



Empire Central

1430-1440 Empire Central Drive, Dallas, TX





EXECUTIVE SUMMARY

1430 and 1440 Empire Central Drive are situated on 6.11 acres in the Stemmons Freeway submarket in Dallas, Texas. Each building is comprised of 80,000 square feet with generous 20,000 square foot floor plates on 4 floors. An attractive parking ratio of 4.1/1,000 can aid in the marketing to dense users. The buildings are currently vacant and can accommodate a large single tenant user via an adjoined walkway and lobby or can be separated into two buildings for multiple large users.

There is great potential in the Stemmons corridor with the continual expansion in the healthcare industry through the growth of the hospital sector, notably UT Southwestern, Parkland and Children's, in addition to other medical tenancy. As well as the Design District continues to transform, moving from a showroom district for vendors to more of a live, work, play styled district in the line of Uptown and Victory Park. Described as a steady submarket, Stemmons has managed to keep its net absorption positive for most quarters in recent years.

Although the Stemmons Freeway submarket had been classified as "flat" for the last several years, new development in the medical/design districts and around Love Field has proven to be a game changer. Thus the focus is shifting to larger leaseholds and user interest in the current vacancy in the submarket. 1430 and 1440 Empire Central is positioned to attract a single tenant or multiple large users given its two building design and efficient floor plates. Increased demand for office space and rising rental rates should help drive demand for value space in all of DFW. There are five (5) office properties being marketed for sale in the greater Dallas area that can accommodate an occupant of 80,000 SF or greater. These properties are summarized later in this offering.

1430 and 1440 fall into one of the best zoning categories Dallas has to offer. The MU3 category is generous in its density with much flexibility in uses. This zoning category adds tremendous value and affords ownership many avenues for use and redevelopment (see the Zoning Summary in section 9 of the OM).

PROPERTY OVERVIEW

1430 & 1440 EMPIRE CENTRAL DRIVE

Type	Class B
Size	80,000 SF Each (160,000 SF Total)
Land Area	6.11 Acres
Year Built	1981, Renovated 1993
# of Stories	4 Each
Parking Ratio	4.1/1,000 SF
Typical Floor Plate	20,000 SF
Zoning	MU-3 Mixed Use
Occupancy	0%
Previous Tenant	AT&T
Construction	Reinforced Concrete Frame
Foundation	Concrete Beam
HVAC	6-20 HP Units Total
Fire Safety	Fully Sprinklered
Elevators	6 Hydraulic Elevators Total
Pricing	Upon Request

BUILDING HIGHLIGHTS

The Stemmons submarket's adjacency to both the medical and design districts is a notable driver in the current rebranding of assets by investors and users alike. Ease of accessibility from Interstate 35, SH-183 and the North Dallas Tollway and the proximity of the future 10,000 acre Trinity River Park make it an upcoming live, work and play environment.

Current ownership has completed capital improvements including security systems, EMS upgrades, electrical and HVAC repairs and upgrades, and elevator renovations.

RECENT CAPITAL IMPROVEMENTS COMPLETED

- Upgraded exterior lighting to LED
- Installed exterior cameras (30)
- Installed new security camera system & card key access system (monitored 24-7)
- New EMS systems installed
- Renovated HVAC units (Carrier)
- Exterior concrete repairs including parking lot/curbs
- Restriped parking lots
- Renovated elevator mechanicals



THE OPPORTUNITY

1430 and 1440 Empire Central offer a user/owner occupant an attractive and unique opportunity to occupy its own office property in the booming Dallas Medical, Design District and Stemmons submarkets. There is an extremely limited number of options in the Dallas area for an owner occupant with office needs of 80,000 square feet or greater. The DFW market continues its strong performance and there is pent up demand for affordable space options.

1430 and 1440 can offer the most competitive occupancy costs in the market place. User financing options are at historically low levels with interest rates near 4% for qualified borrowers. Tax advantages offered for ownership is an added benefit. These factors, combined with the efficient floor plates and existing open work environment that reduce retrofit costs, will offer a user/owner occupant a long-term fixed rate occupancy cost significantly below the greater Dallas average.

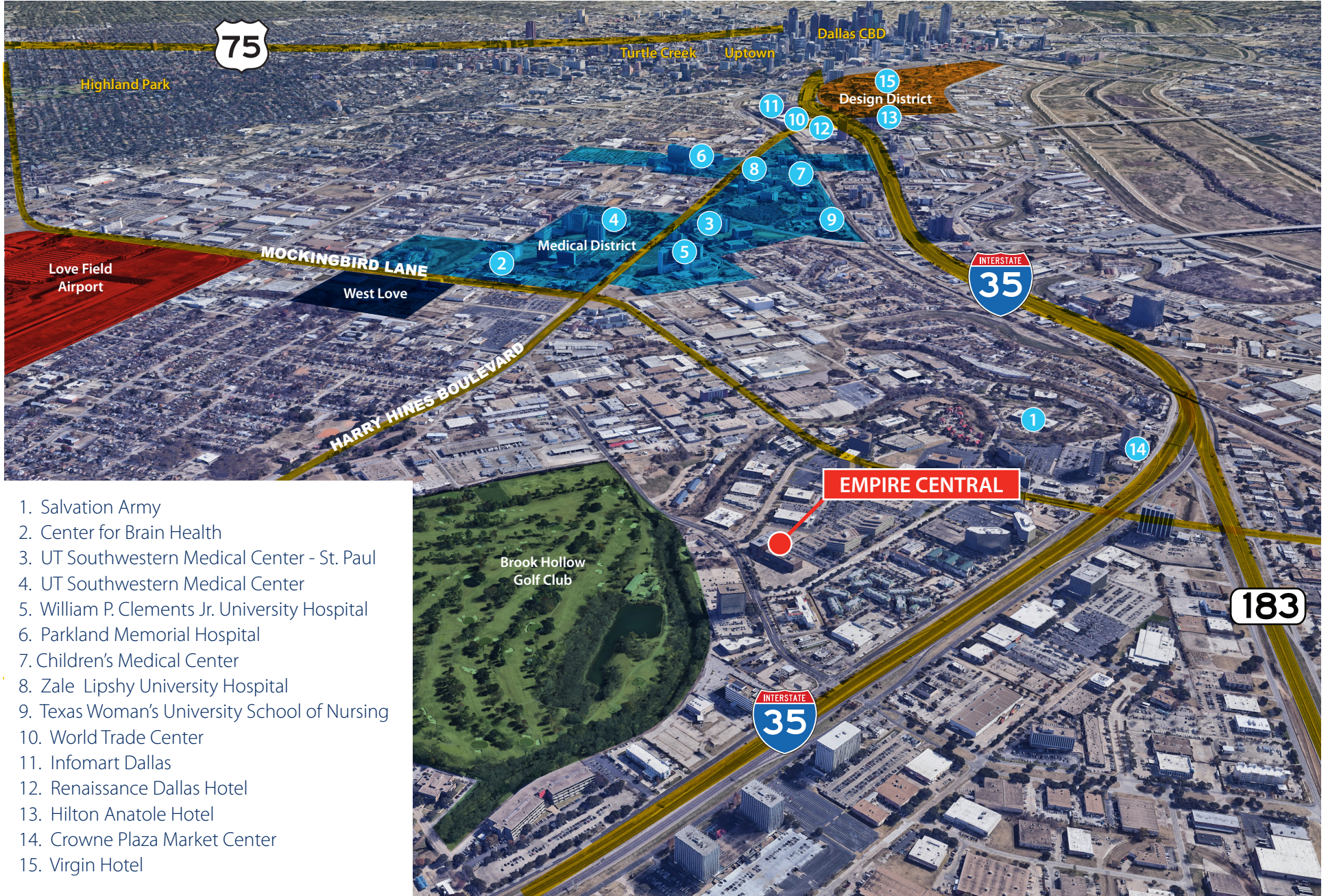
Currently, there are only 5 competitive options available on the open market offered for sale which can accommodate a potential owner/occupant needing to occupy 80,000 SF or greater. Interest rates are a compelling driver for an owner/occupant to take advantage of market conditions to lock in occupancy costs substantially below market lease rates. During the past year, three of the better owner/occupant opportunities have been absorbed. Lockheed Martin took possession of a 175,000 SF single occupant facility in Arlington in early 2019, West Coast University recently purchased a 145,000 SF facility in Richardson, and Amazon has committed to fully occupy a 256,000 SF office facility in Lewisville. The DFW real estate market strength will continue to limit owner occupant purchase opportunities for attractively priced and flexible facilities.

Larger size 100% office product for purchase in DFW below \$100/SF is nonexistent.

1430 and 1440 offers a unique value office option.



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