

INTERCHANGE BUILDING

DALLAS, TEXAS



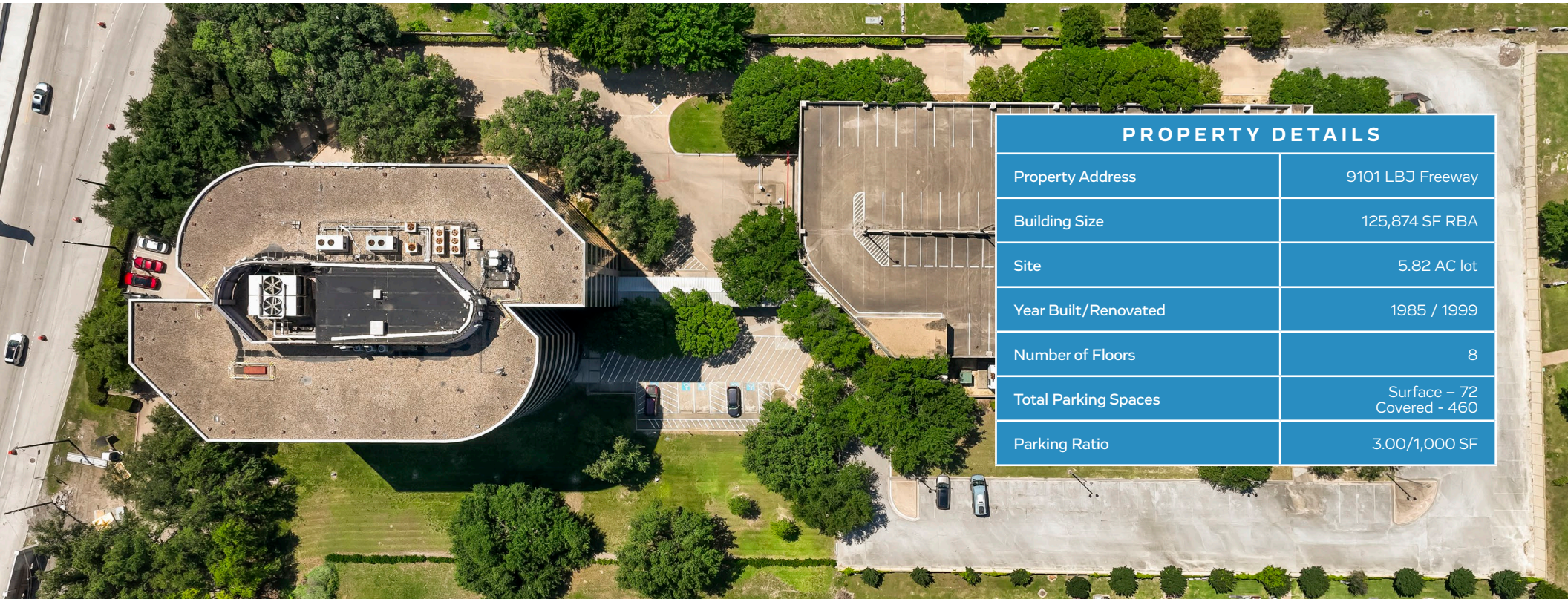
EXECUTIVE SUMMARY

Weitzman Investments is pleased to present the opportunity to acquire Interchange Building, an approximate 125,874 square foot, multi-tenant, eight-story building located at 9101 LBJ Freeway in Dallas, Texas.

At 40% occupancy with expiring rents 35-40% below market, Interchange Building offers an opportunistic business plan with in-place cash flow and upside, via immediate lease-up of vacant suites and mark-to-market renewal at today's rental rates. Positioned to capture overflow from the rising rental rates within the Infill Triangle - the area bounded by Central Expressway, Dallas North Tollway, LBJ Freeway and the Dallas Central Business District – Interchange is a desired reprieve for tenants seeking quality product at much lower rates, all within the strong North Central LBJ/Dallas micromarket.

Built in 1985 for Siemens®, Interchange Building offers an abundance of well-above-standard, onsite amenities including structured parking, café and tenant lounge. Truly incorporating the definition of convenience, Interchange Building features opportune access to nearby amenities and public transportation. The abundance of accessible resources includes great dining and shopping destinations at several nearby shopping centers and malls, beautiful outdoor areas at Harry Moss Park and Royal Oaks Country Club, luxury residences, and entertainment options.

Additionally, Interchange Building stands with frontage to LBJ Freeway providing significant visibility partnered with unparalleled convenience to major Dallas thoroughfares. This coveted location presents superior access to the central Dallas core, two world class hospitals (Texas Health Presbyterian Hospital Dallas and Medical City Dallas Hospital), and Dallas Love Field International Airport, all providing mutual beneficiaries to Interchange Building.



PROPERTY DETAILS	
Property Address	9101 LBJ Freeway
Building Size	125,874 SF RBA
Site	5.82 AC lot
Year Built/Renovated	1985 / 1999
Number of Floors	8
Total Parking Spaces	Surface – 72 Covered - 460
Parking Ratio	3.00/1,000 SF

**9101 LBJ
FREEWAY**

DALLAS, TEXAS



GRANITE/GLASS

8

STORIES



125,874

SQUARE FEET



**OPPORTUNISTIC
INVESTMENT
OFFERING**

**EXCEPTIONAL
LOCATION**

**IMMEDIATE
LEASE-UP
OPPORTUNITIES**

**MASSIVE
POWER
INFRASTRUCTURE**

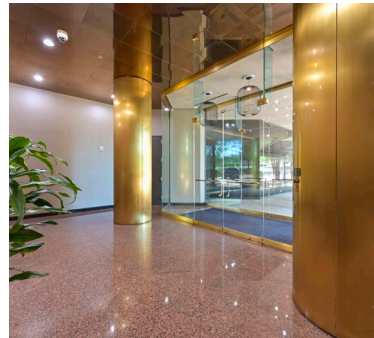
NEARBY



Texas Health
Presbyterian Hospital



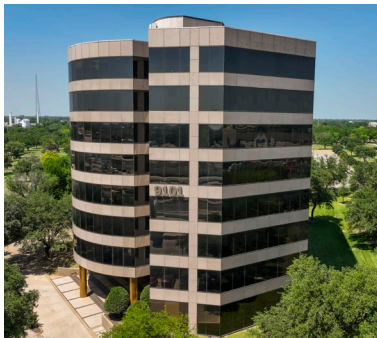
Medical City
Dallas



DIRECT BENEFICIARY
**INFILL
TRIANGLE**
LOCATION

35-40%

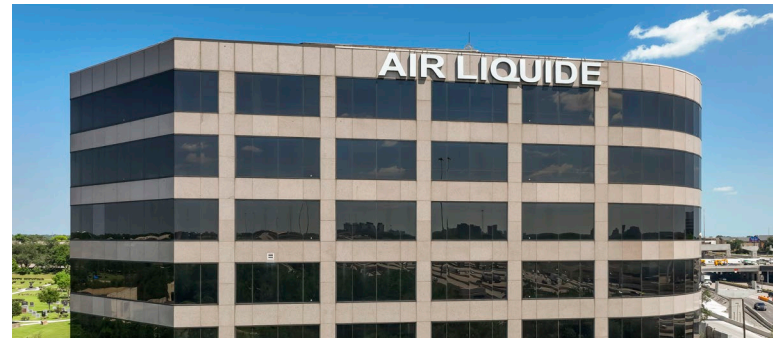
BELOW MARKET
RENTS AT
EXPIRATION



NEARBY
**LIVE-WORK-
PLAY**
AMENITIES

3.33/1,000

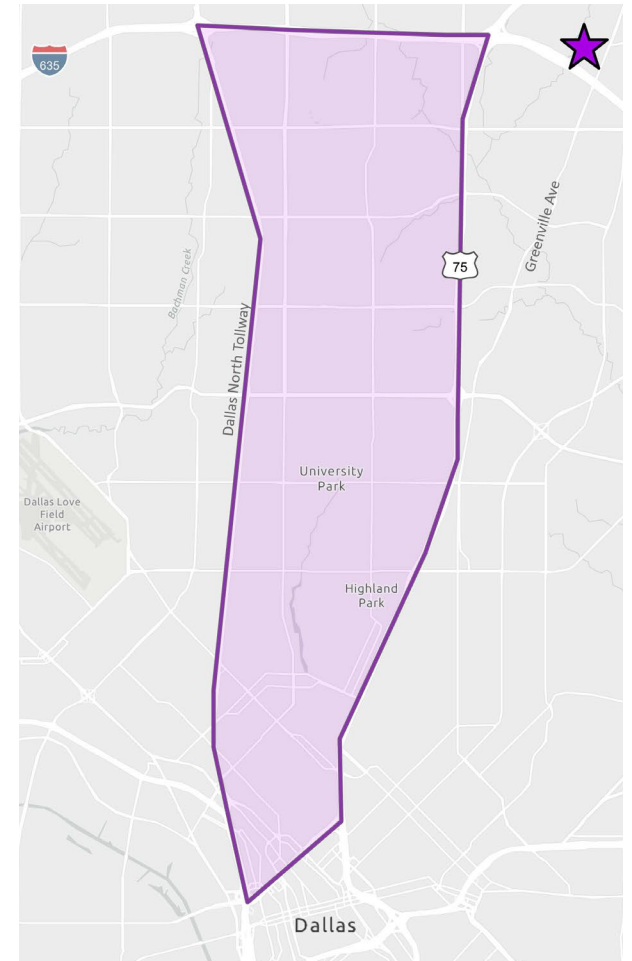
PARKING RATIO
(STRUCTURED PARKING)



THE INFILL TRIANGLE

Interchange Building is strategically located at the nexus of two of Dallas' most travelled freeways: the U.S. Highway 75 (Central Expressway) and Interstate 635 (LBJ Freeway) "High Five" Interchange. Combined with its current access to those and other major arteries - and proximity to other commercial centers and a variety of single and multi-family housing options - Interchange Plaza also benefits from Dallas' Infill Triangle, which has allowed for the rising rental rates in the south and southwest to create a domino effect. Tenants who seek a high-quality standard in a centralized location with a solid mix of retail, restaurants, hospitality, medical and housing can experience a convenient and attractive live-work-play at Interchange Building.

The adjacent Infill Triangle, bounded by Dallas North Tollway to the west, LBJ Freeway to the north and Central Expressway to the east, is one of the most prominent and sought-after pockets in the southern U.S, and as a result, it benefits directly from its historically top-performing stature within the Dallas Metroplex. The Interchange Building has, and will continue to capture, immediate overflow from the neighboring area, while hosting an array of adjacent, amenity-rich developments of its own, legitimizing Interchange Building's forecast of strong performance.



As a direct beneficiary of the Infill Triangle, Interchange Building has easy access to alternate routes, such as Greenville Avenue and Forest Lane. This allows employers and employees residing in affluent neighborhoods to the west and south of Interchange Building, such as the Park Cities, Preston Hollow, Lake Forest, and The Downs of Hillcrest, a seamless commute. With the LBJ/Central DART RAIL train station less than one-half mile from the Property, public transportation is also a viable option for employees who do not reside in such affluent neighborhoods. Interchange Building lies, literally, at the crossroads of all walks of life.

Interchange Building, notwithstanding the above, benefits from increased demand in the healthcare sector, fueled by the continued expansion of Medical City Dallas, robust growth of Texas Health Resources' Presbyterian Hospital (15th largest hospital in Texas), Carrell Clinic, and the Baylor Hospital network. The upward trend from the medical sector is expected to continue, as medical-related firms and physicians seek alternatives located within close proximity to these expanding hospital systems.

The urbanization of the Central Expressway Corridor area, as well as the revitalization of the LBJ Freeway Corridor area, has created an emergence of impressive amenities. As the area adds numerous shopping destinations, an array of restaurants, new medical facilities, a variety of hotels and diverse housing options, Interchange Building is poised to see high occupancy and rising rental rates in response to projected increased demand from tenants.

HCA Healthcare
Medical City
Dallas
900 Beds

GALLERIA
DALLAS
WESTIN
HOTELS & RESORTS

TOWERS AT
PARK CENTRAL
WESTIN
HOTELS & RESORTS

TEXAS
INSTRUMENTS
North Campus

3 PARK
CENTRAL

75

TEXAS
INSTRUMENTS
South Campus

Club Regional HQ
COSTCO
WHOLESALE

DART
LBJ/Central
Station

TI Blvd

Holiday Inn
Express

Olive
Garden
ITALIAN KITCHEN

Lyndon B Johnson Fwy

INTERSTATE
635

SONESTA
Simply
Suites

Greenville Ave

Retail Pad Sites
under construction

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