

Available Exclusive Properties



May-12

OFFICE PROPERTIES

Office

9400 N. Central Exp., Ste 500

Dallas, Texas 75231

(972) 776-7000

Sharon Friedberg (972) 776-7150

Melanie Hughes (972) 776-7046

Susan Singer (972) 776-7043

Dave Besserer (972) 776-7040

Andy Harder (972) 776-7042

Breck Besserer (972) 776-7037

Karen Simon (817) 921-8170

Southlake (NETC)

1560 East Southlake Blvd, Suite 231

Southlake, Texas 76092

817.912.0252

Jennifer Gray

9400 N. Central Expressway
 Suite 500
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Paul Richter (972) 776- 7036
 Melanie Hughes (972) 776- 7046
 Sharon Friedberg (972) 776- 7150
 Shawn Hall (972) 389- 9009
 Susan Singer (972) 776- 7043

Street #	Building Name Street Name	Suite #	Office Sq. Ft.	Sale/ Lease	Availability	Expenses	Plus E	Rental Rate	Comments	Primary Contact
121 Business Center										
3801	William D. Tate Ave., Grapevine, TX 76051	100	1,773	Lease	Now		IG	\$16.25	Excellent highway exposure. Great signage opportunities.	Melanie Hughes Sharon Friedberg
		105	2,137	Lease	Now		IG	\$16.25		
		800	9,464	Lease	Now		IG	\$16.25		
1010 Arapaho										
1010	E. Arapaho Road, Richardson, TX 75081	100	5,160	Lease	Now		+E	\$13.50		Susan Singer
		101	6,595	Lease	Now		+E	\$13.50		
		102	3,370	Lease	Now		+E	\$13.50		
		200	12,147	Lease	Now		+E	\$13.50		
		250	10,785	Lease	Now		+E	\$13.50		
Addison Plaza										
16200	Addison Road, Addison, TX 75001	100	3,642	Lease	Now	E= \$2.45 psf	+E	\$15.50	Multiple upscale suites with high finishes, available for immediate occupancy. Newly opened Tenant lounge with free coffee and fountain drinks.	Melanie Hughes Sharon Friedberg
		110	3,230	Lease	Now	E= \$2.45 psf	+E	\$15.50		
		120	3,057	Lease	Now	E= \$2.45 psf	+E	\$15.50		
		150	9,025	Lease	Now	E= \$2.45 psf	+E	\$15.50		
		160	3,976	Lease	Now	E= \$2.45 psf	+E	\$15.50		
		180	3,137	Lease	Now	E= \$2.45 psf	+E	\$15.50		
		220	2,524	Lease	Now	E= \$2.45 psf	+E	\$15.50		
		247	3,150	Lease	Now	E= \$2.45 psf	+E	\$15.50		
		248	2,054	Lease	Now	E= \$2.45 psf	+E	\$15.50		
		255	3,454	Lease	Now	E= \$2.45 psf	+E	\$15.50		
		275	2,666	Lease	Now	E= \$2.45 psf	+E	\$15.50		
		278	1,026	Lease	Now	E= \$2.45 psf	+E	\$15.50		
280	2,021	Lease	Now	E= \$2.45 psf	+E	\$15.50				
290	3,410	Lease	Now	E= \$2.45 psf	+E	\$15.50				
The Centre Office Park - 4100 Alpha										
4100	Alpha Road, Dallas, TX 75244	610	2,613	Sublease	Now	9.99	+E	\$9.99		Andy Harder
Arapaho Gardens										
1131	Rockingham Dr, Richardson, TX 75080	110	1,532	Lease	Now		FS	\$12.00	Very nice building and location, excellent property management.	Andy Harder
		115	411	Lease	Now		FS	\$12.00		
		204	1,487	Lease	Now		FS	\$12.00		
		208	991	Lease	Now		FS	\$12.00		
		211	960	Lease	Now		FS	\$12.00		
		212	699	Lease	Now		FS	\$12.00		
		215	1,095	Lease	Now		FS	\$12.00		
		225	514	Lease	Now		FS	\$12.00		
		230	479	Lease	Now		FS	\$12.00		
		236	768	Lease	Now		FS	\$12.00		
240	700	Lease	Now		FS	\$12.00				
1143	Rockingham Dr, Richardson, TX 75080	106	1,294	Lease	Now		FS	\$12.00		
Arapaho Place										
851	International Pkwy, Richardson, TX 75081	100	8,710	Lease	Now		IG	\$8.00		Susan Singer

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Street #	Building Name Street Name	Suite #	Office Sq. Ft.	Sale/ Lease	Availability	Expenses	Plus E	Rental Rate	Comments	Primary Contact
Bee Street										
13310	Bee Street, Farmers Branch, TX 75234		2,160	Lease	Now		IG	\$9.00 - \$14.00	Great retail/office location with convenient parking.	Melanie Hughes Shawn Hall
Berkshire Court										
8411	Preston Road, Dallas, TX 75225	770	1,727	Lease	Now		+E	\$29-\$36.00	Excellent Preston Center location.	Melanie Hughes Sharon Friedberg
		860	1,352	Lease	Now		+E	\$29-\$36.00		
Cedar Hill Town Center										
610	Uptown Blvd., Cedar Hill, TX 75104	1000	2,000	Lease	Now		+E	\$20.00		Susan Singer
		4000	22,123	Lease	Now		+E	\$20.00		
Cooley Building										
5050	Spring Valley Road, Dallas, TX 75244	200	8,250	Lease	Now		+E & J	\$13.00	Beautiful space with FF&E Newly renovated.	Melanie Hughes Sharon Friedberg
Danari Office Building										
15150	Preston Road, Dallas, TX 75254	Bldg I - 120	1,380	Lease	Now		FS	\$18.00	Garden office environment with covered parking and great north Dallas location.	Melanie Hughes Sharon Friedberg
		Bldg I - 200	3,714	Lease	Now		FS	\$18.00		
		Bldg I - 240	2,027	Lease	Now		FS	\$18.00		
6009	Belt Line Road, Dallas, TX 75254	Bldg II - 110	3,057	Lease	Now		FS	\$18.00		
		Bldg II - 145	1,939	Lease	Now		FS	\$18.00		
		Bldg II - 210	4,624	Lease	Now		FS	\$18.00		
6029	Belt Line Road, Dallas, TX 75254	Bldg III - 130	1,851	Lease	Now		FS	\$18.00		
		Bldg III - 200	16,185	Lease	Now		FS	\$18.00		
8267 Elmbrook Drive										
8267	Elmbrook Drive, Dallas, TX 75247	Partial 1st Floor	12,746	Lease	Now		+E	\$16.00		Andy Harder
		Partial 2nd Floor	13,684	Lease	Now		+E	\$16.00		
1900 Enchanted Way										
1900	Enchanted Way, Grapevine, TX 76051	#100	13,242	Lease	Now		+E	\$17.00	Office spaces may be subdivided.	Melanie Hughes Sharon Friedberg
		#200	13,242	Lease	Now		+E	\$17.00		
Forum @ Beltline										
4004	Belt Line Rd, Addison, TX 75001	Bldg II - 140	2,449	Lease	Now		+E	\$13.50	Many suites available for immediate occupancy. Great Addison location in close proximity to restaurants, retail and hotels. On-site management.	Sharon Friedberg Melanie Hughes
		Bldg II - 150	2,102	Lease	Now		+E	\$13.50		
		Bldg II - 215	5,062	Lease	Now		+E	\$13.50		
		Bldg II - 220	1,613	Lease	Now		+E	\$13.50		
		Bldg II - 223	2,118	Lease	Now		+E	\$13.50		
		Bldg II - 225	2,612	Lease	Now		+E	\$13.50		

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Street #	Building Name Street Name	Suite #	Office Sq. Ft.	Sale/ Lease	Availability	Expenses	Plus E	Rental Rate	Comments	Primary Contact
4006	Belt Line Rd, Addison, TX 75001	Bldg III - 100	15,022	Lease	Now		+E	\$13.50	Data center	
		Bldg III - 130	4,844	Lease	Now		+E	\$13.50		
		Bldg III - 140	1,333	Lease	Now		+E	\$13.50		
		Bldg III - 185	2,144	Lease	Now		+E	\$13.50		
		Bldg III - 190	1,442	Lease	Now		+E	\$13.50		
		Bldg III - 205	5,573	Lease	Now		+E	\$13.50		
		Bldg III - 210	1,255	Lease	Now		+E	\$13.50		
		Bldg III - 227	2,493	Lease	Now		+E	\$13.50		
		Bldg III - 230	4,791	Lease	Now		+E	\$13.50		
Galleria Plaza										
4851	LBJ Freeway, Dallas, TX 75244	150	2,548	Lease	Immediate		+E	\$19.00	Prime north Dallas location at LBJ and the Tollway. On site deli and fitness center. All garage parking.	Melanie Hughes Sharon Friedberg
		200	3,116	Lease	Immediate		+E	\$19.00		
		210	5,532	Lease	Immediate		+E	\$19.00		
		301	1,698	Lease	Immediate		+E	\$19.00		
		302	2,124	Lease	Immediate		+E	\$19.00		
		310	2,492	Lease	Immediate		+E	\$19.00		
		425	2,244	Lease	Immediate		+E	\$19.00		
		503	3,522	Lease	Immediate		+E	\$19.00		
		605	1,650	Lease	Immediate		+E	\$19.00		
		700	16,031	Lease	Immediate		+E	\$19.00		
		900	16,000	Lease	Immediate		+E	\$19.00		
Kearney Street										
502	W. Kearney Street, Mesquite, TX 75149		1,300 - 10,000	Lease	Now		FS	\$10.50	Shell condition, new building, \$25.00 T.I. Allowance great visibility and easy access to 635.	Kevin Santaularia
Midway Parkway										
14330	Midway Rd., Farmers Branch, TX 75244	100	1,444	Lease	Immediate		FS	\$11.75	For lease, available immediately. Full service, 8% commision, free rent. Tenant improvements, easy access to Tollway and 635.	Jason Miller Shawn Hall
		103	1,012	Lease	Immediate		FS	\$11.75		
		100 & 103	2,456	Lease	Immediate		FS	\$11.75		
		128	955	Lease	Immediate		FS	\$11.75		
		200	1,774	Lease	Immediate		FS	\$11.75		
		202	1,623	Lease	Immediate		FS	\$11.75		
		206	742	Lease	Immediate		FS	\$11.75		
		200 & 206	2,516	Lease	Immediate		FS	\$11.75		
		220	1,046	Lease	Immediate		FS	\$11.75		
		225	774	Lease	Immediate		FS	\$11.75		
		220 & 225	1,820	Lease	Immediate		FS	\$11.75		
		228	1,443	Lease	Immediate		FS	\$11.75		
		229	1,384	Lease	Immediate		FS	\$11.75		
		228 & 229	2,827	Lease	Immediate		FS	\$11.75		

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Street #	Building Name Street Name	Suite #	Office Sq. Ft.	Sale/ Lease	Availability	Expenses	Plus E	Rental Rate	Comments	Primary Contact	
	NCP III (12801 NCX)										
12801	N. Central Expressway, Dallas, TX 75243	100	6,162	Lease	Immediate		+E	\$14.50 - \$15.50	17 story, Class A office building located on the west side of the North Central Expressway (US 75) at LBJ Freeway (I-635) in Dallas. Amenities include on-site conference center, ATM, security and a full service deli. The 349,569 square foot building offers tenants high speed telecom and cable access. Ample covered parking is available at the building and it is conveniently located 30 minutes from DFW Airport and within 9 miles of Dallas Love Field.	Melanie Hughes	
		120	1,397	Lease	Immediate		+E	\$14.50 - \$15.50		Sharon Friedberg	
		130	1,250	Lease	Immediate		+E	\$14.50 - \$15.50			
		200	2,554	Lease	Immediate		+E	\$14.50 - \$15.50			
		250	9,052	Lease	Immediate		+E	\$14.50 - \$15.50			
		280	2,336	Lease	Immediate		+E	\$14.50 - \$15.50			
		350	2,471	Lease	Immediate		+E	\$14.50 - \$15.50			
		370	1,727	Lease	Immediate		+E	\$14.50 - \$15.50			
		502	546	Lease	Immediate		+E	\$14.50 - \$15.50			
		506	3,404	Lease	Immediate		+E	\$14.50 - \$15.50			
		510	1,295	Lease	Immediate		+E	\$14.50 - \$15.50			
		550	8,267	Lease	Immediate		+E	\$14.50 - \$15.50			
		560	1,664	Lease	Immediate		+E	\$14.50 - \$15.50			
		600	23,426	Lease	Immediate		+E	\$14.50 - \$15.50			
		700	23,408	Lease	Immediate		+E	\$14.50 - \$15.50			
		900	22,618	Lease	Immediate		+E	\$14.50 - \$15.50			
		1020	3,811	Lease	Immediate		+E	\$14.50 - \$15.50			
		1100-A	224	Lease	Immediate		+E	\$14.50 - \$15.50			
		1107	2,335	Lease	Immediate		+E	\$14.50 - \$15.50			
		1180	1,560	Lease	Immediate		+E	\$14.50 - \$15.50			
		1200	16,709	Lease	Immediate		+E	\$14.50 - \$15.50			
		1401	13,736	Lease	Immediate		+E	\$14.50 - \$15.50			
		1515	2,997	Lease	Immediate		+E	\$14.50 - \$15.50			
		1558	1,326	Lease	Immediate		+E	\$14.50 - \$15.50			
		1560	3,551	Lease	Immediate		+E	\$14.50 - \$15.50			
		1600	23,280	Lease	Immediate		+E	\$14.50 - \$15.50			
		1710	6,922	Lease	Immediate		+E	\$14.50 - \$15.50			
		1775	1,657	Lease	Immediate		+E	\$14.50 - \$15.50			
	Pacific Center II										
14160	Dallas Parkway, Dallas, TX 75254	120	3,135	Sublease	Immediate		FS	\$10.00		Breck Besserer	
		425	6,204	Sublease	Immediate		FS	\$10.00			
		701	1,153	Sublease	Immediate		FS	\$10.00			
		705	2,617	Sublease	Immediate		FS	\$10.00			
		715	716	Sublease	Immediate		FS	\$10.00			

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The Towers at Park Central 7										
12750	Merit Drive, Dallas, TX 75251	180	7,744	Sublease	Immediate		FS	\$10.00		Breck Besserer
Parkway Centre Shopping Ctr										
13450	Inwood Road, Dallas, TX 75244	100	1,400	Lease	Now		NNN	\$15.00	Renovated with spaces available for immediate occupancy. High visibility with Pylon signage.	Melanie Hughes Sharon Friedberg
13450	"	150	860	Lease	Now		NNN	\$15.00		
13450	"	300	1,576	Lease	Now		NNN	\$15.00		
13520	"	410	7,164	Lease	Now		NNN	\$15.00		
Westgrove Air Plaza										
4570	Westgrove Dr., Addison, TX 75001	100	657	Lease	Now		FS	\$16.00	Great north Dallas location next to Addison Airport.	Melanie Hughes Sharon Friedberg
		105	2,514	Lease	Now		FS	\$16.00		
		120	2,651	Lease	Now		FS	\$16.00		
		151	1,208	Lease	Now		FS	\$16.00		
		152	2,664	Lease	Now		FS	\$16.00		
		155	2,092	Lease	Now		FS	\$16.00		
		160	2,657	Lease	Now		FS	\$16.00		
		165	1,179	Lease	Now		FS	\$16.00		
		200	2,267	Lease	Now		FS	\$16.00		
		230	1,442	Lease	Now		FS	\$16.00		
		273	1,661	Lease	Now		FS	\$16.00		
Willow Bend Dental										
3001	N. Dallas Parkway		2,300	Lease	Now		+E, +J	\$31.50		Andy Harder
Building For Sale Opportunities										
Westgrove Air Plaza										
4570	Westgrove Drive, Addison, TX 75001		79,481	Sale	Now			Under contract	Office and hangars.	Leigh Richter