THE **POINT** AT LAS COLINAS

Dallas, Texas

403,429-square-foot, LEED Silver office tower located in the heart of Las Colinas



THE **POINT** AT LAS COLINAS

Jones Lang LaSalle Americas, Inc. ("JLL") has been exclusively retained to present qualified investors the opportunity to acquire The Point at Las Colinas (the "Property"), a LEED Silver office tower encompassing 403,429 square feet. Situated in the heart of Las Colinas and surrounded by Dallas / Fort Worth's most exciting mixed-use projects including Toyota Music Factory, Water Street, and Hidden Ridge, the Property offers tenants and investors alike an unparalleled mix of accessibility and amenities. With a best-in-class renovation, investment-grade tenancy, institutional guality, and unmatched connectivity, The Point at Las Colinas represents an excellent investment opportunity with immediate cash flow recognition in one of the market's highest corporate demand locations.





HIGHLIGHTS

STABILITY OF RENT ROLL

at 94% leased with a weighted average lease term of 8.3 years

MARKET LEADING AMENITY PACKAGE

including a modern fitness center, full-service cafe, brand new conference center, and courtesy shuttle service

RECENTLY RENOVATED, LEED-SILVER ASSET

with panoramic views of Four Seasons Resort and Club, Las Colinas Country Club, and Downtown Dallas

> STEADY CASH FLOW over \$93M in contractual income from the four largest tenants

HIGHLY VISIBLE AND EASILY ACCESSIBLE LOCATION

along State Highway 114 (TX-114) trafficked by over 130,000 vehicles per day

DIRECT CONNECTIVITY

to Dallas / Fort Worth International Airport, the fourth busiest airport in the United States

INVESTMENT GRADE CREDIT

makes up 57% of the rentable square feet and 70% of the scheduled base rent

MARK-TO-MARKET OPPORTUNITY

32% below-market rents and 41% belowmarket rents upon major tenant rollover



MAJOR TENANTS

Lehigh Hanson HEIDELBERGCEMENT Group

- 43% of Rentable Building Area
- Aug-2031 L.E.D.
- S&P: BBB-

Largest manufacturer of concrete pipe and precast in North America Wholly owned subsidiary of HeidelbergCement, world's second largest cement producer Company headquarters at the Property; Tenant at The Point since 2006

POPULUS FINANCIAL GROUP

- 21% of Rentable Building Area
- Aug-2030 L.E.D.
- S&P: B-

Leader in the financial service sector for innovative short-term financing options

Estimated revenue of \$677 million for 2021

Company headquarters at the Property



- 14% of Rentable Building Area
- Dec-2027 L.E.D.
- S&P: A+

16th largest commercial bank in United States

\$96.1B in deposits

Over 14,000 employees



- 9% of Rentable Building Area
- Oct-2032 L.E.D.

Company trades over 10% of total natural gas consumption in the United States

Ranked #26 on Fortune Private 50

\$9.9 billion in revenue in 2020





PROPERTY HIGHLIGHTS

403,429 SQUARE FEET

> 94% LEASED

375,722 SF LEASED TO MULTINATIONAL AND NATIONAL TENANCY

9-18 & LOWER LEVEL

8.3 YEARS

3.5/1,000 SF PARKING RATIO

1983 / 2019 YEAR BUILT / RENOVATED

32% BELOW-MARKET RENTS



LAS COLINAS NEIGHBORHOOD 🚺

TOYOTA MUSIC FACTORY

- \$200M Mixed-Use Development
- Anchored by Live Nation Venue
- 23 Entertainment and Food & Beverage Options

WATER STREET

IN NAME OF TAXABLE PARTY.

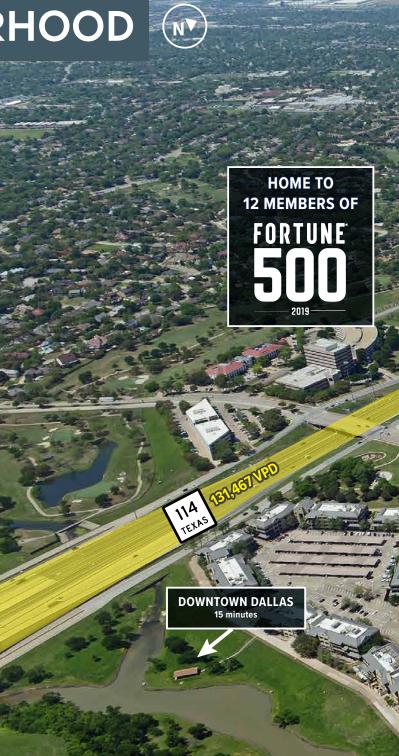
- \$100M Mixed-Use Development
- 326 Class-A Apartments
- Retail Outposts Include Olivella's, The Ginger Man, and Creamistry

FOUR SEASONS RESORT AND CLUB DALLAS AT LAS COLINAS

- 400 Luxury Hotel Rooms
- 2 World-Class Golf Courses
- Country Club-Style Amenity Set

HIDDEN RIDGE

- \$1.5B Mixed-Use Project
- Pioneer Natural Resources HQ
 (Fortune #333)
- Verizon Communications (Fortune #19)







MARKET LEADING AMENITIES

Current ownership has upgraded the Property with best-in-class amenities including a modern fitness center, full-service café, conference facility, class A lobby, and courtesy transportation services to the Toyota Music Factory and local amenities.













\$24.00 NNN



BUILDING	SQUARE FEET	YEAR BUILT	YEAR RENOVATED	OCCUPANCY %	RENTAL RATE (NNN)
The Point at Las Colinas	403,429	1983	2016	94%	\$20.50
Towers at Williams Square	1,529,281	1983	2020	89%	\$30.00
Urban Towers	848,939	1982	2007	83%	\$25.50
Mandalay Towers	811,000	1979	2007	86%	\$20.50
Vizient Point	538,196	1983	2013	95%	\$21.00
One Twenty Five	401,735	1982	2015	97%	\$20.00
The Summit at Las Colinas	375,706	1984	2019	75%	\$22.00
Tower 909	374,251	1988	2013	92%	\$24.00
Waterway Tower	221,941	1982	2012	79%	\$19.00
Average	675,049	1983	2012	89%	\$24.69
Total	4,725,343				

*For those buildings quoting asking rates on BY+E basis, JLL has deducted \$9.50 PSF in operating expenses excluding electricity to calculate a NNN equivalent rent.





WATERWAY TOWER \$19.00 NNN





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