

GSW / FORT WORTH / TARRANT COUNTY INVENTORY

FORT WORTH OFFICE

600 Texas Street, #100 Fort Worth, TX 76102
 Main Number (817-921-8170)
 Karen Simon (817-921-8171)
 Nick Talley (817-921-8177)
 James Kang (817-921-8179)
 Brian Scott (817-921-8179)
 Ben Brown (817-921-8180)

MARCH 2010



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GREAT SOUTHWEST OFFICE

2006 N. Highway 360, Grand Prairie, TX 75050
 Bernard Deaton (972-776-7062)
 Jim Ferris (972-337-9334)
 Todd Lambeth (817-921-8173)
 Michael Maddox (972-337-9335)
 Jason Miller (972-337-9336)
 Brian Pafford (972-389-9002)
 Brian Scott (972-337-9320)
 Joe Santaularia (214-212-5576)
 Kevin Santaularia (972-776-7034)
 Bryan San Angelo (972-337-9326)
 Michael Spain (972-337-9325)

Address	Street Name	City	Avail. Sq. Ft.	Office Sq. Ft.	DH Doors	GL Doors	Clr Height	Rail	Spk	Availability	Sale	Rental Rate	Expenses	Comments	Contact
GREAT SOUTHWEST - INDUSTRIAL PROPERTIES															
2100	Great Southwest Parkway, #208	Grand Prairie	1,400	350	0	1	14'	No	No	Immediate	N/A	\$5.00	\$2.12	Great location at the corner of GSW & Pioneer; 100% A/C	Maddox/Spain
1002	Harrison, #502	Arlington	1,500	270	0	1	14	No	No	Immediate	N/A	\$4.50	\$1.49	Has reception; 1 private & restroom	Maddox/Spain
1000	Post & Paddock, #305	Grand Prairie	1,625	1,200		1	14-16'	No	No	Immediate	N/A	\$5.50	Gross	100% Office	Lambeth/ J. Santaularia
1000	Post & Paddock, #306	Grand Prairie	1,625	1,625	0	1	14-16'	No	No	Immediate	N/A	\$5.50	Gross	Building 3	Lambeth/ J. Santaularia
1000	Post & Paddock, #410	Grand Prairie	1,625	120	0	1	14-16'	No	No	Immediate	N/A	\$5.25	Gross	Building 4	Lambeth/ J. Santaularia
1006	Harrison, #414	Arlington	1,650	270	0	1	14'	No	No	Immediate	N/A	\$4.25	\$1.49	Has reception; 1 private & restroom	Maddox/Spain
1004	Harrison, #310	Arlington	2,000	270	0	1	14'	No	No	Immediate	N/A	\$4.25	\$1.49	Has reception; 1 private & restroom	Maddox/Spain
1006	Harrison, #420	Arlington	2,025	270	0	1	14'	No	No	Immediate	N/A	\$4.25	\$1.49	Has reception; 1 private & restroom	Maddox/Spain
1006	Harrison, #402	Arlington	2,025	275	0	1	14'	No	No	Immediate	N/A	\$4.25	\$1.49	Has reception; 1 private & restroom	Maddox/Spain
2125	W. Pioneer Parkway, #C-5	Grand Prairie	2,500	125	0	1	14'	No	No	Immediate	N/A	\$4.25	\$1.85	Great accessibility - Close to I-161	Maddox/Spain
2125	W. Pioneer Parkway, #E-4	Grand Prairie	2,500	125	0	1	14'	No	No	Immediate	N/A	\$4.25	\$1.85	Great accessibility - Close to I-161	Maddox/Spain
2100	Great Southwest Pkwy, #108 & 109	Grand Prairie	3,000	0	0	0	N/A	No	No	Immediate	N/A	\$5.50	\$2.12	Frontage on GSW Parkway; 100% HVAC / Showroom/Shell	Maddox/Spain
2100	Great Southwest Pkwy, #507 & 508	Grand Prairie	3,000	3,000	0	2	N/A	No	No	Immediate	N/A	\$5.50	\$2.12	100% HVAC / Showroom	Maddox/Spain
1830	High Prairie Road #C	Grand Prairie	3,150	325	0	5	18'	No	No	Immediate	N/A	\$8.00	\$2.50	Ideal space for tractor/trailer maintenance & shop space	Maddox/Spain

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GREAT SOUTHWEST - INDUSTRIAL PROPERTIES (CONTINUED)															
1830	High Prairie Road #E	Grand Prairie	3,150	325	0	5	18'	No	No	Immediate	N/A	\$8.00	\$2.50	Ideal space for tractor/trailer maintenance & shop space	Maddox/Spain
1840	High Prairie Road #C	Grand Prairie	3,150	325	0	5	18'	No	No	Immediate	N/A	\$8.00	\$2.50	Ideal space for tractor/trailer maintenance & shop space	Maddox/Spain
1840	High Prairie Road #D	Grand Prairie	3,150	325	0	5	18'	No	No	Immediate	N/A	\$8.00	\$2.50	Ideal space for tractor/trailer maintenance & shop space	Maddox/Spain
1850	High Prairie Road #420	Grand Prairie	3,150	325	0	2	18'	No	No	Immediate	N/A	\$8.00	\$2.50	Ideal space for tractor/trailer maintenance & shop space	Maddox/Spain
1850	High Prairie Road #430	Grand Prairie	3,150	325	0	2	18'	No	No	Immediate	N/A	\$8.00	\$2.50	Ideal space for tractor/trailer maintenance & shop space	Maddox/Spain
1850	High Prairie Road #440	Grand Prairie	3,150	325	0	2	18'	No	No	Immediate	N/A	\$8.00	\$2.50	Ideal space for tractor/trailer maintenance & shop space	Maddox/Spain
1000	Post & Paddock, #308	Grand Prairie	3,250	1,200	0	1	14-16'	No	No	Immediate	N/A	\$5.50	Gross	Building 3	Lambeth/ J. Santaularia
1000	Post & Paddock, #301	Grand Prairie	3,250	1,500	0	2	14-16'	No	No	Immediate	N/A	\$5.50	Gross	Building 3	Lambeth/ J. Santaularia
1000	Post & Paddock, #412	Grand Prairie	3,250	120	0	2	14-16'	No	No	Immediate	N/A	\$5.00	Gross	Building 4	Lambeth/ J. Santaularia
2621	Aero	Grand Prairie	3,337	850	0	1	14'	No	No	Immediate	N/A	\$5.00	\$1.65	Move in ready; Frontage on Forum	Maddox/Spain
2669	Aero	Grand Prairie	3,600	1,200	0	1	14'	No	No	Immediate	N/A	\$4.50	\$1.65	Rear Load Configuration	Maddox/Spain
3626	S. Cooper Street	Arlington	3,658	350	0	3	N/A	No	No	Immediate	\$44.00/sf	\$6.00	Gross	Shop Space	Talley/Kang
605	E. Palace Parkway, A-5	Grand Prairie	3,690	1,000	0	1	14'	No	No	Immediate	N/A	\$4.75	\$1.85	Close to I-30	Maddox/Spain
1840	High Prairie Road #A	Grand Prairie	4,200	325	0	6	18'	No	No	Immediate	N/A	\$8.00	\$2.50	Ideal space for tractor/trailer maintenance & shop space	Maddox/Spain
3626	S. Cooper Street	Arlington	4,798	300	0	4	18'	No	No	Immediate	\$44.00/sf	\$6.00	Gross	End Cap Space	Talley/Kang

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GREAT SOUTHWEST - INDUSTRIAL PROPERTIES (CONTINUED)															
1555	Avenue S #106	Grand Prairie	4,840	719	1	1 RMP	16'	No	No	Immediate	N/A	Neg	\$1.36	Front park, rear load, great image	Ferris/Spain
1000	Post & Paddock, #303	Grand Prairie	4,875	1,200	0	2	14-16'	No	No	Immediate	N/A	\$5.25	Gross	Building 3	Lambeth/ J. Santaularia
1000	Post & Paddock, #309-310	Grand Prairie	4,875	1,200	0	1	14'	No	No	Immediate	N/A	\$5.50	Gross	Building 3	Lambeth/ J. Santaularia
2251	Forum Drive	Arlington	5,000	N/A	0	2 Bay Doors	18'	No	No	Immediate	\$60.00./sf	\$6.25	Gross	Free standing building	Talley
2125	W. Pioneer Parkway, #A-4	Grand Prairie	5,000	5,000	0	2	14'	No	No	Immediate	N/A	\$4.00	\$1.85	Willing to demo existing office; 100% A/C office	Maddox/Spain
1475	Avenue S #302	Grand Prairie	5,737	BTS	2	0	16'	No	No	Immediate	N/A	Call for Pricing	\$1.43	Shell space; office finished to suit; short term storage available.	Ferris/Spain
2630-2634	Aero	Grand Prairie	6,320	6,320	0	1	14'	No	N	Immediate	N/A	\$4.50	\$1.65	Excellent space for back office type use; 100% A/C office space	Maddox/Spain
2650	Aero	Grand Prairie	7,740	0	0	2	14'	No	No	Immediate	N/A	\$2.50	\$1.65	Dead storage opportunity	Maddox/Spain
605	E. Palace Parkway, C-4 / C-5	Grand Prairie	7,800	6,000	1	0	14'	No	No	Immediate	N/A	\$5.25	\$1.85	Excellent space for back office type use	Maddox/Spain
1515	Avenue S, #203	Grand Prairie	7,938	2,669	2	1 RMP	17'	No	No	June 2010	N/A	Call for Pricing	\$1.46	100% HVAC	Ferris/Spain
2004	N. Highway 360	Grand Prairie	5,054	0	1	0	18'	No	No	30 Days	N/A	Call for Pricing	\$2.71	Dead storage; month-to-month term available	Spain/Ferris
2505	Dalworth	Arlington	10,780	900	1	1 RMP	17'	No	No	Immediate	N/A	\$4.50	Gross	Front park, front load configuration	Pafford/Miller
3101	Pinewood	Arlington	14,280	0	1	1	22'	Yes	Yes	Immediate	N/A	\$2.99	Gross	Dead Storage	Pafford/Miller

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1475	Avenue S, #306	Grand Prairie	14,884	4,357	6	1 RMP	17'	No	No	Immediate	N/A	Call for Pricing	\$1.43	100% HVAC	Ferris/Spain
726	Avenue R	Grand Prairie	15,820	1,500	1	1 RMP	20'	No	No	Immediate	N/A	\$4.75	Gross	1 block east of Hwy. 360; ample parking	Pafford/Miller
14805	Trinity Boulevard	Ft. Worth	18,514	5,757	3	0	18'	No	Yes	Immediate	N/A	Call for Pricing	\$1.53	Sublease runs though November 2011	Spain
3626-3628	S. Cooper Street	Arlington	19,280	4,000	0	11	18'	No	No	Immediate	\$44.00/sf	\$6.00	Gross	Great location; Cooper Street Frontage	Talley/Kang
2771	S. GSWParkway	Grand Prairie	20,000	3,000	3	2	22'	No	No	Immediate	Yes	N/A	N/A	Fully leased; single Tenant; Investment Opportunity	Spain/Talley
2214	Paddock Way, #200	Grand Prairie	20,625	17,000 - 20,625	0	5	14'	No	No	Immediate	Yes	Call for Pricing	\$2.63	3,625 s.f. A/C Storage Available; 6/1000 parking	Ferris/Spain
2320	Michigan Court	Arlington	22,900	7,320	2	1 RMP	16'	No	Yes	Immediate	\$1,100,000			\$10,000/Month (\$5.45/s.f.)	Simon/Talley
2430-2434	January Lane	Grand Prairie	25,050	3,700	3	1 RMP	12'	No	No	Immediate	\$650,000	N/A	N/A	For Sale (\$650,000) - Investor or User Multi Tenant Building	Pafford
625	107th Street	Arlington	30,000	2,000	3	0	19'	No	Yes	Immediate	Yes	\$2.35	\$0.90	Duplex building; 40' x 25' colum spacing	Spain/Talley
1460	Avenue S	Grand Prairie	30,000	BTS	Yes	0	24'	No	ESFR	01/01/10	N/A	Call for Pricing	N/A	Planned construction	Ferris/Spain
3101	Pinewood	Arlington	42,808	10,657	6	1 RMP	22'	No	Yes	Immediate	N/A	\$3.25	Gross	End cap space; can expand to 57,130 s.f. or 99,938 s.f.	Pafford/Miller
3021	Pinewood	Arlington	42,850	5,512	5	1 RMP	22'	No	Yes	Immediate	N/A	\$3.25	Gross	End cap space; can expand to 57,130 s.f.	Pafford/Miller
2700	112th Street, #200	Grand Prairie	49,985	2,844	7	0	28'	No	Yes	60 Days	N/A	Call for Pricing	\$1.15	40' x 45' column spacing	Ferris/Spain
2450	114th Street, #290	Grand Prairie	51,200	1,800	8	1 RMP	24'	No	Yes	Immediate	N/A	Call for Pricing		Front load; divisible to 12,800 s.f.	Ferris/Spain
907	Avenue R	Grand Prairie	54,124	4,768	7	1 RMP	24'	No	Yes	30 Days	N/A	\$3.32	\$1.27	100% A/C; Heavy Power; Sub-lease until 8-31-13	Lambeth

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3021-3101	Pinewood	Arlington	57,130	5,512	6	2	22'	No	Yes	Immediate	N/A	\$3.25	Gross	End-Cap Space	Pafford/Miller
630	106th Street	Arlington	59,200	4,000	5	1 RMP	22'	No	Yes	Immediate	N/A	\$3.25	Gross	Free standing building; heavy power, fenced outside stroage/loading. Sublease	Spain/Pafford
1460	Avenue S	Grand Prairie	60,000	BTS	Yes	0	24'	No	ESFR	Immediate	N/A	Call for Pricing	N/A	Planned construction	Ferris/Spain
623-625	107th Street	Arlington	60,000	N/A	5	1 RMP	17-19'	No	Yes	Immediate	\$28.00/sf	\$2.50	\$0.90	Duplex building; 30,000 s.f. leased	Spain/Talley
2125	E. Division Street	Arlington	68,114	30,337	8	0	20'	No	Yes	Immediate	Yes	\$45.00	N/A	Full standing building; Showroom/Warehouse space	Spain
1460	Avenue S	Grand Prairie	90,000	BTS	Yes	0	24'	No	ESFR	01-01-10	N/A	Call for Pricing	N/A	Planned construction	Ferris/Spain
1170-1180	109th Street	Grand Prairie	92,500	6,500	7	1 Ramp	16'	Y	Yes	Immediate	\$32.00	\$3.25	Gross	Fenced outside storage & parking. Heavy power	Spain / Ferris
3021-3101	Pinewood	Arlington	99,938	16,169	12	3 RMP	22'	No	Yes	Immediate	N/A	\$3.25	Gross	Freestanding Building	Pafford/Miller
4200	Diplomacy Road	Fort Worth	100,423	12,229	11	1 RMP	24'	No	Yes	Immediate	N/A	\$3.00	\$1.25	107 parking spaces; all dock doors have levellers; Huge Broker Incentive Available	Santaularia/ Spain
4200	Buckingham Road	Fort Worth	146,520	137,520	4	0	20'	No	Yes	Immediate	\$51.19/sf	\$7.00	N/A	Call center with furniture available. Phased occupancy from 30,000 s.f.	San Angelo/ Spain/ Ferris
PANTEGO - INDUSTRIAL PROPERTIES															
2200	Smith Barry Road, Suite B	Pantego	1,280			1	TBD			Immediate	\$5.50		Gross	1 private office and restroom	Kang
2200	Smith Barry Road, Suite C	Pantego	1,280			1	TBD			Immediate	\$5.50		Gross	1 private office and restroom	Kang
2200	Smith Barry Road, Suite D	Pantego	1,560			1	TBD			Immediate	\$5.50		Gross	1 private office and restroom	Kang

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IRVING/LAS COLINAS INDUSTRIAL PROPERTIES

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2112	Hurd	Irving	1,500	1,500	0	0	14	No	No	Immediate		\$7.00	Net	Las Colinas location / Conveniently located near DFW Airport	Miller / Simon
309	S. Beltline Road, #115	Irving	2,125	259	1	0	16'	No	No	Immediate	N/A	\$4.50	\$1.77		Maddox/Spain
3244-A	Skyway Circle North	Irving	2,333	2,333	0	0	14'	No	No	Immediate	N/A	\$9.00	Gross	Las Colinas location / Conveniently located near DFW Airport	Pafford/Miller
3244-B	Skyway Circle North	Irving	2,338	2,338	0	0	14	No	No	Immediate	N/A	\$9.00	Gross	Las Colinas location / Conveniently located near DFW Airport	Pafford/Miller
3242	Skyway Circle North	Irving	2,660	2,660	0	0	14'	No	No	Immediate	N/A	\$9.00	Gross	Las Colinas location / Conveniently located near DFW Airport	Pafford/Miller
309	S. Beltline Road, #129	Irving	3,500	1,200	0	2	N/A	No	No	Immediate	N/A	\$4.50	\$1.77	Easy access to SH 183 and I-30.	Maddox/Spain
350	S. Beltline Road, #101 & 102	Irving	3,750	400	0	2	16'	No	No	Immediate	N/A	\$4.50	\$1.77	Frontage on Beltline Road	Maddox/Spain
3248	Skyway Circle North	Irving	9,738	9,738	0	0	14'	No	No	Immediate	N/A	\$9.00	Gross	100% Air-Conditioned	Pafford/Miller
260	S. Beltline Road, #288	Irving	4,250	2,125	0	2	N/A	No	No	Immediate	N/A	\$4.50	\$1.77	100% A/C; Beltline Frontage	Maddox/Spain
3242-3244A	Skyway Circle North	Irving	4,993	4,993	0	0	14'	No	No	Immediate	N/A	\$9.00	Gross	Las Colinas location / Conveniently located near DFW Airport	Pafford/Miller
2916	Story Road West	Irving	5,625	2,800	0	2	14	No	No	Immediate	\$550,000	\$9.00	Gross	Freestanding building / Las Colinas location / Conveniently located to DFW Airport	Pafford/Miller
2039	Walnut Hill	Irving	5,742	65%	0	1	14	No	No	30 days	N/A	\$7.00	Net	Las Colinas location / Conveniently located near DFW Airport	Miller / Simon
2047	Walnut Hill	Irving	6,739	65%	1	0	14	No	No	Immediate	N/A	\$7.00	Net	Las Colinas location / Conveniently located near DFW Airport	Miller / Simon
3244 A/B-3242	Skyway Circle North	Irving	7,331	7,331	0	0	14	No	No	Immediate	N/A	\$9.00	Gross	Las Colinas location / Conveniently located near DFW Airport	Pafford/Miller
3248	Skyway Circle North	Irving	9,738	9,738	0	0	14	No	No	Immediate	N/A	\$9.00	Gross	Las Colinas location / Conveniently located near DFW Airport	Pafford/Miller

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IRVING/LAS COLINAS INDUSTRIAL PROPERTIES (CONTINUED)															
3002	Skyway Circle South	Irving	10,619	1,167	2	2	20	No	No	Immediate	N/A	\$3.75	\$1.82	End cap space; rear load; great Las Colinas location	Pafford/Miller
2112	Hurd	Irving	11,652	95%	0	1	14	No	No	Immediate	N/A	\$7.00	Net	Las Colinas location / Conveniently located to DFW Airport	Miller / Simon
3249	Story Road West	Irving	12,876	4,000 +/-	0	2	18'	No	Yes	Immediate	N/A	\$4.25	Net	A/C Warehouse	Pafford/Miller
2112	Hurd	Irving	13,152	95%	0	1	14	No	No	Immediate	N/A	\$7.00	Net	Freestanding building / Las Colinas location / Conveniently located to DFW Airport	Miller / Simon
3244 A/B-3242-3248	Skyway Circle North	Irving	17,069	17,069	0	0	14	No	No	Immediate	N/A	\$9.00	Gross	100% Air-Conditioned	Pafford/Miller
3014	Skyway Circle South	Irving	18,000	5,000	4	1	18	No	No	Immediate	N/A	\$3.75	\$1.82	Great Las Colinas location; space is equipped with an additional 7,000 s.f. air-conditioned production room	Pafford/Miller
4843	Royal Lane	Irving	15,058	12,000	3	1 RMP	22'	No	Yes	30-Day	N/A	\$7.50	\$3.12	Nice image; sublease thru 12-31-11	Lambeth/ J. Santaularia
350	S. Beltline Road	Irving	18,750		7	7	16'	No	No	Immediate	N/A	\$3.50	\$1.77	Great cross-dock space; negotiable TI's	Maddox/Spain
D/FW AIRPORT INDUSTRIAL PROPERTIES															
1220	Texan Trail	Grapevine	3,150	500	3	0	18'	No	No	Immediate	N/A	\$6.75	Gross	Multi-tenant; off of Highway 114; End Cap Space	Simon/Talley
1220	Texan Trail	Grapevine	3,155	0	3	0	18'	No	No	Immediate	N/A	\$6.75	Gross	Multi-tenant; off of Highway 114	Simon/Talley
1240	Texan Trail	Grapevine	6,837	2,000	6	1 RMP	18'	No	No	Immediate	N/A	\$6.75	Gross	Multi-tenant; off of Highway 114	Simon/Talley
1240	Texan Trail	Grapevine	7,796	800	7	1	18'	No	No	Immediate	N/A	\$6.75	Gross	Multi-tenant; off of Highway 114	Simon/Talley
1200	Texan Trail	Grapevine	16,200	3,257	13	3	18	No	No	Immediate	N/A	\$6.75	Gross	Multi-tenant; off of Highway 114; End Cap Space	Simon/Talley
800	Industrial Boulevard, Suite 100	Grapevine	20,000	1,500	4	0	24'	No	Yes	Immediate	N/A	\$4.50	\$1.76	100% HVAC, end cap space	Lambeth/Spain

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D/FW AIRPORT INDUSTRIAL PROPERTIES (cont.)															
800	Industrial Boulevard, Suite 200	Grapevine	30,240	12,312	8	0	24'	No	Yes	Immediate	N/A	\$4.25	\$1.76	120' truck court; great image	Lambeth/Spain
1001	Nolen Drive	Grapevine	110,091	50,000	18	0	34'	No	ESFR	Immediate	N/A	\$3.25	\$1.45	Heavy power, cross dock configuration	Lambeth/Spain
MID-CITIES INDUSTRIAL PROPERTIES															
1501	Central Park	Hurst	5,000	2,000	1	0	12'	No	No	Immediate	N/A	\$5.00	Gross	Easy access to I-121 and Loop 820	Lambeth
10720	S. Pipeline Road	Hurst	8,009	1,200	0	1	12'	No	No	Immediate	\$36.96/sf	N/A	N/A	100% A/C; new roof 2009; Heavy Power	Lambeth
1900	L. Don Dodsden Drive	Bedford	15,000	BTS	6	0	9'	No	Yes	Immediate	N/A	\$7.00	N/A	A/C Production/Storage; Divisible	Spain/Deaton
1500	Heritage Parkway	Mansfield	22,811	3,000	3	3	18-20'	No	No	Immediate	\$1,600,000	\$4.75	Gross	Free standing building on 6 acres	Scott/Talley
FORT WORTH INDUSTRIAL PROPERTIES															
6017	Tension Drive	Fort Worth	7,000	Shell	1	1	14'-16'	No	No	Immediate	N/A	\$1.75	Gross	Multi-tenant; outside storage available	Lambeth
4213	Clay Avenue	Haltom City	7,348	3,000	0	4	14'	No	No	Immediate	\$385,000	550	Gross	Free standing; 100% concrete & fenced	Lambeth
4912	Rondo	Fort Worth	8,820	1,335	1	0	18'	No	No	Immediate	N/A	\$3.00	\$1.21	Multi-tenant in N. Fort Worth; 60-day notice	Lambeth
4914	Rondo	Fort Worth	8,820	485	1	0	17'	No	No	03/01/10	N/A	\$3.25	\$1.02	Multi-tenant in N. Fort Worth	Lambeth
6005	Tension Drive	Fort Worth	9,525	2,500	1	1	14'-16'	No	No	Immediate	N/A	\$2.00	Gross	Multi-tenant; outside storage available	Lambeth
7833	Will Rogers Blvd. Carter Business Center	Fort Worth	10,000	BTS	3	0	24'	No	Yes	Immediate	N/A	\$3.50	\$1.44	Call for showing & add'l. info \$4.00 in TI	Talley
301	North Beach	Fort Worth	10,000	1,200	2	0	20'	No	No	Immediate	N/A	\$3.75	Gross		Simon/Talley
5901	Tension Drive	Fort Worth	10,900	2,000	3	0	16'	No	No	Immediate	\$350,00	\$3.95	Gross	Free standing; 1.5 acres	Lambeth

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FORT WORTH INDUSTRIAL PROPERTIES (CONTINUED)															
2200	Gravel Drive	Fort Worth	12,386	4,500	2	0	16'	No	No	Immediate	\$72.66/sf	\$6.50	\$2.00	Free Standing; nice image; 100% A/C	Lambeth
7845	Will Rogers Blvd. Carter Business Center	Fort Worth	15,000	BTS	4	0	24'	No	Yes	Immediate	N/A	\$3.50	\$1.44	Call for showing & add'l. info \$4.00 in TI	Talley
4912-4914	Rondo	Fort Worth	17,640	1,585	2	0	17'	No	No	03/01/10	N/A	\$3.00	\$1.02	Multi-tenant in N. Fort Worth	Lambeth
3351	E. Loop 820	Fort Worth	18,000	2,500	0	1	18'	No	No	Immediate	N/A	\$5.75	\$1.10	Free standing building.	Talley
731	Eight Twenty Boulevard	Fort Worth	19,000	BTS	4	0	30'	No	Yes	Immediate	N/A	\$4.50	\$1.49	Multi-tenant; end cap space; dock levelers	Lambeth
	Clay Street	Fort Worth	19,800				Yes	No		Immediate	N/A	\$5,200 Month	Gross	2 Industrial buildings of 9,900 s.f. each. Outside Fenced Storage	Simon/Talley
701	Eight Twenty Boulevard	Fort Worth	19,800	BTS	5	Yes	24'	No	Yes	Immediate	N/A	\$4.25	\$1.51	New construction; multi-tenant	Lambeth
731	Eight Twenty Boulevard - Suite 200	Fort Worth	19,800	2,000	2	2 Ramps	28'	No	Yes	Immediate	N/A	\$3.75	Net	Heavy power, 2 ramps with oversized doors	Lambeth
7873	Will Rogers Blvd. Carter Business Center	Fort Worth	25,000	BTS	5	0	24'	No	Yes	Immediate	N/A	\$3.50	\$1.44	Call for showing & add'l. info \$4.00 in TI	Talley
4600-A	Will Rogers Boulevard	Fort Worth	28,000	500	2	0	18-22'	Yes	No	30 Days	N/A	\$7.00 G		Free-standing building; extra 5 acres land available	Lambeth
751	Eight Twenty Boulevard - Suite 103	Fort Worth	43,245	4,000	8	0	28'	No	Yes	Immediate	N/A	\$4.00	Net	End Cap; easy access to Freeways	Lambeth
700	Eight Twenty Boulevard	Fort Worth	51,444	BTS	7	1	30'	No	Yes	Immediate	N/A	\$4.00	\$1.51	Divisible to 51,444 s.f.; \$5.00 T.I.	Lambeth
701	Eight Twenty Boulevard	Fort Worth	76,783	BTS	23	2 RMP	24'	No	Yes	Immediate	N/A	\$4.25	\$1.51	New construction; multi-tenant; \$5.00 TI	Lambeth
700	Eight Twenty Boulevard	Fort Worth	102,807	BTS	13	2	30'	No	Yes	Immediate	\$47.00/sf	\$3.85	\$1.51	New construction; extra parking; \$5.00 TI	Lambeth
8600	Will Rogers Boulevard	Fort Worth	235,000	12,000	11	1	14-18'	Yes	Yes	Immediate	N/A	\$3.35 G		Rail service; heavy power, +/- 10 acres paved	Lambeth

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FORT WORTH/WHITE SETTLEMENT INDUSTRIAL PROPERTIES															
7711	Wyatt	White Settlement	45,000	10,000	0	6		No		Immediate	Yes			\$2,065,000; Heavy Power	Simon/Talley
7710	Wyatt	White Settlement	50,100		0	10		No		Immediate	Yes			\$2,123,700; 135,000 s.f. extra land	Simon/Talley
7711	Skyline Park	White Settlement	2.44 Acres								Yes			\$212,572.00	Simon/Talley
7708, 7710, 7711 Wyatt 7711 Skyline 581 Cherry		White Settlement	125,000 s.f.								Yes			\$5,351,727; Combined 125,500 s.f. on 14 acres of land	Simon/Talley
PINNACLE PARK/REDBIRD INDUSTRIAL PROPERTIES															
4305	Pinnacle Point Drive, #303	Dallas	6,600	BTS	3	0	24'	No	Yes	Immediate	N/A	\$3.50 N	\$1.56	New development; generous TI package	Pafford/Miller
4310	Adler Drive #204	Dallas	12,041	BTS	4	0	28'	No	Yes	Immediate	N/A	\$3.50 N	\$1.56	New development; generous TI package	Pafford/Miller
4305	Pinnacle Point Drive, #303	Dallas	12,550	BTS	4	0	24'	No	Yes	Immediate	N/A	\$3.50 N	\$1.56	New development; generous TI package	Pafford/Miller
1707	Falcon Drive, #106	DeSoto	13,977	2,645	3	0	22'	No	No	Immediate	N/A	\$3.15	\$1.37	End Cap Space	Pafford/Spain
1444	Cockrell Hill Road, #101	Dallas	21,125	BTS	9	0	28'	No	Yes	Immediate	N/A	\$3.50 N	\$1.56	New development; generous TI package	Pafford/Miller
1444	Cockrell Hill Road, #105-106	Dallas	24,545	BTS	11	1	24'	No	Yes	Immediate	N/A	\$3.50 N	\$1.56	New development; generous TI package	Pafford/Miller
4305	Pinnacle Point Drive, #301-303	Dallas	25,750	BTS	10	0	24'	No	Yes	Immediate	N/A	\$3.50 N	\$1.56	New development; generous TI package	Pafford/Miller
1707	Falcon Drive, #101	DeSoto	23,834	2,500	3	1	22'	No	Yes	Immediate	N/A	\$2.50	\$1.37	End Cap Space	Spain/Pafford
4646	Bronze Way	Dallas	85802	10,772	7	1	17-20'	No	Yes	Immediate	\$25.00/sf	\$0.99	\$0.90	Free standing building; with fenced outside storage	Spain/Pafford

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OFFICE BUILDINGS AVAILABLE												
ARLINGTON & IRVING, TEXAS												
OFFICES AT BROOKHOLLOW												
1701	E Lamar Blvd	Arlington	Suite 260	1,362				Immediate	Lease	\$18.50	Full Service	Simon/Scott
			Suite 155	1,630				Immediate	Lease	\$18.50	Full Service	Simon/Scott
			Suite 285	2,243				Immediate	Lease	\$18.50	Full Service	Simon/Scott
			Suite 175A	2,551				Immediate	Lease	\$18.50	Full Service	Simon/Scott
			Suite 290	8,065				Immediate	Lease	\$17.50	Full Service	Simon/Scott
CORPORATE CENTER I												
2225	Avenue J	Arlington	Suite 105	2,083				Immediate		Call for Pricing	NNN	Simon/Scott
			Suite 105	2,398								
GREAT SOUTHWEST PARKWAY												
2100	Great Southwest Parkway	Grand Prairie	301	438				Immediate	N/A	\$7.00	\$2.12	Great small office space Maddox/Spain
ONE PADDOCK PLACE												
2214	Paddock Way	Grand Prairie	200	20,625				Immediate		Call for Pricing	\$2.50	Divisible Ferris/Spain
GARDEN PARK COURT												
2400	Garden Park Court	Arlington	Suite A	1,269				Immediate	\$299,000	\$11.00	Full Service	Total Building size is 5,522 s.f. Scott
			Suite B	1,432								
			Suite C	1,154								
			Suite D	1,143								
3939	W. Green Oaks	Arlington	Suite 100	1,269				Immediate	N/A	\$4.00	Gross	Sublease terms expire 9-30-10 San Angelo/Spain

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BELTWAY PLACE																
4360	Beltway Place, #230	Arlington	6,327	6,327	0	0	N/A	No	N/A	Immediate	N/A	\$4.00	Gross	Sublease term expires 9-30-10	Spain/San Angelo	
CENTERPORT ONE																
4200	Buckingham Road	Fort Worth	146,250	137,520	4	0	20'	No	Yes	Immediate	\$51.19/sf	\$7.00		Call center with furniture available. Phased occupancy from 30,000 s.f.	San Angelo/ Spain/ Ferris	
ARLINGTON & IRVING, TEXAS																
CORPORATE CENTER III																
2233	Avenue J	Arlington	Suite 101	3,435						Immediate	Sale	\$14.00	+ Electricity	FOR SALE \$1,300,000	Simon/Scott	
2200 SMITH BARRY ROAD																
2200	Smith Barry Road	Pantego (Arlington)	100	377						Immediate	Lease	\$11.00	Full Service	Non sprinklered - short term leases available	Kang	
			150	3,636							Immediate	Lease	\$11.00	Full Service	Non sprinklered - short term leases available	Kang
			203	187							Immediate	Lease	\$11.00	Full Service	Non sprinklered - short term leases available	Kang
			205/207	887							Immediate	Lease	\$11.00	Full Service	Non sprinklered - short term leases available	Kang
			209	405							Immediate	Lease	\$11.00	Full Service	Non sprinklered - short term leases available	Kang
			213	393								Immediate	Lease	\$11.00	Full Service	Non sprinklered - short term leases available

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PREMIER BUSINESS CENTER I															
3100-3150	Premier Drive	Irving	Suite 142	3,450	0	1	14'	No	No	Immediate	Sale	\$9.50 G		Las Colinas location / Conveniently located near DFW Airport	Miller/Kang
			Suite 200	4,695	0	1	14'	No	No	Immediate	Sale	\$9.50 G		Las Colinas location / Conveniently located near DFW Airport	
			Suite 232	5,566	0	1	14'	No	No	Immediate	Sale	\$9.50 G		Las Colinas location / Conveniently located near DFW Airport	
			Suite 206	8,659	0	1	14'	No	No	Immediate	Sale	\$9.50 G		Las Colinas location / Conveniently located near DFW Airport	Miller/Kang
			Suite 226	9,229	0	1	14'	No	No	Immediate	Sale	\$9.50 G		Las Colinas location / Conveniently located near DFW Airport	Miller/Kang
			Suite 204	19,745	19745	1	14	No	No	Immediate	Sale	\$9.50 G		Las Colinas location / Conveniently located near DFW Airport	Miller/Kang
			Suite 204	45,000	45000	5	14'	No	No	Immediate	Sale	\$9.50 G		Las Colinas location / Conveniently located near DFW Airport	Miller/Kang
FORT WORTH, TEXAS															
TEXAS STREET															
600	Texas Street	Fort Worth	201	1,106						Immediate	Lease	\$17.00	+ Electricity	Easy access to I-30; 2nd floor loft offices	Simon
			101	2,969							60 Days	Lease	\$17.00		+ Electricity
1000 POST & PADDOCK															
1000	Post & Paddock, #200	Grand Prairie	1,089	1,089						Immediate		\$11.00	Gross		Lambeth/ J. Santaularia
1000	Post & Paddock, #103	Grand Prairie	2,184	2,184						Immediate		\$10.50	Gross		Lambeth/ J. Santaularia
1000	Post & Paddock, #203	Grand Prairie	2,784	2,784						Immediate		\$9.00	Gross		Lambeth/ J. Santaularia

GSW / FORT WORTH / TARRANT COUNTY INVENTORY

FORT WORTH OFFICE

600 Texas Street, #100 Fort Worth, TX 76102
 Main Number (817-921-8170)
 Karen Simon (817-921-8171)
 Nick Talley (817-921-8177)
 James Kang (817-921-8179)
 Brian Scott (817-921-8179)
 Ben Brown (817-921-8180)

MARCH 2010



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GREAT SOUTHWEST OFFICE

2006 N. Highway 360, Grand Prairie, TX 75050
 Bernard Deaton (972-776-7062)
 Jim Ferris (972-337-9334)
 Todd Lambeth (817-921-8173)
 Michael Maddox (972-337-9335)
 Jason Miller (972-337-9336)
 Brian Pafford (972-389-9002)
 Brian Scott (972-337-9320)
 Joe Santaularia (214-212-5576)
 Kevin Santaularia (972-776-7034)
 Bryan San Angelo (972-337-9326)
 Michael Spain (972-337-9325)

Address	Street Name	City	Avail. Sq. Ft.	Office Sq. Ft.	DH Doors	GL Doors	Clr Height	Rail	Spk	Availability	Sale	Rental Rate	Expenses	Comments	Contact
LAND FOR SALE - CALL FOR PRICING															
1800	North I-35 East	Carrollton	2.02 Acres											Frontage along I-35 East	Miller
	January Lane & Duncan Perry	Grand Prairie	2.5 Acres									\$3.50/s.f.		Zoned light industrial	Spain
	Matlock & Eden	Arlington	3.5705 Acres								\$5.00-\$7.00/sf			Retail and Office pad sites	Scott
313	N. Great Southwest Parkway	Arlington	5.89 Acres								\$3.50/sf			Zoned IM, 363' of frontage on GSW Pkwy.	Spain/Ferris
	I-20 West of New York Avenue	Arlington	6.8 Acres								\$8.00/sf			Zoned for new car sales	Scott
	West Freeway/Loop 820	White Settlement	18+/- Acres											Zoned Interstate Commercial	Simon
1460	Avenue S	Grand Prairie	4.28 Acres								\$3.50/sf			Zoned Light Industrial	Spain/Ferris
1319	Minters Chapel	Grapevine	9.42 Acres								\$5.00 s.f.			Great location right off of Highway 114; 1/2 mile from D/FW Airport - UNDER CONTRACT	Lambeth / Joe Santaularia
2201-2211	W Pioneer Parkway	Grand Prairie	4 Acres								\$5.00/s.f.			Frontage on Pioneer, Easy access to Hwy 161	Spain / Maddox

OTHER BUILDINGS FOR SALE

5001	Camp Bowie Blvd.	Fort Worth	1,232		0	0		No	No	Immediate	\$480,000			Freestanding building; former convenience store; gas pumps on site	Simon/Brown
2916	Story Road West	Irving	5,625	2,800	0	2	14	No	No	30 days	\$557,000			Freestanding building; Las Colinas location; Conveniently located to DFW Airport	Pafford / Miller
801	Industrial Boulevard	Eules	6,800					No	No	Immediate	\$460,000	Negotiable		Retail Center	Scott
3628	S. Cooper Street	Arlington	6,824	400	0	4	18'	No	No	Immediate	\$44.00/sf	\$6.00	Gross	Free Standing Building	Talley/Kang

GSW / FORT WORTH / TARRANT COUNTY INVENTORY

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Address	Street Name	City	Avail. Sq. Ft.	Office Sq. Ft.	DH Doors	GL Doors	Clr Height	Rail	Spk	Availability	Sale	Rental Rate	Expenses	Comments	Contact
OTHER BUILDINGS FOR SALE (cont)															
4213	Clay Avenue	Haltom City	7,348	4,500	0	5	14'	No	No	Immediate	\$385,000	\$5.50	Gross	Free standing building; 20,000 s.f. lot	Lambeth
10720	S. Pipeline Road	Hurst	8,009	1,200	0	1	12'	No	No	Immediate	\$36.96/sf	N/A	N/A	100% A/C; new roof 2009; Heavy Power	Lambeth
2015	Wall Street	Dallas	10,223	BTS	0	2	14'	No	No	Immediate	\$40.00/sf	N/A	N/A	For Sale - S. of Dallas CBD	Pafford
2200	Gravel Drive	Fort Worth	12,386	4,500	2	0	16'	No	No	Immediate	\$80.00/sf	\$7.50	\$2.00	Free standing ; great image	Lambeth
4608	Fairlane	Fort Worth	17,896	3,780	2	5	18	No	No	Immediate	\$40.25/sf	N/A	N/A	Free Standing Building	Talley
1026	Texan Trail	Grapevine	22,500							Immediate	\$2,900,000			Building for Sale	Simon
2430-2434	January Lane	Grand Prairie	25,050	3,700	3/1 RMP	0	12'	No	No	30 Days	\$650K			Sale Price \$650,000 Can be demised 10K - 10K - 5K s.f. Owner will leaseback or vacate	Pafford
5929	Hampshire Boulevard	Fort Worth	55,000	4,000	3	4	20'-30'	No	No	01-01-10	\$24.00/sf	\$3.00	Gross	Can provide 40K or 15K. Outside storage available, cranes	Lambeth
4325	Murray Avenue	Fort Worth	55,985								\$1,670,000			Investment Property	Simon/Talley
625	107th Street	Arlington	60,000	2,000	6	0	17-19'	No		Immediate	\$30.00/sf	\$2.85	\$0.90	Multi-Tenant Building in the south section of GSW market	Spain/Talley
700	Eight Twenty Boulevard	Fort Worth	102,807	BTS	13	2	30'	Yes	Yes	Immediate	\$40.00/sf	N/A	N/A	\$4,080,000	Lambeth