



THE
WEST END

PORTFOLIO

DALLAS' CREATIVE
OFFICE HUB

THE OPPORTUNITY

Jones Lang LaSalle (“JLL”) is pleased to present the opportunity to acquire the West End Portfolio (the “Properties” or the “Portfolio”), a 176,576-square-foot creative office portfolio located within the historically-registered West End District of Downtown Dallas. The Properties feature distinct brick & timber architecture manufacturing a creative ambiance, catering to the influx of millennials and tech companies pouring into the Metroplex. The Portfolio includes three parking lots and a 102-space parking garage, resulting in a parking ratio of 1.9:1,000 SF.

PROPERTY OVERVIEW

PROPERTY	SF	OCC.	ACRES	PARKING	STORIES	YEAR BUILT	YEAR REN.
501 Elm St	90,160	35%	0.46	1.74	7 Stories	1902	2019
509 Elm St	6,426	79%	0.23	1.74	1 Story	1905	2019
211 N Record St	40,162	19%	0.23	1.74	6 Stories	1930	2019
800 Jackson	39,828	36%	0.17	2.44	5 Stories	1913	2010
708 Ross Ave	-	-	0.58	95 spaces	-	-	-
211 N Austin St	-	-	0.23	41 spaces	-	-	-
806 Jackson St	-	-	0.75	97 spaces	-	-	-
Total/Average	176,576	33%	2.65	1.90			

**501 Elm Place includes 102-space parking garage*





**501
ELM PLACE**
(501-509 Elm St &
211 N Record St)



**800
JACKSON**

INVESTMENT HIGHLIGHTS



BRICK & TIMBER ARCHITECTURE

Refurbished brick & timber construction irreplaceable by today's construction



INSTITUTIONAL OWNERSHIP

The Property has been institutionally owned and maintained since 2015. Current ownership has invested \$3.7 million since acquisition to maintain building systems and upgrade common areas



HISTORIC SIGNIFICANCE

West End Historical District protected by the US Department of the Interior with the long-term support of the West End Association and the City of Dallas



CULTURAL HEART OF DALLAS

City dynamics with a neighborhood feel located in Dallas' original commercial hub now featuring numerous museums and green spaces



SUPERIOR LIVE-WORK-PLAY ENVIRONMENT

Extensive multi-family, retail, hotel & office redevelopment combined with excellent Walk Scores of 90 and 93 puts the portfolio on par with urban environments such as Boston and San Francisco



TRANSIT-SERVED INNOVATION CENTER

West End DART Rail Station caters to growing technology tenant base including Sam's Club Technology Operations and Blue Cross Blue Shield C1 Innovation Lab

501 ELM PLACE

ADDRESSES

**501-509 ELM ST
211 N RECORD ST**

SQUARE FOOTAGE

136,748 SF

PERCENT LEASED

32%

YEAR BUILT

1902, 1905, 1930

YEAR RENOVATED

2019

ACREAGE

0.93 ACRES

PARKING

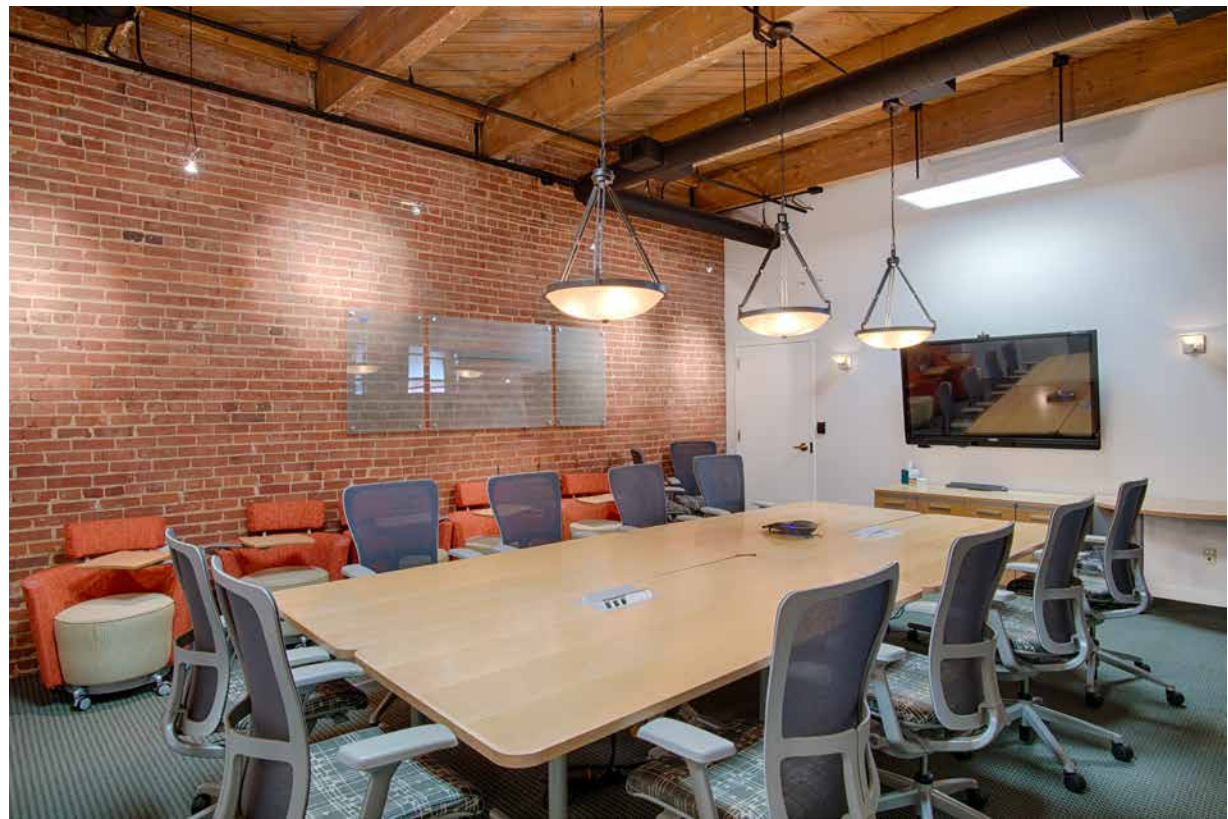
**102 SPACES ONSITE
136 SURFACE SPACES OFFSITE*
1.74:1,000 SF TOTAL**

**Including 708 Ross and 211 Austin
Lots owned fee simple*



*Revived Brick &
Timber Finishes;
Full-Height
Atriums*

*Wood
Deck
Ceilings*





*Exposed
Concrete
Columns*

*Refurbished
Hard Wood
Floors*



800 JACKSON

ADDRESSES

800 JACKSON ST

SQUARE FOOTAGE

38,828 SF

PERCENT LEASED

36%

YEAR BUILT

1913

YEAR RENOVATED

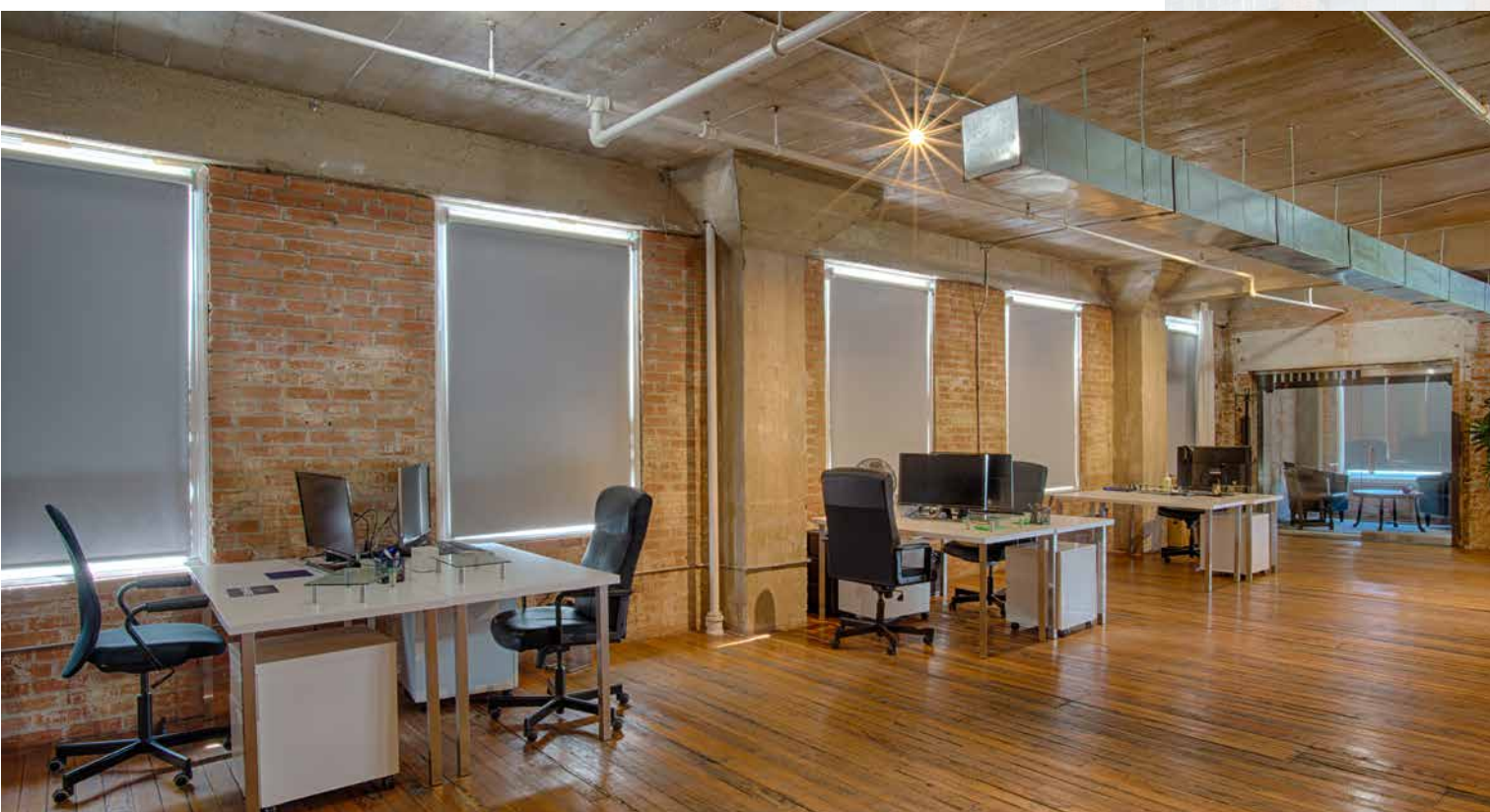
2010

ACREAGE

0.92 ACRES

PARKING

**97 SURFACE SPACES
ONSITE
2.44:1,000 SF**





8+
HOTELS

150+
RESTAURANTS

14,000
MULTIFAMILY UNITS

86,000
EMPLOYEES

...all within 1-mile radius



THE NEIGHBORHOOD

STRATEGICALLY LOCATED HISTORICAL DISTRICT WITH EXTENSIVE REDEVELOPMENT



At the convergence of Dallas' most robust and dynamic mixed-use districts: Downtown, Uptown, and Victory Park



The neighborhood is a direct beneficiary of numerous private and public redevelopment projects including the recently completed \$78M Dallas Holocaust and Human Rights Museum and the \$16M West End Square



Number of residents living in Downtown has increased +2x since 2010 with rental rates increasing 57% during that same time period.



Direct access to the region's major thoroughfares. Adjacent to the West End DART Rail Station providing connectivity to the entire Metroplex.

501
ELM
PLACE

90 
WALK SCORE

86 
TRANSIT SCORE

77 
BIKE SCORE

800
JACKSON

93 
WALK SCORE

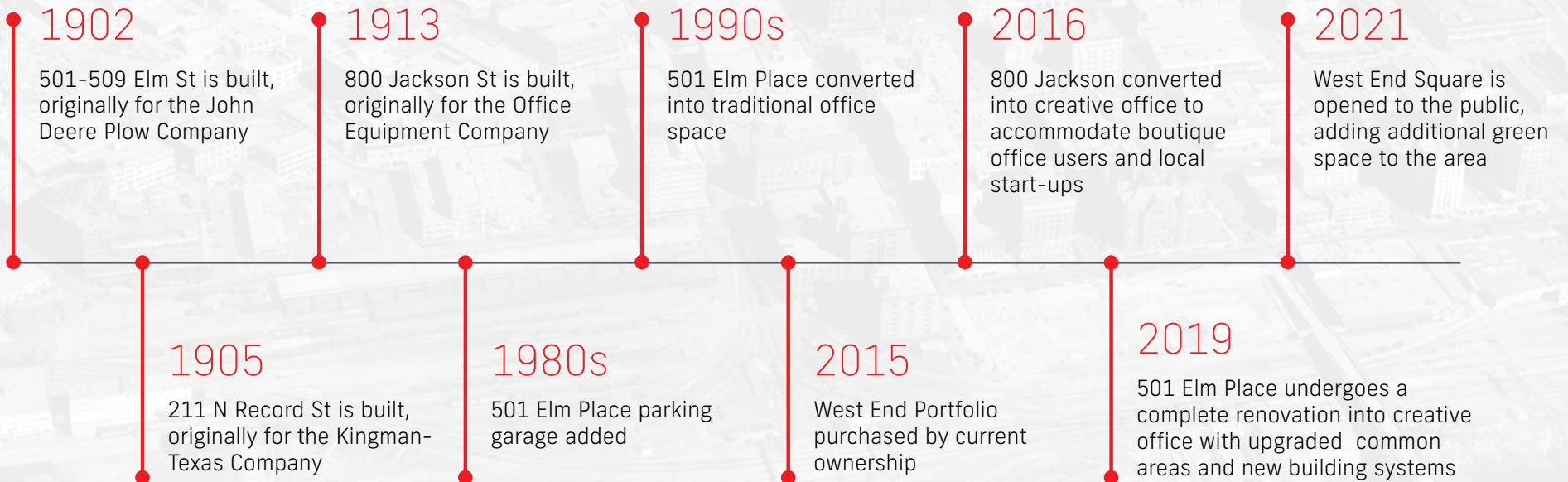
87 
TRANSIT SCORE

78 
BIKE SCORE

1935
Aerial
view of
West End



THE PAST | REVITALIZED BACK TO ITS ORIGINAL GREATNESS



OPPORTUNITY TO CAPTURE BOUTIQUE, CREATIVE OFFICE ASSETS

The **BRICK & TIMBER** interiors, **WOOD DECK** ceilings and **OUTDOOR TERRACES** offer a **CREATIVE ATMOSPHERE** unique to the West End.

Over 60% vacant, the Portfolio presents investors with a “blank slate” to tactically lease-up and **TRANSFORM** the buildings into a **CREATIVE OFFICE HUB**.

The West End boasts a **ROBUST TECH-CENTRIC TENANT ROSTER** including Blue Cross Blue Shield C1 Innovation Lab, Sam’s Club Technology Operations, Slingshot and many more.



#2 in CompTIA's 2020 Tech Town Index, Dallas leaped six tech-centric cities



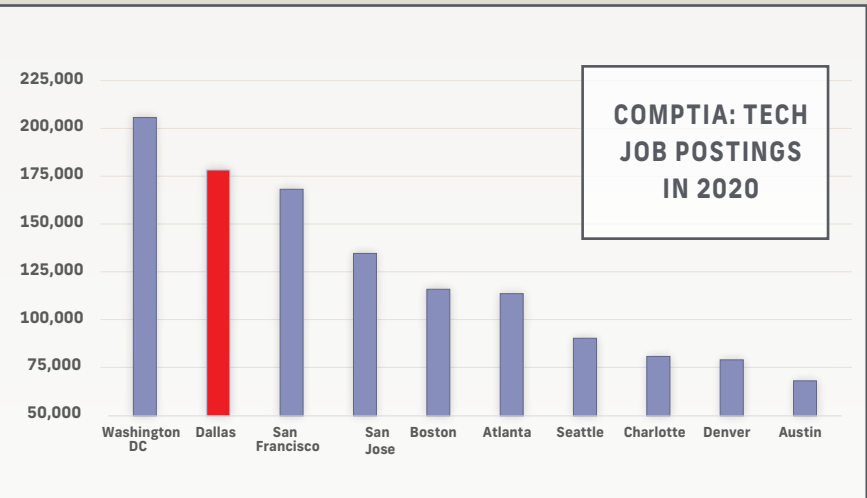
Dallas posted +/-180,000 tech jobs in 2020; nearly 3x as many as Austin



11% projected tech job growth over the next 5 years

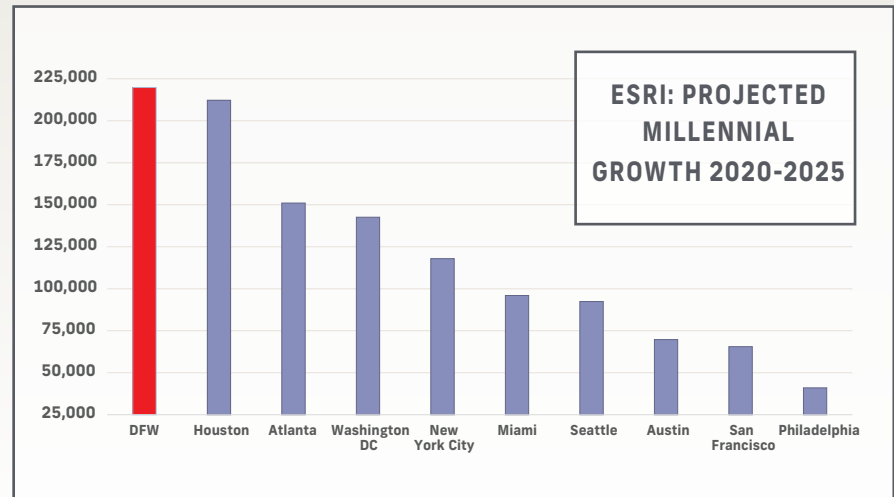


6th highest concentration of tech Jobs in the U.S.



NOTABLE TECH LEASES SIGNED IN THE LAST 12 MONTHS

BELL	PELOTON	MICROSOFT
109,188 SF	103,750 SF	80,000 SF
AmeriSourceBergen	CarOffer	iD
79,795 SF	61,826 SF	57,100 SF
Robinhood	REVEL	n thrive
55,403 SF	51,120 SF	50,686 SF



THE CITY

**ONLY 7.5% OF JOBS LOST
DUE TO COVID
3RD BEST IN COUNTRY**

**LEADS COUNTRY WITH 46%
PHYSICAL OFFICE OCCUPANCY**
**Chicago - 20%, New York - 17%*

**67% INCREASE
IN JOB POSTINGS
SINCE MAY 2020**

**#1 IN THE NATION
WITH 87% JOB RECOVERY**
post-COVID

**LOW COST OF DOING
BUSINESS WITH A SCORE
OF 88.45**
(US Avg - 100)

**3 FORTUNE 10
COMPANY HQS**
No other MSA has more than one





#4 REAL ESTATE MARKET FOR 2021

Urban Land Institute/PWC

#1 MSA FOR PROJECTED POPULATION GROWTH

461,800 new residents projected over the next 5 years

LEADING PRO BUSINESS ENVIRONMENT

#1 market for doing business 15 years in a row

OVER 1,000,000 JOBS ADDED SINCE 2010

3% unemployment rate pre-covid

ROBUST ECONOMIC DIVERSITY - ENERGY

now accounts for only 1.6% of DFW's GDP

#1 MARKET FOR OFFICE ABSORPTION

26.3mm SF net absorption in the last 5 years

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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage. Given the prevailing domestic and global uncertainty arising from the Coronavirus, we recommend that the intended recipients of this information regularly seek our guidance.