




TOWERS AT  
PARK CENTRAL

OFFERING SUMMARY





Jones Lang LaSalle Americas, Inc. ("JLL") has been exclusively retained to present to qualified investors the opportunity to acquire the **TOWERS AT PARK CENTRAL** (the "Property" or "Towers"), three Class A office towers encompassing 845,919 square feet located within North Dallas' Park Central district. The Property features an unmatched amenity base including state-of-the-art conference facilities, a fitness center, outdoor seating areas, tenant lounges, and the adjacent 536-key luxury Westin Hotel. Located at the intersection of LBJ Freeway (I-635) and North Central Expressway (US-75), the Property benefits from its excellent accessibility and visibility with 575,000 VPD and its strategic location bound by the area's most affluent neighborhoods. At 68% leased with in-place rents 15% below market, Towers at Park Central is a recently renovated value-add opportunity of scale with stable cash flows and significant upside by way of lease-up of current vacancy and mark-to-market strategy.




**TOWER 9**

213,837 RSF  
90% LEASED  
8 STORIES  
1984 / 2019



**TOWER 8**

266,214 RSF  
38% LEASED  
10 STORIES  
1984 / 2019



**TOWER 7**

365,868 RSF  
77% LEASED  
14 STORIES  
1982 / 2019



**WESTIN®**

536 Keys  
\$25.1M Renovation  
1982 / 2018  
*Not Included in Offering*



**TOWERS** AT  
PARK CENTRAL

**845,919**  
SQUARE FEET

**68%**  
LEASED

**15%**  
BELOW-MARKET  
IN-PLACE RENTS

**3.2:1,000**  
PARKING RATIO

**9.9**  
ACRES

**1982-1984 / 2019**  
YEAR BUILT / RENOVATED



## IN-PLACE CASH FLOW WITH SIGNIFICANT UPSIDE OPPORTUNITY

68% Leased with in-place rents 15% below market

## INSTITUTIONALLY OWNED CLASS-A OFFICE TOWERS

\$7.7 Million in Capital Improvements since 2018

## SUPERIOR AMENITY BASE

State-of-the-Art Conference Facilities, Fitness Center, Outdoor Spaces, and Tenant Lounges Seamlessly Integrated with 536-Key Westin Hotel

## LOCATED AT THE EPICENTER OF NORTH DALLAS

Irreplaceable Position & Visibility at LBJ Freeway & North Central Expressway Interchange (575,000 VPD)

## UNPARALLELED ACCESS TO DALLAS' MOST DESIRABLE DEMOGRAPHICS

Bound by Area's Most Affluent Neighborhoods offering accessibility to top decision-makers and boasting +\$100,000 average household incomes in a 3-mile radius

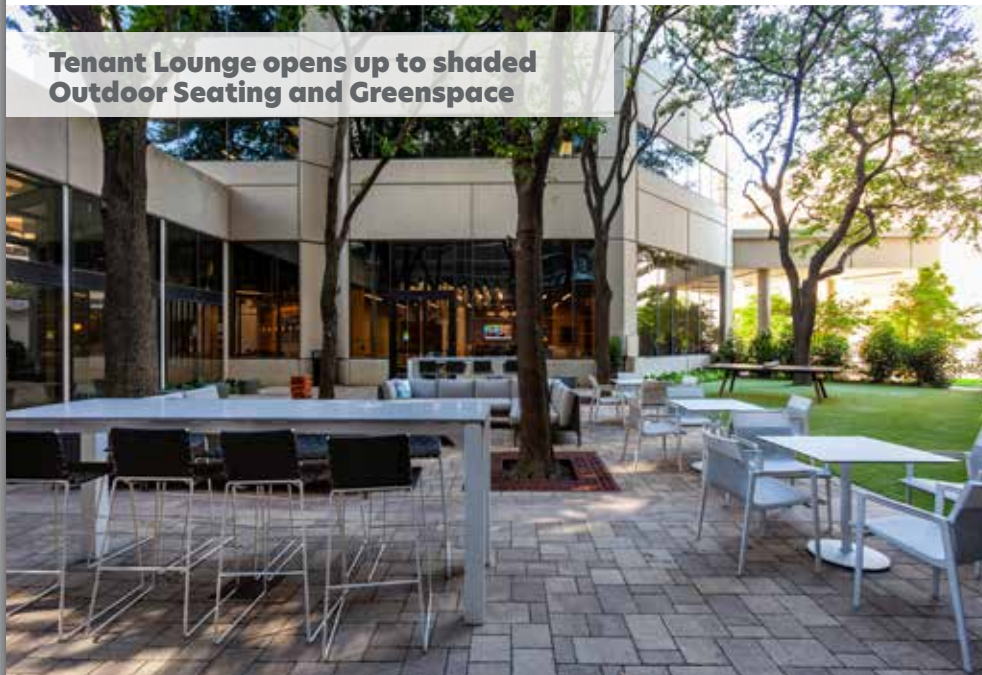
## SUBSTANTIAL DISCOUNT TO REPLACEMENT COST

Opportunity to acquire Class A office towers at a significant discount to replacement cost, providing a competitive basis as new ownership pursues a lease-up strategy

# BEST-IN-CLASS AMENITIES



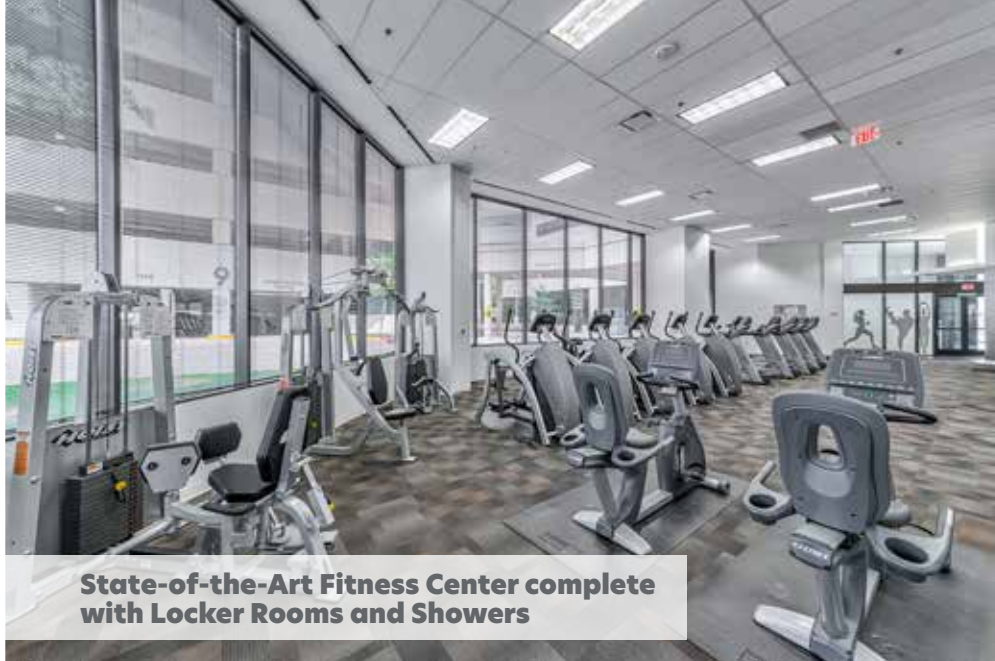
**Exceptional 3,500 Square Foot  
Tenant Lounge**



**Tenant Lounge opens up to shaded  
Outdoor Seating and Greenspace**



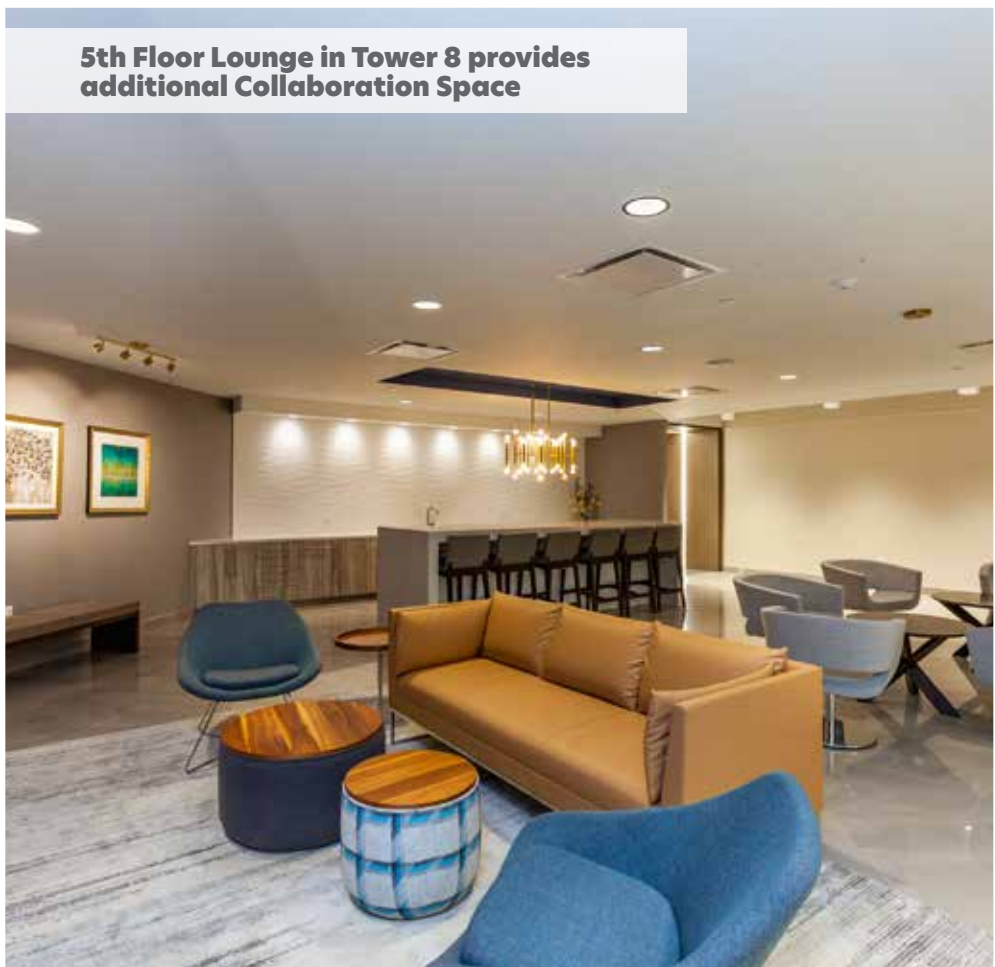
**Technology-Rich Conference Center  
accommodates up to 80 People**



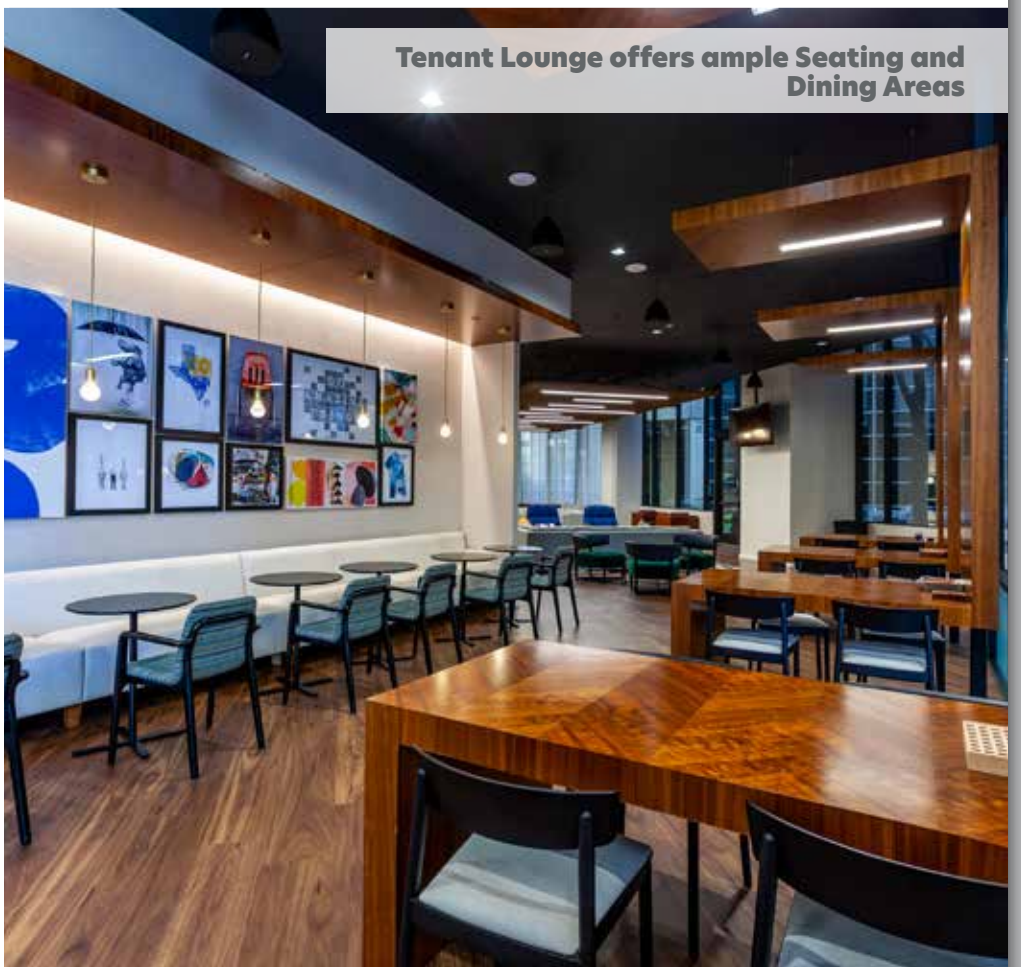
**State-of-the-Art Fitness Center complete with Locker Rooms and Showers**



**Extensive Outdoor Collaboration Areas with Lavish Landscaping**



**5th Floor Lounge in Tower 8 provides additional Collaboration Space**

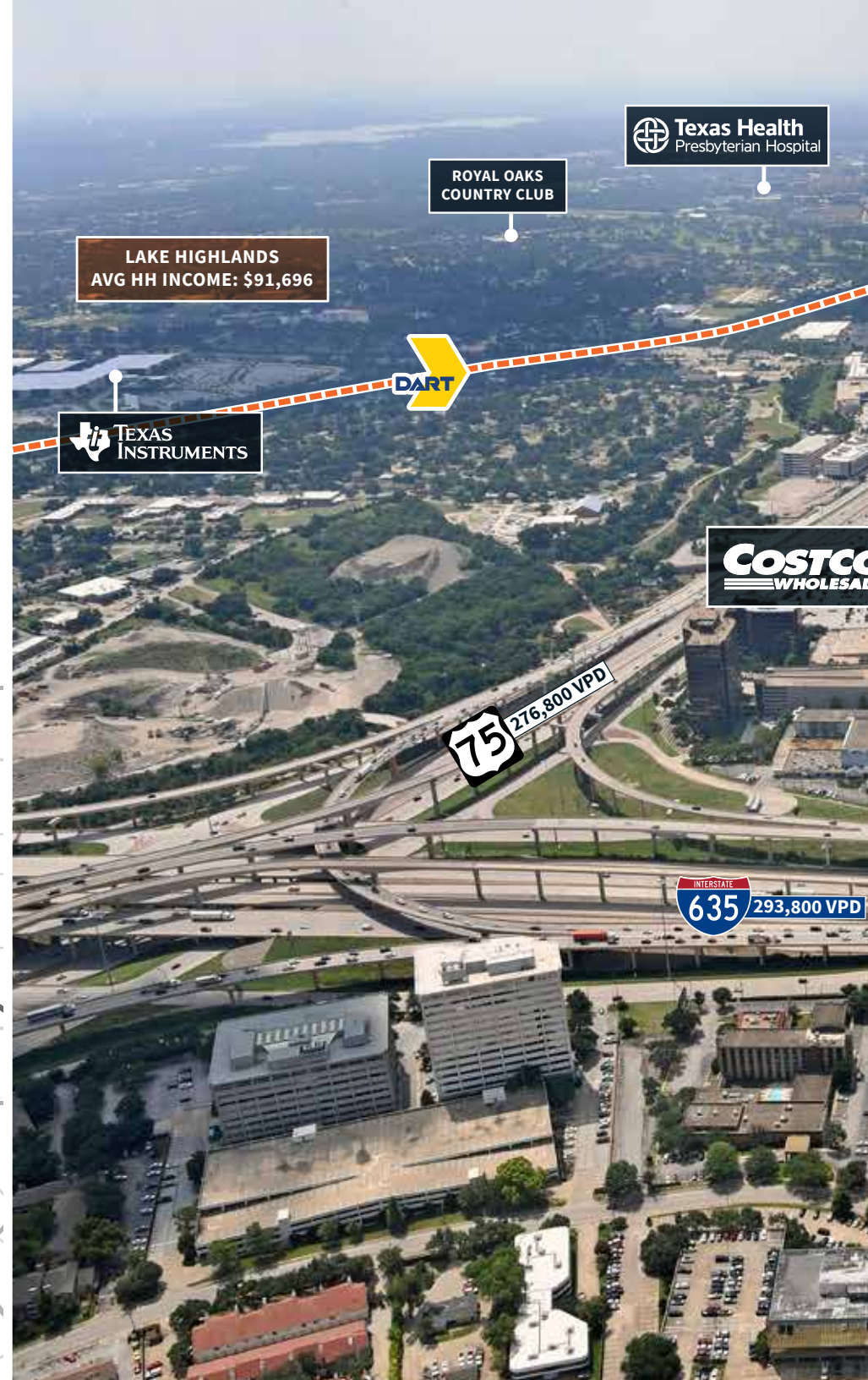
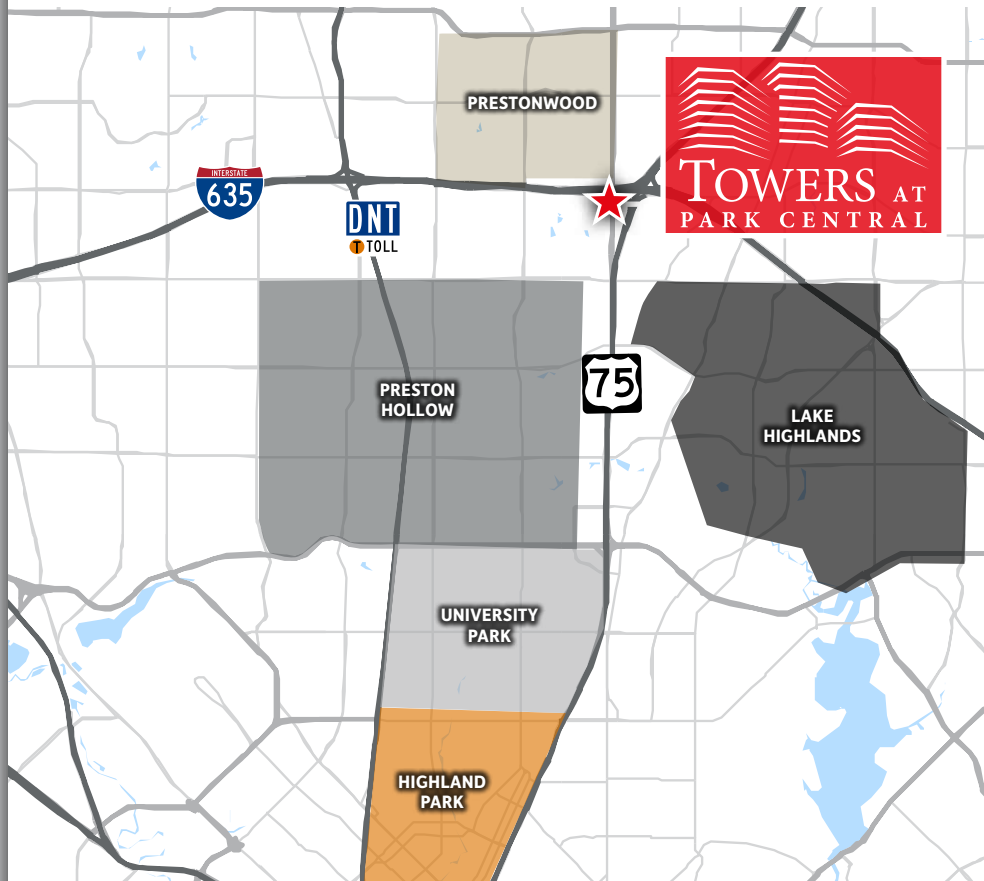


**Tenant Lounge offers ample Seating and Dining Areas**

# THE NEIGHBORHOOD

As office and residential tenants continue to migrate into more walkable, in-fill, mixed-use areas, office buildings in these areas are now consistently exhibiting premiums in both occupancy and rental rates.

- One of Dallas' largest mixed-use developments - mature, in-fill setting encompassing over 350 acres.
- Close proximity to prestigious neighborhoods such as Preston Hollow, Prestonwood, and Lake Highlands commanding home values in excess of \$5 million.
- Located at the confluence of North Central Expressway and LBJ Freeway, Park Central boasts connectivity to every major commercial and residential node in Dallas.







**WITHIN A  
1 MILE RADIUS**

**800,000+**  
SF of Retail

**\$431,000+**  
Median Home  
Value

**5,000+**  
Multi-Family  
Units

**2,600+**  
Hotel Rooms

**30+**  
Restaurants

# THE CITY

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

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145 CORPORATE HQ  
RELOCATIONS SINCE 2010

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NO. 1 IN THE NATION IN RAW  
POPULATION GROWTH SINCE 2010  
*(2020 Census)*

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

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LOW COST OF LIVING  
WITH A SCORE OF 165  
*6% Below the national average*

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





#4 REAL ESTATE  
MARKET FOR 2021  
*Urban Land Institute/PWC*

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#1 MSA FOR PROJECTED  
POPULATION GROWTH  
*461,800 new residents projected  
over the next 5 years*

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LEADING PRO BUSINESS  
ENVIRONMENT  
*#1 market for doing business  
15 years in a row*

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#2 IN JOB GAINS SINCE FEB 2020  
COMPARED TO MAJOR MARKETS  
*250,000+ Job gains since JAN  
2021*

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ROBUST ECONOMIC  
DIVERSITY  
*Healthy mix of industries*

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#1 MARKET FOR  
OFFICE ABSORPTION  
*26.3mm SF net absorption  
in the last 5 years*



# TOWERS AT PARK CENTRAL

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