

# Pinnacle Point

SOUTHLAKE, TX



BUILDING 3



BUILDING 4



BUILDING 5





# The Offering

Retained on an exclusive basis, Jones Lang LaSalle Americas, Inc. (“JLL”) is pleased to offer qualified investors the opportunity to acquire Pinnacle Point (the “Property”), a three-building, 81,259 square-foot Class A office/flex complex, located one mile from Southlake Town Square and six miles from Dallas/Fort Worth International Airport. The Property is positioned in Dallas/Fort Worth’s demographic leading submarket, Southlake, TX, amongst DFW’s largest corporate campuses including Deloitte, Fidelity, TD Ameritrade, Charles Schwab, and Sabre’s Global Headquarters. Southlake enjoys its central location within the metroplex making it highly convenient and accessible to a wide employment base, with over 7,500 businesses calling Southlake home.



**BUILDING 3**



**BUILDING 4**



**BUILDING 5**

**ADDRESS**

425 S Kimball Avenue  
Southlake, TX 76092

445 S Kimball Avenue  
Southlake, TX 76092

435 S Kimball Avenue  
Southlake, TX 76092

**RENTABLE AREA**

26,493 SF  
Office/Flex

27,695 SF  
Move-in Ready Office Spec Suites

27,071 SF  
Office/Flex

**OCCUPANCY**

0% Occupied

44.8% Occupied

0% Occupied

**WALT**

N/A

5.1 Years

N/A



# Offering Overview



81,259 SF  
RENTABLE AREA

15.3%  
TOTAL OCCUPANCY

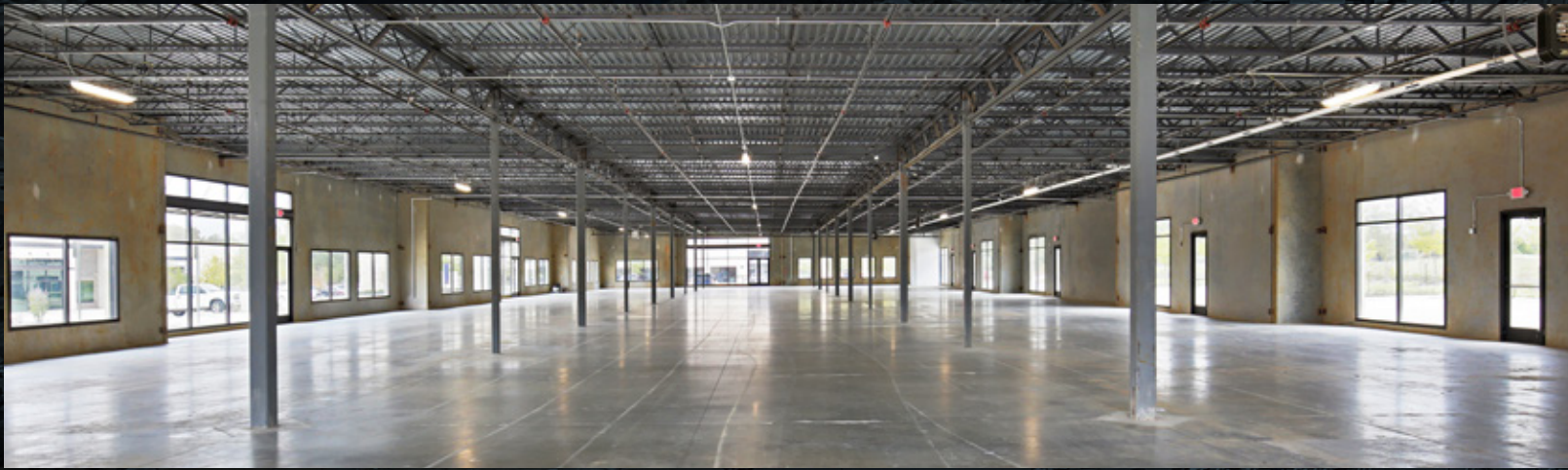
7.18  
ACRES

2020  
YEAR BUILT

5.1 YEARS  
WALT

4.44 / 1000 RSF  
PARKING





## Investment Highlights

### POTENTIAL OFFICE-TO-INDUSTRIAL CONVERSION

This unique single story property creates an opportunity to convert two of the shell buildings into industrial space by implementing aluminum glass dock doors.

### HIGH BARRIERS TO ENTRY MARKET

Rising development costs nationwide paired with stringent local zoning requirements suppress new competitive supply from coming into the market.

### RECENTLY COMPLETED

Pinnacle Point is a brand new modern office/flex developed in 2020 with stacked stone facades. In Building 4, the property is fully built out, and a construction contract of \$1.2M for the remaining four spec suites, making the Property 4, 5, and 6 and 5 offer optionality with their shell completion.





development that was completed  
there are six suites. Two suites are  
M has been signed for the build-out  
property more move-in ready. Building 3

### **EXPANSIVE TRADE AREA**

In a 5-mile radius, there are over 90,000 employees and 7,700 businesses. The total population is 130,000 with total buying power over \$8 billion.

### **SEAMLESS CONNECTIVITY**

Pinnacle Point is located six miles from DFW Airport, making national and global traveling convenient. Pinnacle Point is also half a mile from Northwest Pkwy, three miles from Highway 121 and Highway 360, creating quick access to the DFW metroplex.

### **LOCATED IN THE HEART OF SOUTHLAKE**

Located just one mile east of Southlake Town Square, Pinnacle Point has access to numerous retail, dining, and leisure options.



# Investment Highlights

## DYNAMIC WESTLAKE/SOUTHLAKE LOCATION

5.5M SF

CLASS A OFFICE

Over 3.0M SF

OF CORPORATE HQ'S

4 Fortune 1000 Companies



8 Minutes

FROM DFW INTERNATIONAL AIRPORT

162K SF (0 SF SPEC)

OF OFFICE UNDER CONSTRUCTION WITHIN 5-MILES

394K SF

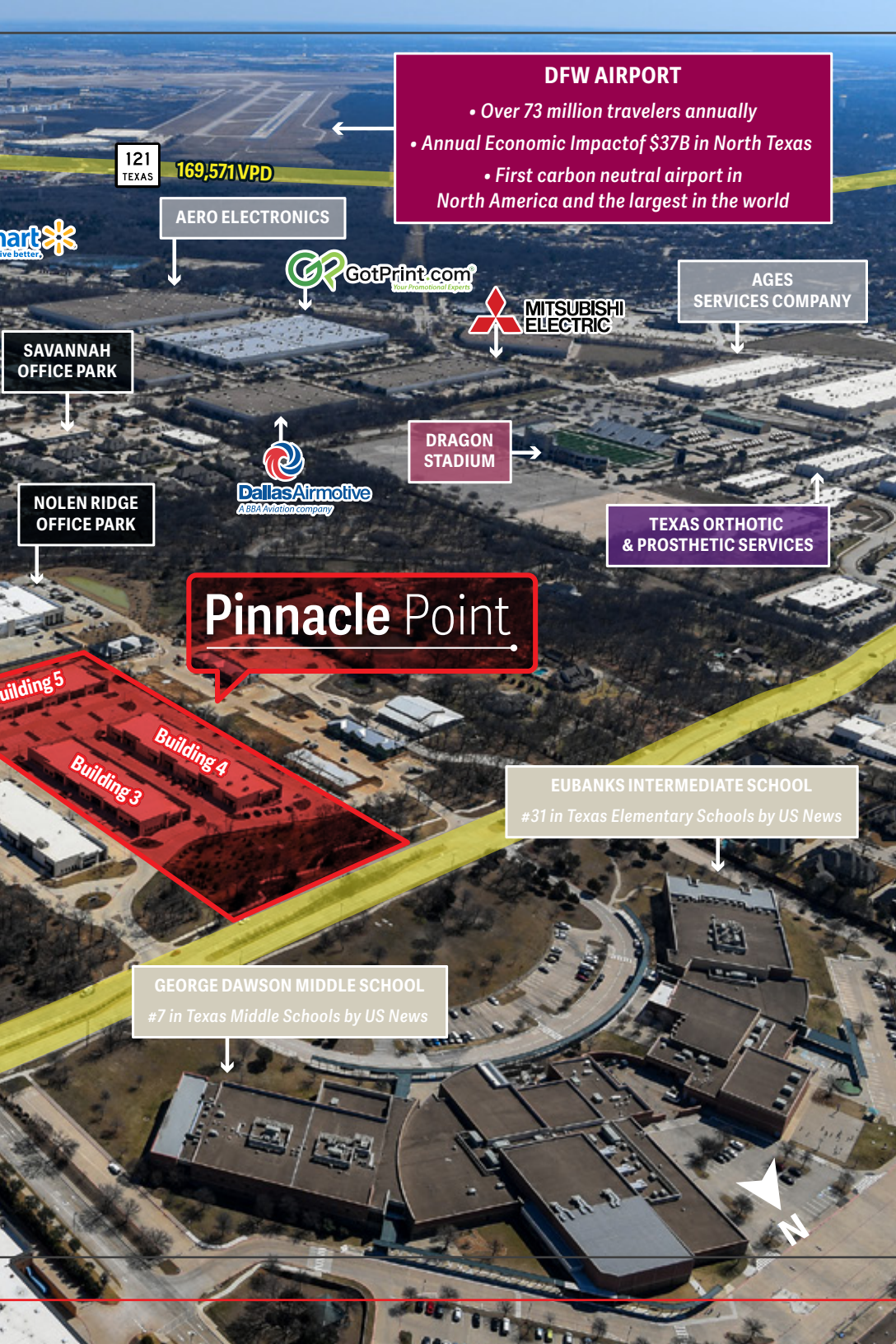
OF INDUSTRIAL UNDER CONSTRUCTION WITHIN 5-MILES

81K SF

OF RETAIL UNDER CONSTRUCTION WITHIN 5-MILES

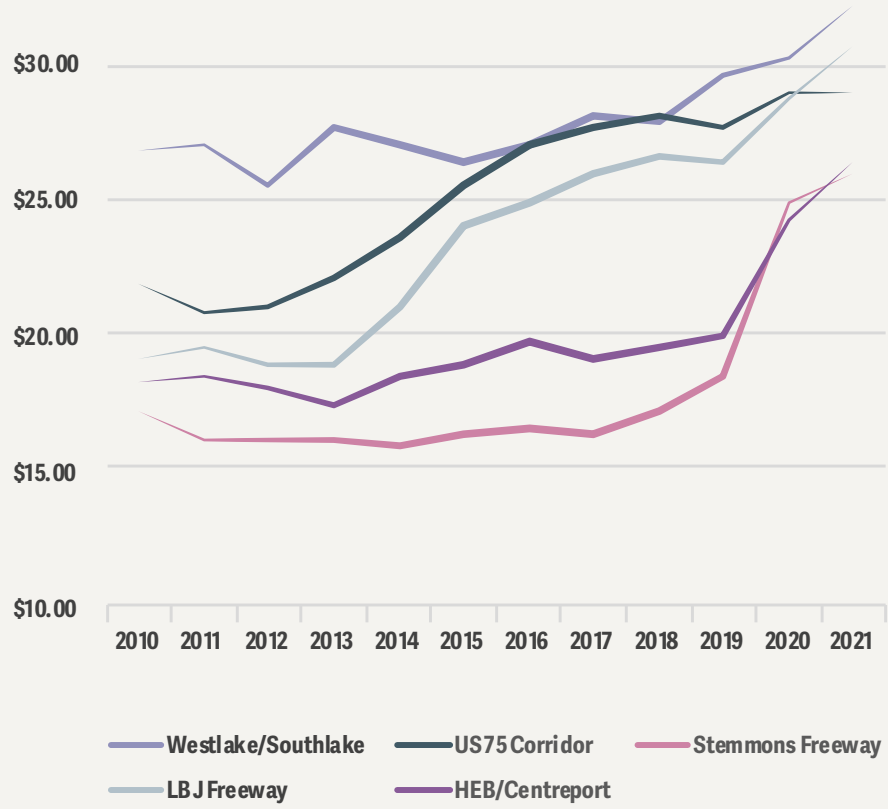






## CLASS A RENTAL RATES

Dallas/Fort Worth



## BEST IN CLASS DEMOGRAPHICS

22%	\$195,272	\$597,558
2010-2021 POPULATION GROWTH	AVERAGE HOUSEHOLD INCOME	AVERAGE HOME VALUE
<i>Within A 5-Mile Radius</i>	<i>Within A 1-Mile Radius</i>	<i>Within A 1-Mile Radius</i>





# D/FW Open For Business - Economic Resiliency

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**LEADS COUNTRY WITH  
46% PHYSICAL OFFICE OCCUPANCY**

**#1 IN THE NATION WITH  
87% JOB RECOVERY**

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

**ONLY 7.5% OF JOBS LOST DURING COVID  
- 3RD BEST IN THE COUNTRY**

**LOW COST OF DOING BUSINESS  
WITH A SCORE OF 88.45  
(US AVG. 100)**

**THREE FORTUNE  
10 COMPANY HQs**

*\*no other MSA has more than one*

*\* Sources: JLL Research, Dallas Regional Chamber, U.S. Bureau of Labor Statistics, kastle*





# Why Dallas

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**#4 REAL ESTATE  
MARKET FOR 2021**

*URBAN LAND INSTITUTE/PWC*

**ROBUST  
ECONOMIC DIVERSITY**

**ENERGY NOW ACCOUNTS  
FOR ONLY 1.6% OF DFW'S GDP**

**#1 MSA FOR PROJECTED  
POPULATION GROWTH**

**OVER 1,000,000 JOBS  
ADDED SINCE 2010**

**3% UNEMPLOYMENT RATE PRE-COVID**

**LEADING  
PRO-BUSINESS ENVIRONMENT**

**#1 MARKET FOR DOING BUSINESS 15 YEARS IN A ROW**

**#1 MARKET  
FOR OFFICE ABSORPTION**

**26.3M SF NET ABSORPTION  
IN THE LAST 5 YEARS**



# Pinnacle Point

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