SHAKE SHACK

Tom Thumb

tropical CAFE SMOOTHIE

WORLD MARKET

GREENVILLE AVE.

THE VILLAGE

Chick-fil-A

CHIPOTLE MEXICAN GRILL

IN-N-OUT BURGER

Jamba

McDonald's

HAWAIIAN BROS

ZAAP

WHATABURGER

Highland Park Village

AP
AUDEMARS PIGUET

Cartier
CHANEL

HERMÈS
PARIS

HARRY WINSTON ROLEX



DALLAS LOVE FIELD
AIRPORT



UNIVERSITY PARK
\$2.4M AVG. HOME VALUE

The Plaza at Preston Center

HILLSTONE *il Bracco*
wavan néktør R+D
TRUE FOOD KITCHEN

Northpark Center

GUCCI LOUIS VUITTON lululemon
Neiman Marcus NORDSTROM PRADA
TIFFANY & CO. VERSACE VUORI

BARNES
& NOBLE

The
Cheesecake
Factory



Tom Thumb

Yogurtland



NORTHWEST HWY

The Shops at Park Lane

CAVA

GRIMALDI'S
COAL BRICK-OVEN PIZZERIA



WHOLE FOODS
MARKET

SH 1-75



Adjacent Submarket Performance

Drives Opportunity

GALLERIA

Las Colinas

PRESTON CENTER

40.9% Rent Growth ('20-'26)

300,093 SF Absorption ('23-'26)

48.1% Rent Growth ('20-'26)

693,982 SF Absorption ('23-'26)

UPTOWN

Da

Richardson

44.6% Rent Growth ('20-'26)
314,141 SF Absorption ('23-'26)

NCX

KNOX DISTRICT

35.7% Rent Growth ('20-'26)
222,617 SF Absorption ('23-'26)

CENTRAL EXPRESSWAY

is one of the most attractively priced infill office corridors in Dallas. Rents average \$28.67 NNN vs. \$51.70 NNN in Preston Center and \$51.09 NNN in Uptown.

Adjacent submarkets are operating at near stabilized occupancy with limited new supply and rent growth averaging over 42% since 2020.

NCX has experienced just 12.6% rent growth over the same period, representing a significant convergence opportunity.

Dallas

Infill Dallas Office Markets

THE RENT GAP CREATES THE OPPORTUNITY

Uptown and Preston Center rents have surged 84% and 62% since 2016, while Central Expressway has grown just 11%. The spread creates a compelling pricing advantage for tenants at 8080 NCX today, positioning the asset for meaningful upside as surrounding submarkets continue to converge.

NEW CONSTRUCTION DRIVING RENTS

Uptown delivered over 12 new Class A office projects totaling 5 MSF+ during the past decade, with elevated construction costs driving rents to record highs. Existing buildings across the corridor significantly benefit from the pricing set by this new generation of product.

NEIGHBORING ABSORPTION REINFORCES DEMAND

Over the past three years, surrounding submarkets have absorbed over 2.5 MSF of Class A space, confirming deep, sustained tenant demand for high quality infill office product in this corridor.

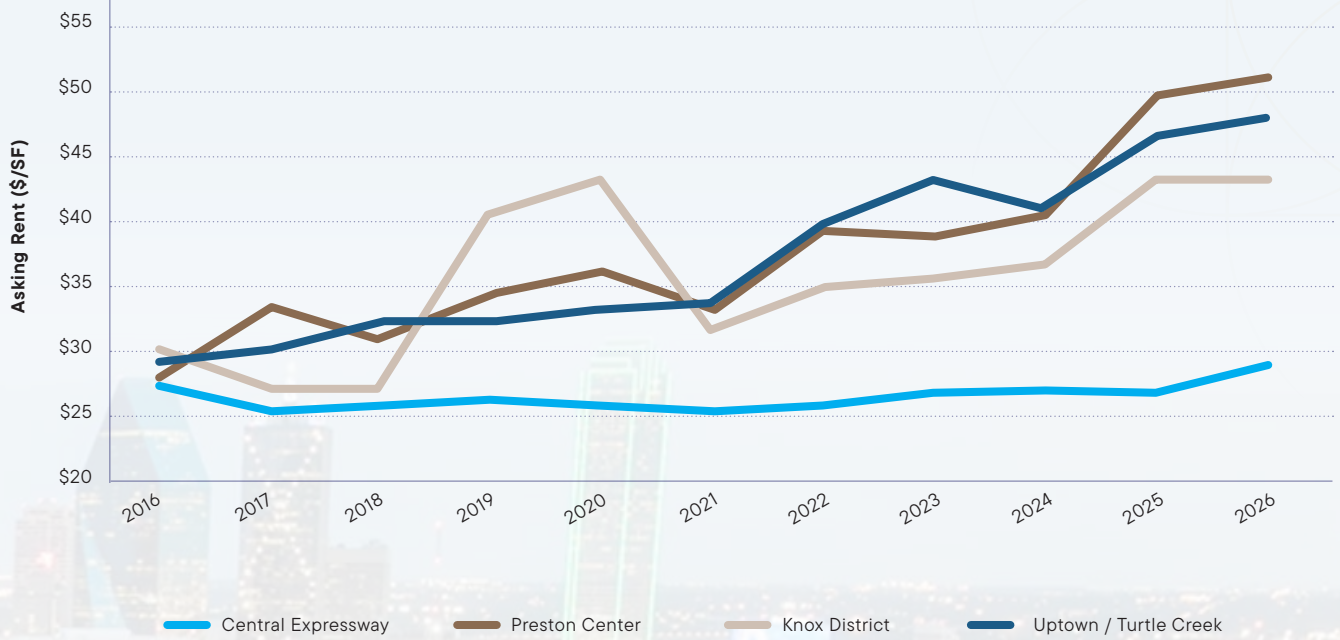
LIMITED NEW SUPPLY

Only one new Uptown office project is scheduled to deliver over the next 24 months, with no additional projects expected for at least three years. This prolonged scarcity of new supply limits competitive pressure across the corridor, supporting landlords' ability to maintain and grow rents.

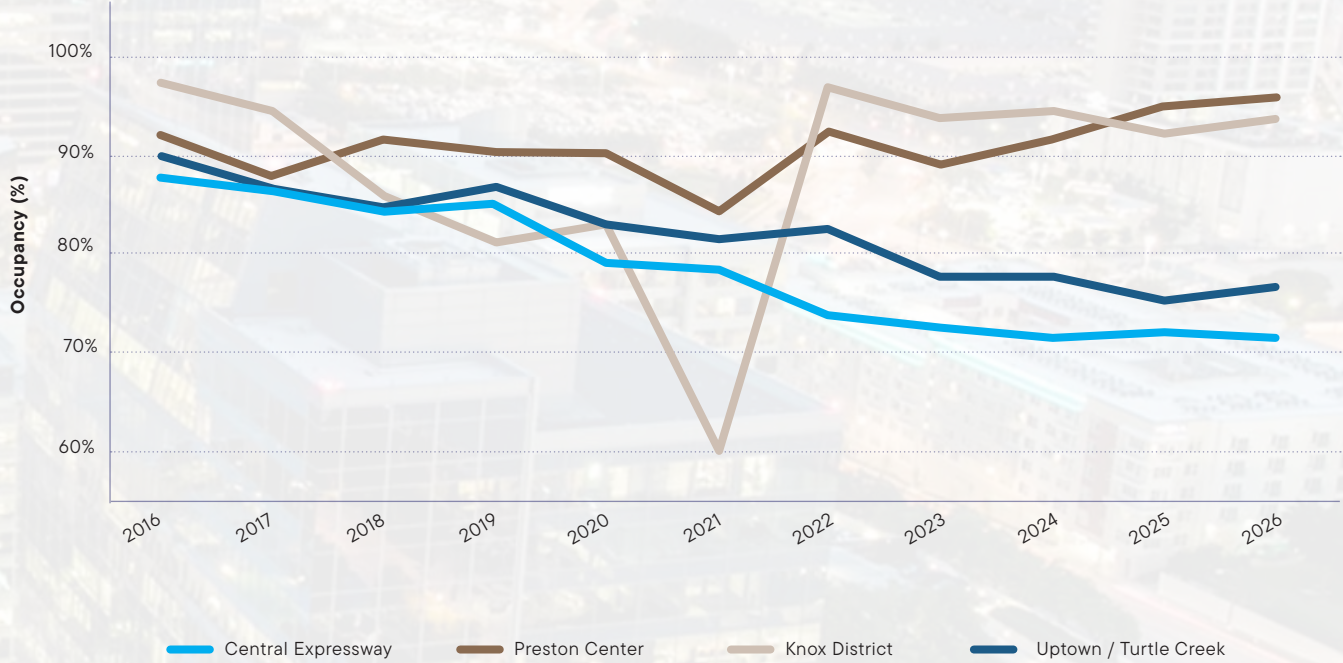
TENANTS IN THE MARKET

Cushman & Wakefield is currently tracking over 8 MSF of active tenant requirements across DFW, with demand concentrated in infill submarkets including Uptown, Preston Center, Knox, and NCX. For an investor underwriting lease-up, this is not a thin market. It is a defined pipeline of demand.

CLASS A RENTAL RATES



CLASS A OCCUPANCY



Comprehensive Asset Transformation

**\$9.2M INVESTED
SINCE 2021**

In 2025, ownership completed a major renovation of the lobby, fitness center, and café, elevating the tenant experience and reinforcing the property's competitive position.

HISTORICAL INVESTMENT DETAIL

2021	14th Floor Remodel – Corridor	\$63,203
	Domestic Water Riser – Phase III	\$11,674
	2021 Total	\$74,877
2022	Parking Garage Interior Power-washing & Re-striping	\$29,630
	Parking Garage Lobby Carpet	\$35,853
	2022 Total	\$65,483
2023	Stairwell - Reflective Tape for Compliance	\$65,712
	Spec Suite Buildouts	\$1,062,040
	2023 Total	\$1,127,752
2024	Conference Room Furniture	\$98,457
	New Conference Center Buildout	\$390,570
	Mother's Room	\$23,000
	Fireproofing	\$61,330
	Full Roof Replacement	\$874,256
	2024 Total	\$1,447,613
2025	Fitness Center Buildout	\$368,798
	Café Equipment	\$186,415
	New Café Buildout	\$746,189
	Fitness Equipment	\$37,143
	Lobby Furniture	\$82,961
	Café Furniture	\$25,961
	Access Equipment	\$175,448
	2nd Floor Remodel – Temp Suites	\$163,556
	Cooling Tower & Chillers (2) Replacement	\$2,286,026
	Parking Garage Equipment	\$58,760
	Main Lobby Remodel: Flooring, Security Desk, Interior Elevator Cab	\$1,662,705
2025 Total	\$5,793,962	
2026	8th Floor Corridor & Restroom Remodel	\$223,825
	Spec Suite Buildouts	\$448,138
	2026 Total	\$671,963
	Grand Total	\$9,181,650

Conference Center

Tenant Lounge



Café



Fitness Center



Core Tenant Base



67.4% OCCUPANCY



6.7 YEARS WALT

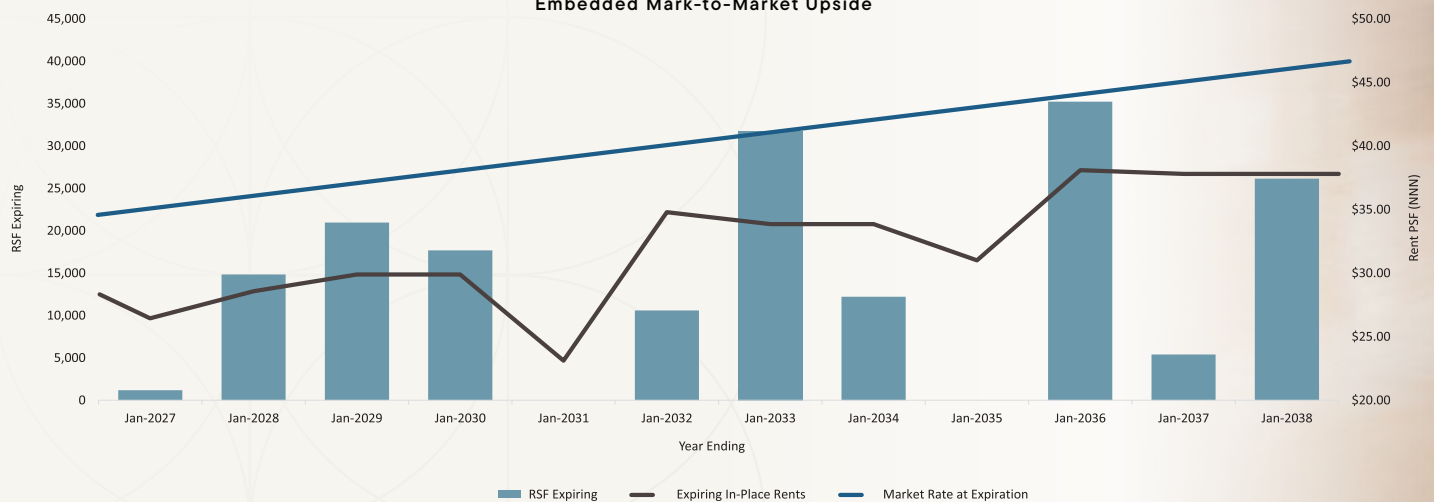


23% BELOW MARKET

Tenant	SF (% of NRA)	WALT	Industry	Growth Opportunity
Lucid	35,234 (12%)	10 Years	Coworking	57.7%
Armstrong Bank	19,466 (7%)	11.3 Years	Financial Services	23.2%
Northpark Management Company	17,166 (6%)	2.3 Years	Real Estate Leasing / Mgmt	26.6%
Roach, Howard, Smith & Barton	11,410 (4%)	7.1 Years	Insurance	21.6%
Cardinal Midstream	9,363 (3%)	1.7 Years	Energy / Oil & Gas	11.4%
Peckar & Abramson	9,338 (3%)	6.7 Years	Law	26.5%
Switch	8,499 (3%)	7.3 Years	Digital / Data Centers	23.3%

SCHEDULED RENT VS. MARKET RENT

Embedded Mark-to-Market Upside





Welcome to Dallas

A MARKET DEFINING NATIONAL GROWTH TRENDS



8.3M

**DFW
POPULATION**

(2025)

4TH

**LARGEST METRO
IN THE U.S.**

20.9%

**DALLAS
POPULATION**

6.4%

**US POPULATION
GROWTH**

Since 2015

+369 People

**DAILY
FORECASTED
ANNUAL GROWTH**

(2025-2045)

#1 REAL ESTATE MARKET TO WATCH

The nation's top market for commercial real estate investment and development for the 2nd consecutive year

Source: PwC & ULI (2025 and 2026)

**#1 STATE FOR BUSINESS
- 22 CONSECUTIVE YEARS**

Source: Chief Executive Magazine (2026)

#1 METRO FOR JOB CREATION

450,000 net new jobs added this decade

Source: Dallas Regional Chamber Economic Momentum Report (2026)

0% STATE INCOME TAX

One of the nation's most business-friendly environments

**230+ CORPORATE HEADQUARTERS
RELOCATIONS SINCE 2010**

DFW continues to lead in corporate relocations and regional office expansions

Source: Dallas Regional Chamber (2026)

**22 FORTUNE 500 AND 48 FORTUNE
1000 HEADQUARTERS**

Anchoring DFW's major office submarkets

Source: Fortune

**#2 LARGEST FINANCE HUB IN THE
UNITED STATES**

Source: Bureau of Labor Statistics

**#1 MSA FOR PROJECTED POPULATION
GROWTH**

Surpassing Chicago (3rd largest) by 2032

Source: ESRI, Oxford Economics

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The logo for 8000 NCX, with the number '8000' in a large, white, stylized font and 'NCX' in a smaller, white, sans-serif font to its right, all set against a dark background.

