

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 quality, 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% below-market 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

BMO Harris Bank

- 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

TENASKA[®]

- 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





9-18
 & LOWER LEVEL

PROPERTY HIGHLIGHTS

403,429
 SQUARE FEET

94%
 LEASED

375,722 SF
 LEASED TO MULTINATIONAL AND
 NATIONAL TENANCY

8.3 YEARS
 WALT

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

- \$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)



HOME TO
12 MEMBERS OF
**FORTUNE
500**
2019

114
TEXAS
131,467 VPD

DOWNTOWN DALLAS
15 minutes

DFW DALLAS/FORT WORTH INTERNATIONAL AIRPORT

FOUR SEASONS
Hotels and Resorts

THE POINT
AT LAS COLINAS

TOYOTA MUSIC FACTORY

HIDDEN RIDGE
PIONEER
NATURAL RESOURCES
verizon

THE WESTIN
IRVING
CONVENTION CENTER
AT LAS COLINAS

Marriott

OMNI
HOTELS
MANDALAY HOTEL
AT LAS COLINAS

IRVING CONVENTION CENTER LAS COLINAS

GABLES WATER STREET

OVER 6,000
APARTMENT UNITS
SURROUNDING
LAKE CAROLYN

ORANGE LINE

DART



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.





RENTAL RATES AT THE POINT ARE 30% BELOW COMPETITIVE SET

TOWERS AT WILLIAMS SQUARE
\$30.00 NNN



ONE TWENTY FIVE
\$20.00 NNN



THE URBAN TOWERS
\$25.50 NNN



MANDALAY TOWERS
\$20.50 NNN



VIZIENT POINT
\$21.00 NNN



LAS COLINAS COMPETITIVE SET

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.

TOWER 909
\$24.00 NNN



WATERWAY TOWER
\$19.00 NNN



THE POINT
AT LAS COLINAS
\$20.50 NNN

BMO **Harris Bank**
TENASKA **POPULUS**
FINANCIAL GROUP
Lehigh Hanson
HEIDELBERGCEMENT Group

THE SUMMIT
AT LAS COLINAS
\$22.00 NNN

Insperity
 Nexstar
BROADCASTING GROUP, INC.

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