

# INVENTORY - AUGUST 2017

## OFFICE-DFW

### PINNACLE TOWER

5005 Lyndon B Johnson  
Dallas, TX



Office | Sublease | 6,612 SF

**\$24.00/SF + E**

Available in 30 Days  
Class A Office  
Great Building Amenities  
Lease Expires: 2/28/2021

Duke Biggers | 214.365.2784

### LAKESIDE SQUARE

12377 Merit Drive  
Dallas, TX



Office | Sublease | 24,244 SF

**\$17.00/SF Full Service**

Suite 300  
Furniture Available  
Recently Refurbished  
Lease Expires: 6/30/2020

Alan Thomas | 214.365.2737

### THE BUTLER CENTER

2231 Butler Street  
Dallas, TX



Office/Medical | Lease | 9,630 SF

**Rate Negotiable**

Great DFW Medical District Site  
Available Immediately  
Parking Ratio 3/1000

Jim Buddrus | 214.365.2791

### PREMIER PLACE

5910 N Central Expwy.  
Dallas, TX



Office | Sublease | 8,005 SF

**\$25.50/SF + E**

Class A Office Space  
16th Floor with Excellent Views  
Three Private Offices  
Workroom & Break room  
Reception Area & IT Storage Closet  
3/1000 Parking Ratio  
Lease Expires: 4/30/2019  
Ben Goldthorpe | 214.365.2716  
Bruce Hecht | 214.365.2712

### THREE LINCOLN CENTRE

5430 LBJ Freeway  
Dallas, TX



Office | Sublease | up to 20,073 SF

**Below Market Rate**

Suite 1500: 9,964 RSF  
Suite 1580: 4,353 RSF  
Suite 1595: 5,756 RSF  
High Quality Finishes  
Lease Expires: 12/31/2025

Dan Paterson | 214.365.2738

### 717 HARWOOD

717 N Harwood St  
Dallas, TX



Office | Sublease | 6,523 SF

**\$16.00/SF MG**

Class A Office Space  
Available Immediately  
Business/Social Club On-Site  
0.68/1000 Parking Ratio  
Lease Expires: 10/01/2017

Rob Wolfle | 214.365.2747

### 4455 LBJ

4455 LBJ Freeway  
Dallas, TX



Office | Sublease | 21,153 SF

**\$10.00/SF + E**

Available in 30 Days  
Furniture Available, Negotiable  
High-End Finishes  
Penthouse Floor  
Lease Expires: 8/31/2018

Blaine Shawaker | 214.365.2707  
Jim Montgomery | 214.365.2766

### TOLLWAY TOWERS

15770 N Dallas Parkway  
Dallas, TX



Office | Sublease | 6,000 SF

**\$18.00/SF + E**

Available Immediately  
Elevator Lobby Exposure  
Open Concept Floorplan  
Conference Room and Break Room  
Lease Expires: 7/31/2019

Al Paniagua | 214.365.2711  
Brad Bader | 214.365.2702

# INVENTORY - AUGUST 2017

## OFFICE-DFW

### STANFORD CORPORATE CENTER

14001 Dallas Parkway  
Dallas, TX



Office | Sublease | 3,632 SF

#### **\$22.00/SF + E**

Available Immediately  
Furniture Negotiable  
Corner Suite  
Spectacular Views  
Lease Expires: 06/30/2019  
Option to Extend to 06/30/2021

Al Paniagua | 214.365.2711  
Brad Bader | 214.365.2702

### HALL STREET AT THE CENTRUM

3625 N Hall Street  
Dallas, TX



Office | Sublease | 6,857 SF

#### **\$29.00/SF Full Service**

Modern Finishes  
Great Views  
Elevator Lobby Exposure  
Furniture Available  
Lease Expires: 1/31/2024  
Shorter Lease Term Available

Bruce Hecht | 214.365.2712  
Jim Buddrus | 214.365.2791

### 600 E LAS COLINAS BOULEVARD

600 E Las Colinas Blvd  
Irving, TX



Office | Sublease | 23,386 SF

#### **Rate Negotiable**

11th Floor Available  
High End Finishes  
Class AA Building with Tenant Amenities  
4/1000 Parking Ratio  
Panoramic Views of Las Colinas  
Lease Expires: 4/30/2019

Duke Biggers | 214.365.2784  
Dan Paterson | 214.365.2738

### JOHN HANCOCK

5201 N O'Connor Blvd.  
Irving, TX



Office | Sublease | 1,101 SF

#### **\$23.50/SF + E**

Class A Office  
3 Unreserved Parking Spaces  
Full-Time Concierge, Furniture Negotiable  
One Executive Office, Three Cubes  
Conference Room and Break Room  
Lease Expires: 1/31/2018

Dan Paterson | 214.365.2738

### WEST PARK II

2309 Virginia Pkwy  
McKinney, TX



Office | 2,700 SF Available

#### **\$16.00/SF Gross**

Available Immediately  
3/1000 Parking Ratio

Michael Swinson | 214.365.2720

### 6504 International Pky

6504 International Pky  
Plano, TX



Office | Sublease | 9,342 SF

#### **\$23.00/SF + E**

Available in 30 Days  
Furniture Available  
High-End Finishes  
On-site Cafe/Deli  
Lease Expires: 9/30/2021

Blaine Shawaker | 214.365.2707  
Jim Montgomery | 214.365.2766

# INVENTORY - AUGUST 2017

## OFFICE-OTHER MARKETS

### 3915 30TH AVENUE

903 N 47th Street  
Rogers, AR



Office | Sublease | up to 31,113 SF

#### **\$18.00 Full Service**

Available in 30 Days  
Furniture & Equipment Available  
Lease Expires: 4/30/2021

Jim Montgomery | 214.365.2766

### 1025 EAST BROADWAY

1025 E Broadway Rd.  
Tempe, AZ



Office | Sublease | 3,300 SF

Negotiable Rental Rate and Term  
Second Floor  
Divisible  
Furniture Available  
Available Immediately  
Lease Expires: 5/31/2019

Tyler Edwards | 214.365.2768  
Jason Brecheen | 214.365.2727

### FAIRWAY CENTER II

675 Placentia Ave.  
Brea, CA



Office | Sublease | 7,212 SF

#### **\$1.80 FSG**

Large, Open Space  
Great Freeway Access  
Lease Expires 11/30/2020

Jim Buddrus | 214.365.2791

### WEDBUSH CENTER

1000 Wilshire Boulevard  
Los Angeles, CA



Office | Sublease | up to 8,500 RSF

#### **Substantially Discounted Rate**

Available in 30 Days  
Negotiable TI Allowance  
Multiple Configurations Available  
Lease Expires: 9/30/2023

Jim Buddrus | 214.365.2791

### 1199 BANNOCK STREET

1199 Bannock St.  
Denver, CO



Office | Sublease | 18,579 SF

#### **\$19.75/ SF Full Service**

Available Immediately  
Lease Expires: 8/31/2019

Cameron Tapley | 214.365.2796  
Ryan Tapley | 214.365.2781

### 2020 K STREET NW

2020 K Street NW  
Washington, DC 20006



Office | Sublease | 1,689 SF

#### **Substantially Discounted Rate**

Available 4/1/2017  
\$60.00/RSF TI  
Covered Parking  
Concierge  
Tenant Only Fitness Center  
Lease Expires: 7/31/2024

Jim Buddrus | 214.365.2791  
Dan Woldert | 214.365.2740

### CANNON BUILDING

6710 Professional Parkway  
Sarasota, FL



Office | Sublease | up to 8,278 SF

#### **6,321 SF @ \$19.50 Full Service 1,957 SF @ \$20.50 Full Service**

Available Immediately  
Elegant Space  
Water Views  
Lease Expires: 9/30/2020

Rob Wolfe | 214.365.2747

### LOYOLA AVENUE

701 Loyola Ave, Suite 102  
New Orleans, LA



Office | Sublease | 2,982 SF

#### **\$12.00 Full Service**

Available Immediately  
Lease Expires: 11/30/2018

Adam Brecheen | 214.365.2761

# INVENTORY - AUGUST 2017

## OFFICE-OTHER MARKETS

### 5995 OPUS PARKWAY

5995 Opus Parkway  
Minnetonka, MN



Office | Sublease | 94,718 SF

#### Negotiable Rate

1st Floor: 19,980 SF  
4th Floor: 30,898 SF  
5th Floor: 30,955 SF

Great Views  
Abundant Amenities  
Lease Expires: 7/31/2022

Chris Mims | 214.365.2789  
Jason Brecheen | 214.365.2727

### 301 S PLATTE CLAY WAY

301 S Platte Clay Way  
Kearney, MO



Office | Sublease | 1,715 SF

#### \$11.00 NNN

Available Immediately  
Lease Expires: 9/30/2018

Adam Brecheen | 214.365.2761

### 3915 30TH AVENUE

3915 30th Avenue  
Kenosha, WI



Office/Medical | Sublease | 6,743 SF

#### Negotiable Asking Rate

Available in 30-60 Days  
Lease Expires: 12/31/2023

Luke Paterson | 214.365.2732

# INVENTORY - AUGUST 2017

## RETAIL-OTHER MARKETS

### 2512 WHITETAIL DR

2512 Whitetail Dr  
Cedar Falls, IA



Retail | Sublease | Suite 100 & 101

**\$13.00/ SF NNN**

Available Immediately  
5.78/1000 Parking Ratio  
Lease Expires: 9/30/17

Duke Biggers | 214.365.2784  
Chris Mims | 214.365.2789

### 1629 CHICAGO AVENUE

1629 Chicago Avenue  
Evanston, IL



Retail | Sublease | 4,600 SF

**\$23.00/SF NNN**

Available Immediately  
Located Across the Street from Whole Foods  
Lease Expires: 2/28/2018

Hyatt Thompson | 214.365.2753

### 400 SOUTH RANDALL ROAD

400 S Randall Rd  
Elgin, IL



Retail | Sublease | 3,400 SF

**\$13.00/SF NNN**

Available Immediately  
Parking Ratio: 5.45/1000  
Lease Expires: 2/28/2021

Luke Paterson | 214.365.2732

### KLEE PLAZA

4008 N Cicero Ave  
Chicago, IL



Retail/Office | Sublease | 2,576 SF

**Rate Negotiable**

Great Visibility  
Available Immediately  
High Traffic Intersection  
Lease Expires: 12/31/2018

Luke Paterson | 214.365.2732

### 912 S RANGELINE RD

912 S Rangeline Rd  
Carmel, IN



Retail/Office | 3,313 SF

**\$19.50/SF NNN**

Available Immediately  
Lease Expires: 3/31/2020

Hyatt Thompson | 214.365.2753

### GREENWOOD SPRINGS

1273 N Emerson Ave  
Greenwood, IN



Retail/Office | Sublease | 1,400 SF

**\$17.00/SF NNN**

Great Visibility  
High Traffic Retail Center

Hyatt Thompson | 214.365.2753

### 1925 N GARY AVE

1925 N Gary Ave  
Wheaton, IL



Retail/Office | Sublease | 1,861 SF

**Negotiable Rate**

Available Immediately  
Lease Expires: 2/28/2018

Luke Paterson | 214.365.2732

### 2844 PLAINFIELD RD

2844 Plainfield Road  
Joliet, IL



Retail/Office | Sublease | 1,987 SF

**Negotiable Rate**

Great Visibility  
High Traffic Retail Center

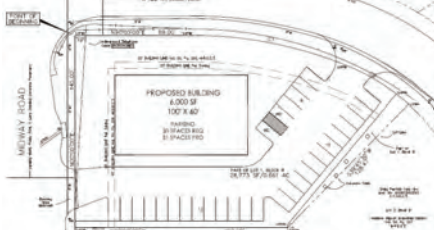
Casey Godwin | 214.365.2725

# INVENTORY - AUGUST 2017

## FLEX/MIXED USE-DFW

### MIDWAY RD & WRIGHT BROS DR

Midway Rd. @ Wright Bros Dr.  
Addison, TX



Office/Flex | Sale/Lease | 0.661 Acres

Built-to-Suit  
28,773 SF Available  
Proposed Building  
53,000 Cars Per Day  
Zoned I-1 Car Lots & Repairs Allowed  
Rates and Area/Building Finish Negotiable  
Long Term Lease Available

Tom Brosseau | 214.365.2705

### JET HANGER DEVELOPMENT

15500 Wright Brothers Dr.  
Addison, TX



Office/Flex | Sale/Lease | 45,200 SF

140'+ Apron  
5,000 SF Office Space  
Direct Runway Access Permit Granted  
Large Jets to be Accommodated  
Reasonable Rent Based on Cost  
Partial Ownership Possible  
10 Month Lead Time

Tom Brosseau | 214.365.2705

### 3490 VENTURE DRIVE

3490 Venture Dr.  
San Angelo, TX



Flex | Sublease | 55,000 SF

**\$2.90 NNN**  
50,000 SF Manufacturing  
5,000 SF Office (Expandable)  
Zoned Light Industrial  
4 Dock High Doors, 2 Grade Lev. Doors  
100% Air Conditioned, 277 Parking Spaces  
Lease Expires: 06/30/2018

Dan Paterson | 214.365.2738  
Granville Jenkins | 214.365.2724

## FLEX/MIXED USE - OTHER MARKETS

# INVENTORY - AUGUST 2017

## LAND-DFW

### AIRPORT 161 HQ CENTER

Hwy 161 @ Walnut Hill  
Irving, TX



Land | Sale or Lease | 9.5 Acres

3 Story, Class A Building  
Build-to-Suit: 120,000 SF Available  
Typical floor plans 40,000 SF  
15 Foot Ceilings  
Prominent Freeway Signage  
Centrally located in DFW  
Convenient access to DFW Airport

Al Paniagua | 214.365.2711  
Jim Montgomery | 214.365.2766

### LEGACY PARK

Legacy Dr. @ Windcrest  
Plano, TX



Land | Sale | 16.39 Acres

**\$17.50/SF**  
Zoned Commercial Office  
Owner will consider Build To Suit Project  
with long term Lease  
+/- 500 SF of Frontage on Legacy Drive  
Next to EDS

Al Paniagua | 214.365.2711  
Jim Montgomery | 214.365.2766

### HWY 77

Mushroom Rd @ Shields Pky  
Waxahachie, TX



Development Land | Sale | 1 Acre

**\$350,000**  
Easy Access to I-35 E  
Fast Growing Hwy 77 Retail Corridor

Joe Arata | 214.365.2730  
Chris Mims | 214.365.2789

### 5240 COUNTY ROAD 112

5240 County Road 112  
Tyler, TX



Land | Sale | 37 Acres

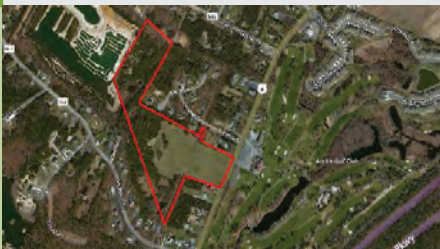
**\$399,900.00**  
Ag Tax Exempt as Tree Farm  
Private Drive  
2,200 SF 2/2 Home  
1,700 SF Shop with Carport  
Creek

Greg Moiseve | 214.365.2709

## LAND-OTHER MARKETS

### 1419 ROUTE 9 NORTH

1419 Route 9 North  
Middle Township, NJ



Land | Sale | 22.17 Acre Pad Site

Zoned SR  
Served by Private Water and Septic  
Frontage on Route 9  
Across from Avalon Golf Club

Cameron Tapley | 214.365.2796

# INVENTORY - AUGUST 2017

## INVESTMENT-DFW

### 8319 CHANCELLOR ROW

8319 Chancellor Row  
Dallas, TX



Industrial/Commercial | Sale

**\$2,497,500**

Fully Leased  
90,000 SF Lot  
Zoned Industrial/Research

Greg McLane | 214.365.2701

### 14350 PROTON ROAD

14350 Proton Rd.  
Farmers Branch, TX



Office | Lease/Sale | 18,312 SF

**\$1,700,000**

Great location

Jack Moravcik | 214.365.2757

### 1627 BRAY CENTRAL DR

1627 Bray Central Dr  
McKinney, TX



Office/Warehouse | Sale | 27,000 SF

**\$3,200,000**

Single Tenant User  
Current Tenant Lease Expires:  
5/31/2023

Jack Moravcik | 214.365.2757

## INVESTMENT - OTHER MARKETS

### GEORGETOWN MUNICIPAL AIRPORT

505 S Hangar Dr./160 Terminal Dr.  
Georgetown, TX



Airport | Sale | 10 Acres | 130,000 SF

505 S Hangar Dr - 4.4 Acres, 2  
Hangars, 2-T Hangars, Office Space  
160 Terminal Dr - 5.99 Acres, 2  
Hangars, Mechanical Shop, Storage,  
Office Space, Pad for additional Office  
Excellent Access to I-35, North of Austin

Dan Paterson | 214.365.2738  
Granville Jenkins | 214.365.2724

### 171 INDUSTRIAL BLVD

171 Industrial Blvd  
Fayetteville, TN



Office/Warehouse | Sale | 58,692 SF

**\$2,900,000.00**

30 Acres  
10,000 SF Office  
Large Paved Parking Area

Joe Arata | 214.365.2730  
Jim Buddrus | 214.365.2791

### 1111 HEWITT AVENUE

1111 Hewitt Ave.  
Everett, WA



Sale | Retail/Office/Warehouse

**\$900,000.00**

7,645 SF Building  
21,777 SF Land

Joe Arata | 214.365.2730  
Chris Mims | 214.365.2789

### BEST WESTERN CZECH INN

114 Melodie Dr.  
West, TX



Retail | Sale | 56,157 SF

**\$3,790,000**

Investment Opportunity  
70 Suites  
Available Immediately  
All Amenities

Greg McLane | 214.365.2701



Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

# Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

## **IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

## **IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

## **IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

## **If you choose to have a broker represent you,**

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

