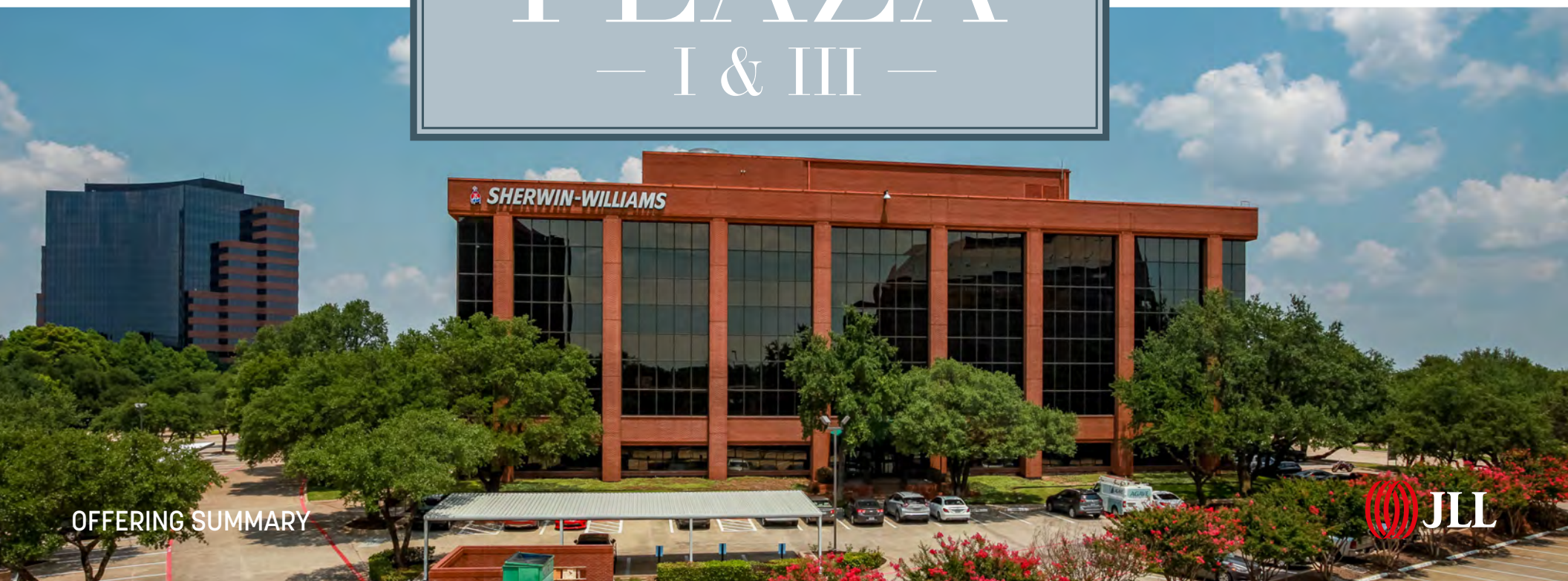




GREENWAY
PLAZA
— I & III —



Executive Summary

THE OFFERING

Retained on an exclusive basis, Jones Lang LaSalle Americas, Inc. ("JLL") is pleased to offer qualified investors the opportunity to acquire **Greenway Plaza I & III**, ("The Property") a two building office park totaling 141,950 square feet, located in Richardson's Innovation District and proximate to one of the country's leading STEM Universities, University of Texas at Dallas. The Property is 60% occupied with a weighted average lease term of 3.3 years, presenting an attractive opportunity to acquire a value-add office project with tremendous upside potential in high growth Dallas/Fort Worth.



Investment Highlights

RICHARDSON INNOVATION DISTRICT

A **total labor force of 1.9 million employees** and home to State Farm's CityLine development and the nearby UTD campus, the Innovation District has transformed into the **STEM education hub** of DFW. Richardson has also recently attracted many financial services firms and insurance companies including State Farm, Blue Cross Blue Shield, Goldman Sachs, and Bank of America.

STEM EDUCATION HUB OF DFW

UTD has become a Tier One national university, **increasing enrollment by 50%** since 2008 and becoming the **4th largest** computer science program in the United States. Employers such as Texas Instruments and State Farm have been drawn to this location to **attract top talent**.

VALUE ENHANCEMENT OPPORTUNITY

Substantial upside available through capital improvements and lease up at market rental rates. New ownership would have the ability to **add significant value** through improved common areas, lobby finishes, and parking. Additionally, with the buildings being separable due to individual tax parcels, there is the ability for new ownership to pursue multiple exit strategies.

HIGHLY DESIRABLE LOCATION

Located between Dallas and Plano, the Property provides **unmatched accessibility** via US-75 and President George Bush Turnpike, and **four DART Stations**. Additionally, tenants benefit from **countless restaurant and dining options** in the immediate area.

PROXIMITY TO CITYLINE

CityLine is a **\$1.5 billion mixed-use development** that covers 3.5 acres. The area included 230,000 SF of restaurants, retail and entertainment, 2.6 million sf of Office Space, 3,925 urban residential units, a 125,000 sf specialty grocery center, a 41,000 sf wellness office, and access to the 17-acre Fox Creek Park.

Offering Overview

ADDRESSES

2100 Lakeside Blvd., Richardson, TX 75082

2150 Lakeside Blvd., Richardson, TX 75082

OFFERING SIZE

Greenway I: 50,569 SF; 2 stories

Greenway III: 91,381 SF; 5 stories

OCCUPANCY

60%

ACRES

7.25

YEAR BUILT

1983

WALT

3.3 Years

PARKING

510 Total Spaces (3.6/1,000); 45 Covered

GREENWAY PLAZA I



GREENWAY PLAZA III



Richardson Innovation District

LOCATION OVERVIEW

\$1.5-BILLION
CITYLINE

\$1-BILLION COLLIN CREEK
MALL REDEVELOPMENT

ROBUST MULTI-FAMILY
DEVELOPMENT

HIGHLY AMENITIZED LOCATION



RICHARDSON GROWTH CORRIDOR

MULTIFAMILY	2010		2Q2020	% INCREASE SINCE 2010
Units	18,818	→	29,491	62%
Rental Rate PSF (Asking)	\$1.12	→	\$1.65	47%
OFFICE - CLASS A & B				
Inventory	18,626,323	→	22,048,388	18%
Rental Rate PSF (Gross)	\$17.70	→	\$23.36	32%
HOUSEHOLDS AND POPULATION				
Total Population	99,200	→	124,200	25%
Average Household Income	\$70,200	→	\$107,100	53%



Canyon Creek Plaza
-- 250,000 SF of Retail
and Restaurants

The Shops at Eastside
55,000 SF of Retail

RUSSO'S
COAL-FIRED
ITALIAN KITCHEN



TEXAS INSTRUMENTS

Palisades Mixed-Use Development
-- 200,000 SF of Retail
-- 300 Hotel Room
-- 1,090 Residential Units
-- 110 Single Family Homes

DXC TECHNOLOGY

Aerotek

Blue Cross Blue Shield

HCS
Health Care Service Corporation

RENAISSANCE
DALLAS RICHARDSON HOTEL

Galatyn Park Station

Galatyn Station Apartments
285 Units

Raytheon

WHOLEFOODS MARKET

Chick-fil-A

STARBUCKS COFFEE

MODERN EATERY

Raytheon

Spring Creek Nature Area

MR MULLIN RYBICKI

Cue Galatyn Station Apartments
373 Units

Jefferson Galatyn Park
379 Units

Hampton by Hilton
101 Rooms

ON Semiconductor

TEXAS CAPITAL BANK

REALPAGE

Element Development
123 Rooms

Cafe Brazil

75

GREENWAY PLAZA
- I & III -

N. Greenville Ave

BURNING RICE

HYATT REGENCY

DART

TEXANS CREDIT UNION
The Power of Membership

BB&T

E. Campbell Road

Jersey Mike's SUBS

Panera BREAD

East Atrium

DFW Open for Business - Economic Resiliency

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*

GREENWAY PLAZA

— I & III —

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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.



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