



FULLER RIDGE



THE OFFERING

Jones Lang LaSalle Americas, Inc. (“JLL”) has been exclusively retained to present to qualified investors the opportunity to acquire Fuller Ridge I & II (the “Property”), two office buildings totaling 285,656 square feet located in Dallas / Fort Worth. Positioned northwest of the John Carpenter Freeway (SH 114) and N O’Connor Road intersection, the Property resides within the amenity rich Las Colinas submarket one of Dallas’ most desirable corporate destinations. Currently 46% leased to a diverse tenant base with a WALT of 2.6 years, the Property features immediate value-add potential through the lease-up of over 155,000 square feet of available space. Additionally, the Property consists of 11.22 acres of land, presenting a potential redevelopment opportunity. This offering is being marketed as a flexible opportunity to either execute a value-add office business plan or take advantage of the strong multifamily fundamentals and redevelop the site.



VALUE-ADD AT A COMPELLING BASIS



POTENTIAL REDEVELOPMENT OPPORTUNITY



HIGHLY AMENITIZED LAS COLINAS LOCATION



NATION LEADING DFW ECONOMY



PROPERTY OVERVIEW

	FULLER RIDGE I	FULLER RIDGE II	TOTAL / AVERAGE
ADDRESS	4500 Fuller Drive	4600 Fuller Drive	Irving, TX 75038
BUILDING SIZE	180,584	105,072	285,656
STORIES	4	4	-
LEASED*	36%	63%	46%
WALT	3.3 Years	1.9 Years	2.6 Years
YEAR BUILT	1979	1977	1978
LAND AREA	6.66	4.57	11.22
PARKING	Surface: 500; Covered: 90	Surface: 328	Surface: 828; Covered: 90 Total: 918
PARKING RATIO	3.2 / 1,000	3.1 / 1,000	3.2 / 1,000

FULLER
RIDGE
I & II

VALUE-ADD OPPORTUNITY AT A COMPELLING BASIS

- » Immediate opportunity to increase cash flow through the lease up of 155,194 square feet of available space.
- » Staggered rollover schedule allows for the next investor to continue common area improvements and push expiring rents to market rates at lease expiration.
- » Due to an attractively low-cost basis, future ownership can invest reasonable cosmetic capital as well as upgrade the existing amenity base to bring fresh vibrancy and drive leasing momentum at attractive rental rates.
- » The Property presents an attractive rental rate discount to neighboring buildings across the submarket and competitive set, where asking rents are averaging \$29.75 per square foot as of Q1 2023.

45.7%
LEASED

155,194 SF
OF AVAILABILITY

2.6 YEARS
REMAINING LEASE
TERM & VALUE ADD
OPPORTUNITY

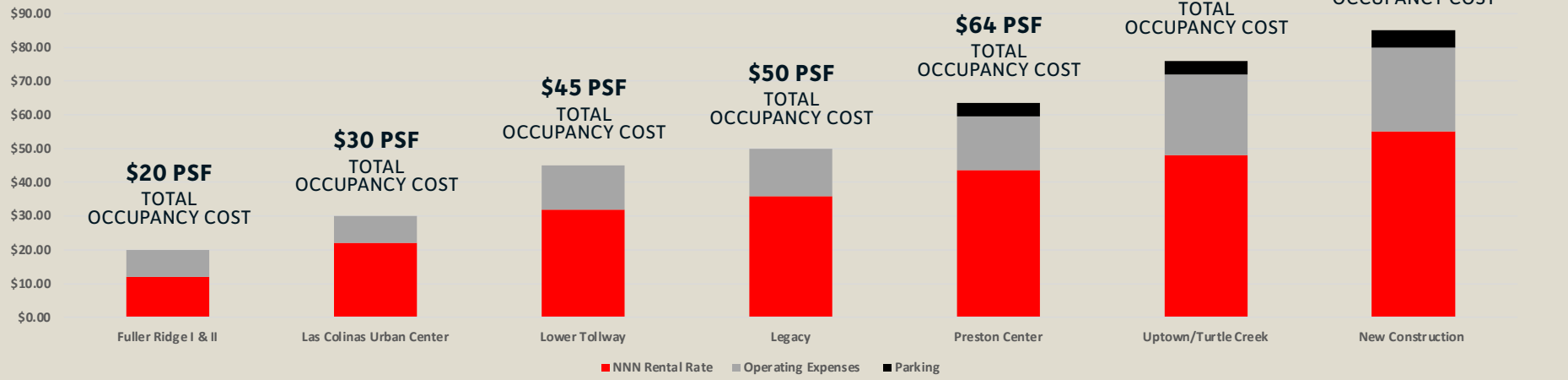
LARGEST TENANTS

TENANT	SUITE	SQUARE FEET	% OF PROPERTY	LEASE END	WALT	CURRENT RENTAL RATE	INDUSTRY
GSA (CIS)	I-100, 200, 201	42,286	14.8%	May-27	3.67 Years	\$19.16	Government
Fidelity National Title	II-101, 400	33,861	11.9%	Jun-25	1.83 Years	\$16.48	Title Insurance
Spire Hospitality	II-100	9,300	3.3%	Jun-25	1.83 Years	\$18.81	Hospitality
TTI	II-225	9,022	3.2%	Aug-26	3.00 Years	\$17.75	Technology
Assurance America	II-250	5,220	1.8%	Feb-25	1.5 Years	\$16.41	Insurance
TOTALS / AVERAGES		99,689	34.9%	-	2.7 Years	\$17.95	

COMPETITIVE BASIS

	Fuller Ridge I & II	Las Colinas Urban Center	Lower Tollway	Legacy	Preston Center	Uptown/Turtle Creek
Average Rental Rate	\$12.00	\$22.00	\$32.00	\$36.00	\$43.50	\$48.00
Average OPEX	\$8.00	\$8.00	\$13.00	\$14.00	\$16.00	\$24.00
Total	\$20.00	\$30.00	\$45.00	\$50.00	\$59.50	\$72.00
% Difference	-	50%	125%	150%	198%	260%

TOTAL TENANT OCCUPANCY COST



An aerial photograph of a highway corridor in Texas. A section of the highway is highlighted in yellow. Overlaid on the yellow section is a black and white shield-shaped sign that reads "114 TEXAS". To the right of the shield, the text "131,467 VPD" is displayed in large, bold, yellow letters with a black outline. The surrounding area includes a golf course with a pond on the left, a baseball field on the right, and various commercial buildings and parking lots along the highway.

HIGHLY DESIRABLE LAS COLINAS LOCATION



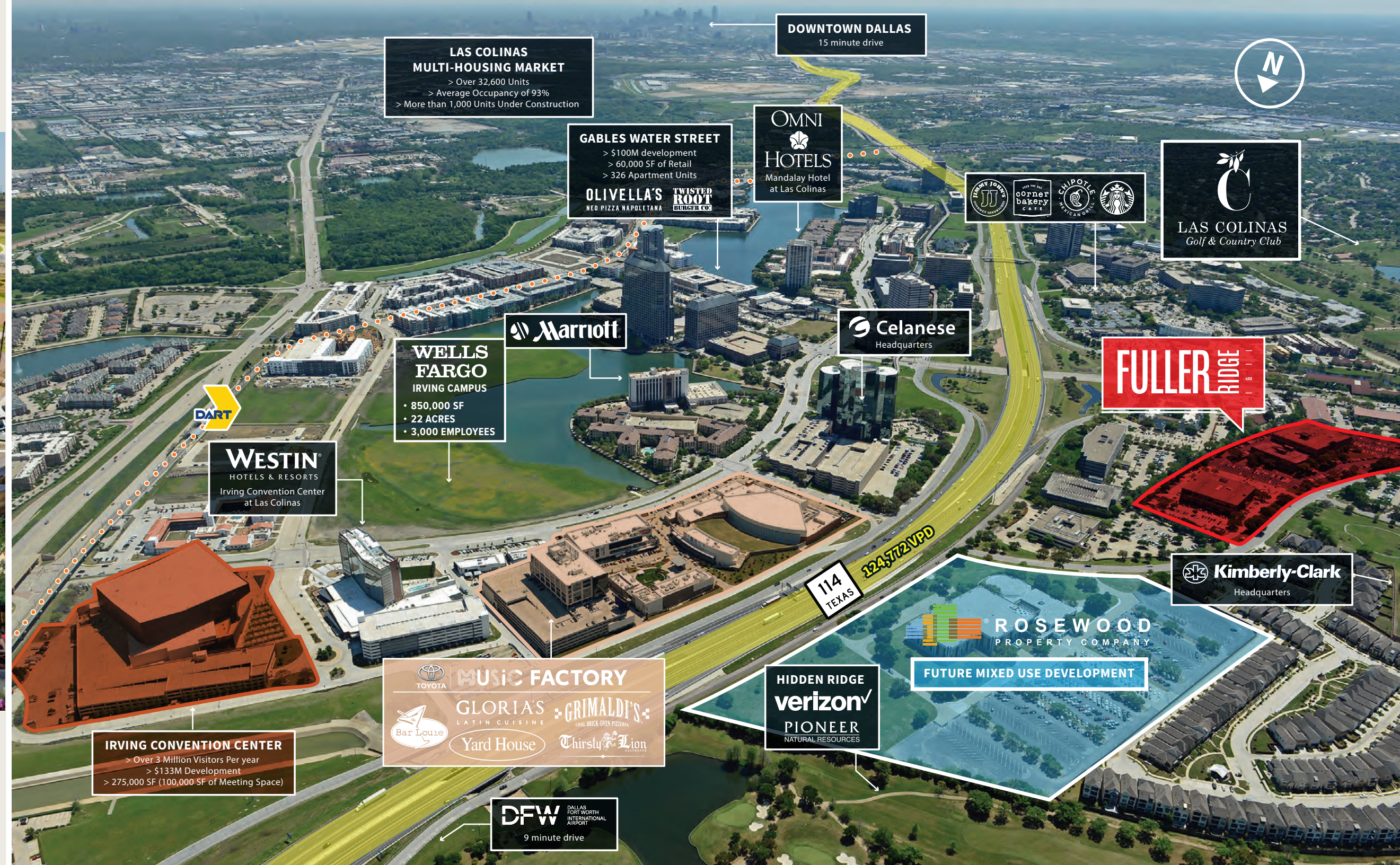
218,000
EMPLOYEES

32,600
Multi-Family Units

10,000
Hotel Keys

45.5M
OFFICE SF

3.4M
RETAIL SF



LAS COLINAS CORPORATE MAGNET

Las Colinas is a 12,000-acre, master-planned development located directly in the center of the Dallas/Fort Worth MSA, immediately adjacent to the DFW International Airport. Las Colinas is home to the Global Headquarters for 7 Fortune 500 companies (McKesson, Kimberley-Clark, Fluor, Celanese, Pioneer Natural Resources, 7-Eleven, and Vistra). The Irving-Las Colinas Chamber of Commerce was the first in Texas and one of only 124 among the 7,000 chambers nationally to be named a Five Star Chamber by the U.S. Chamber of Commerce.

Las Colinas continues to be a preferred location for corporate tenants due to its central location, diverse amenity base, and abundant and growing residential options. Over the last 10 years, Las Colinas has experienced exponential population growth of 21%, adding over 4,000 multi-family units and 80,000+ single family homes, which have contributed to the attractive live, work, play environment Las Colinas represents. The latest corporate tenant joining the market, Wells Fargo, is currently constructing a 850,000 square foot campus that will house 3,000 employees on 22 acres.












Source: Irving-Las Colinas Chamber of Commerce, JLL Research

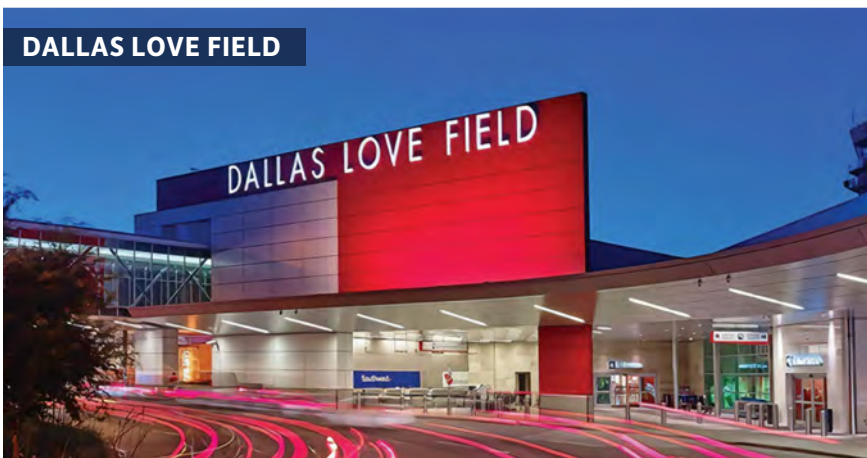


DFW AIRPORT

4TH LARGEST AIRPORT GLOBALLY (DFW)

\$37B ANNUAL ECONOMIC IMPACT

10 MINUTE DRIVE



DALLAS LOVE FIELD

SOUTHWEST AIRLINE'S HEADQUARTERS

\$2B ANNUAL ECONOMIC IMPACT

20 MINUTE DRIVE

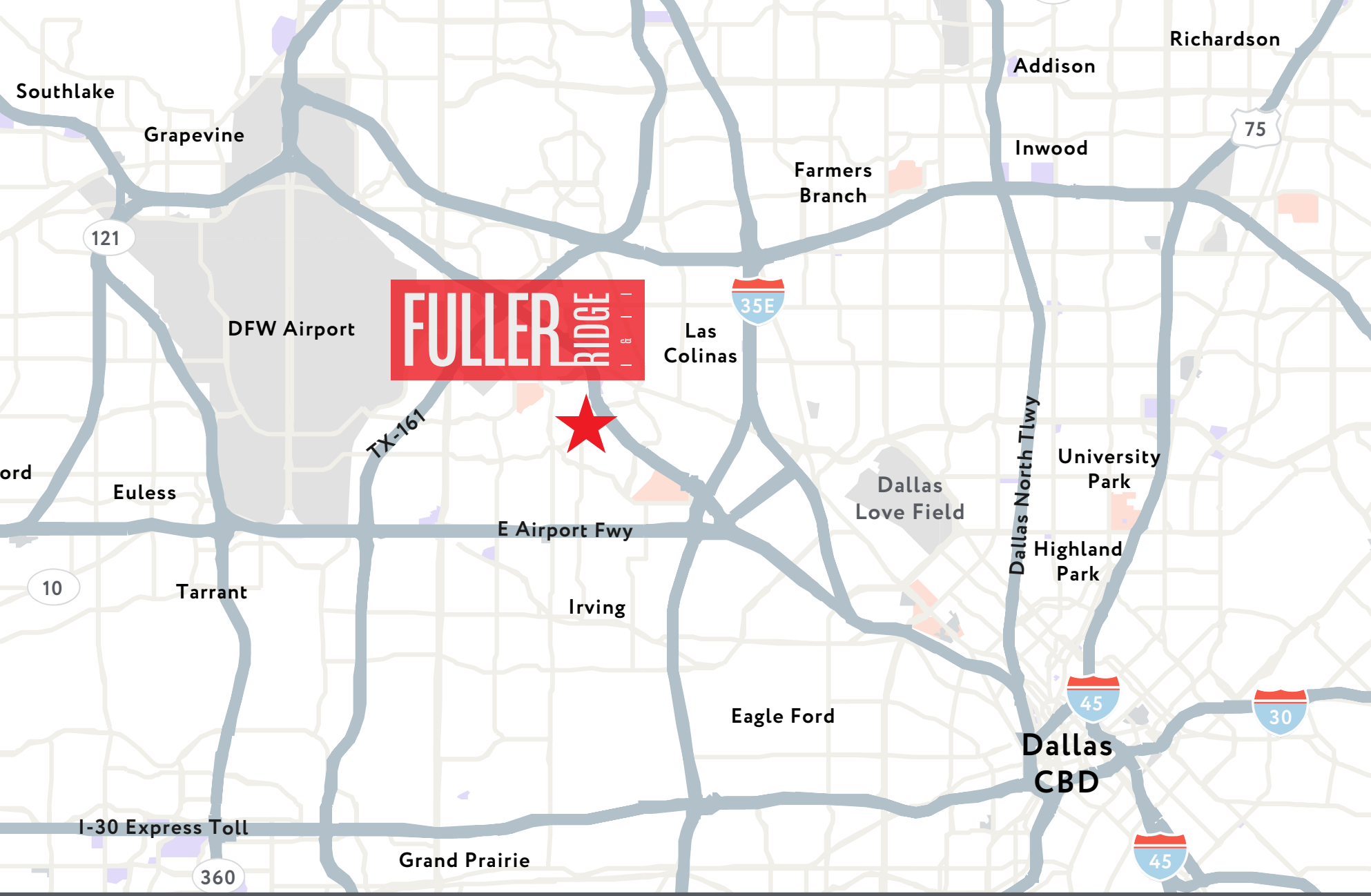


DART LIGHT RAIL SYSTEM

DALLAS AREA RAPID TRANSIT (DART)

NETWORK COVERS 700 SQUARE MILES IN DFW

90,000+ TRIPS PER WEEKDAY



7

FORTUNE 500 COMPANIES

145+

CORPORATE RELOCATION TO DFW SINCE 2010

150

FOREIGN BASED COMPANIES IN LAS COLINAS

3.3 MILLION

HIGHLY EDUCATED WORKFORCE WITHIN A 30-MINUTE COMMUTE

DFW OPEN FOR BUSINESS

ECONOMIC RESILIENCY

25.1%
POPULATION
GROWTH FROM
2010 - 2022
OUTPACING THE
US AVERAGE OF
8.73%

#1
IN THE NATION IN
POST-COVID
JOB RECOVERY

#6
IN THE U.S.
72% of DFW higher
education graduates stay
and work in the region

#1
IN THE COUNTRY
FOR PERCENT
JOB GROWTH
(5.3% growth from
February 2022 to
February 2023)

LOW COST OF
DOING BUSINESS
WITH A SCORE OF
101.9
(US avg. 100)

TWO
FORTUNE 10
COMPANY HQ'S
Tied with San Jose.
NYC, LA, Chicago host
none.

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



WHY DALLAS

#2
REAL ESTATE
MARKET FOR
2023
Urban Land
Institute/PWC

#1
MSA FOR
PROJECTED
POPULATION
GROWTH

LEADING PRO-
BUSINESS
ENVIRONMENT

#1 market for doing
business 18 years in
a row

431,637
PROJECTED NEW
RESIDENTS BY
2027
#1 in the U.S. in
projected population
growth

211,600
NEW JOBS ADDED
FROM FEBRUARY
2022 TO
FEBRUARY 2023

328
RESIDENTS MOVE
TO DFW DAILY
One new resident
moves to DFW every
seven minutes

FULLER RIDGE

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ADDITIONAL INFORMATION

If you have any questions or require additional information, please contact any of the individuals below:

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