

6001 WEST CAMPUS CIRCLE

INVESTMENT MEMORANDUM



6001 WEST CAMPUS CIRCLE

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VISITORS
PARKING

Handicapped
Parking

6001 WEST CAMPUS CIRCLE

EXECUTIVE SUMMARY

THE OFFERING

Retained on an exclusive basis, Jones Lang LaSalle Americas, Inc. ("JLL") is pleased to offer qualified investors and occupiers the opportunity to acquire 6001 West Campus Circle (the "Property"), a 113,406 square foot R&D Flex building located in Irving, Texas. The Property stands to benefit from its strategic location adjacent to the Dallas Fort Worth International Airport, now heralded as the busiest airport in the world. Situated right off the intersection of President George Bush Turnpike (SH-161) and John West Carpenter Freeway (SH-114), 6001 West Campus Circle is positioned to take full advantage of its accessible location and access to competitive labor pools. The Property's uniquely powered infrastructure offers data center applications; owner occupiers can acquire a corporate quality building with existing data center capacity and establish a significant presence in a top tier market. 100% vacant, 6001 West Campus Circle can also offer investors the opportunity to lease up vacancy at market rental rates or reposition the asset at a discount to replacement cost.

INVESTMENT HIGHLIGHTS

THE DALLAS FORT WORTH INTERNATIONAL AIRPORT

- The Property benefits from its proximity to the Dallas Fort Worth International airport; 6001 West Campus Circle is 8 minutes away from the busiest airport in the world that now features the most operated flights and passenger count for the month of May 2020.

BEST IN CLASS SUBMARKET

- Rent growth has remained robust, trending above 4% in recent quarters.
- Over the last 5 years, the submarket has averaged an astounding occupancy rate of 94% and absorbed 11.5 million-square feet.

VALUE ENHANCEMENT OPPORTUNITY

- Immediate upside available through lease up at market rental rates with upwards of 140 tenants having signed leases for 100,000 SF or more since 2010, making it one of the most active industrial submarkets in the metroplex.
- Value-oriented repositioning of mezzanine space offers greater user functionality and efficiency.

UNIQUELY POWERED DATA CENTER SHELL

- The Property features 8.5 mW of on-site power and is expandable up to 18.5 mW with approximately 15 carriers and additional data center equipment that can be utilized.

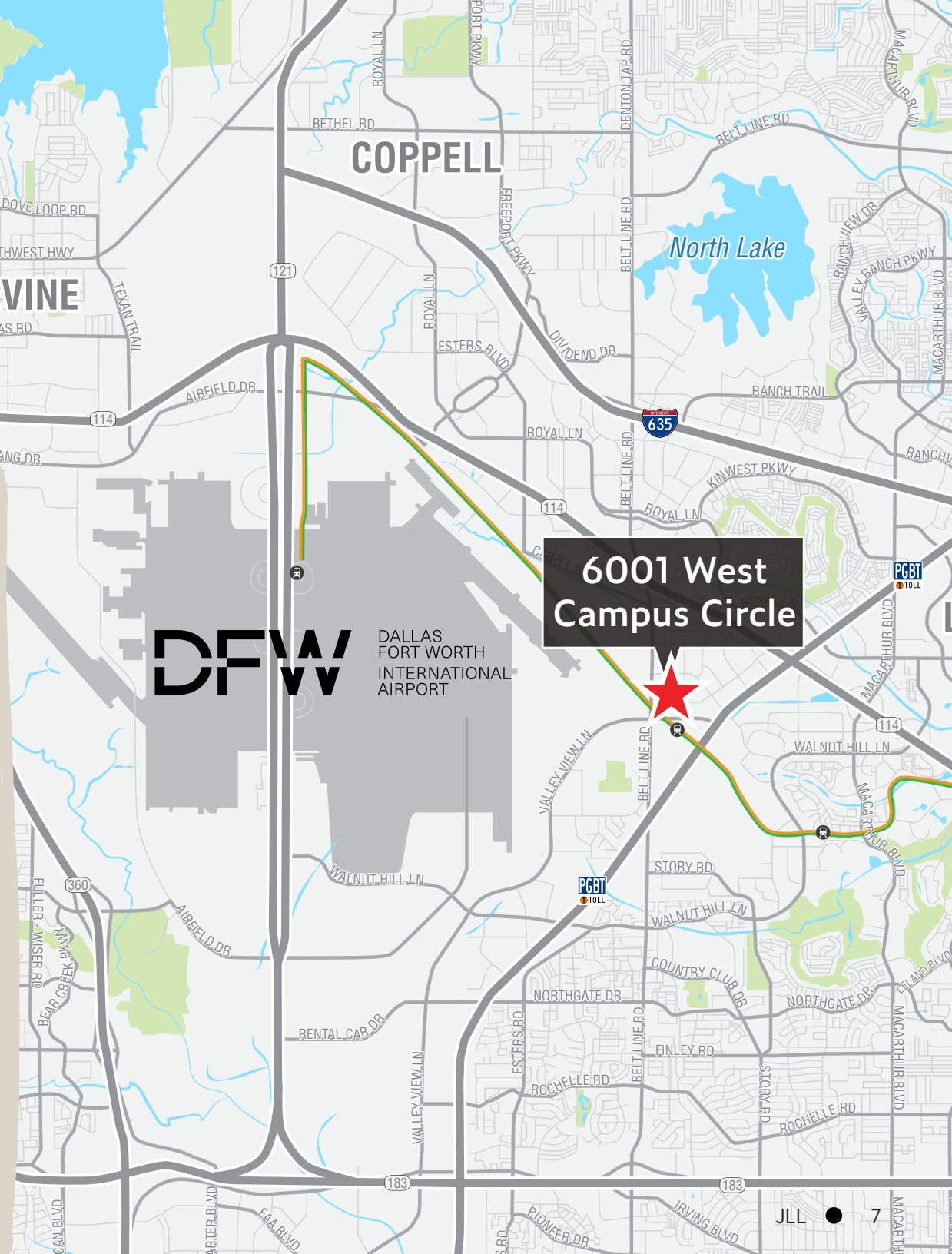
RESILIENT DALLAS FORT WORTH ECONOMY

- DFW's diverse economy and consistent job growth have proved to be valuable characteristics in times of financial crises; DFW added more than 1 million jobs since the Great Recession – or an increase of 35% in the region's job base.




PROPERTY OVERVIEW:


Property Address	6001 West Campus Circle, Irving, Texas 75063
Year Built / Renovated	1981 / 2020
Total Building Size	113,406 SF
% Leased	0.00%
Site Area	4.69 acres
Clear Height	24' (Warehouse)
Dock Doors	Three (3)
Office Finish	22.83%
Space Mix	<u>1st Floor Office:</u> 13,338 SF <u>2nd Floor Office:</u> 12,553 SF <u>Warehouse:</u> 31,652 SF <u>1st Floor Data Center:</u> 30,135 SF <u>2nd Floor Data Center:</u> 25,728 SF
Car Parking	175 surface spaces on site with option to lease an additional 210 spaces from DFW Airport
On-site Power	8.5 mW expandable to 18.5 mW
Substation Feeds	Two (2)
Carriers	Fifteen (15)





CENTRAL LOCATION WITH STRONG DEMAND DRIVERS

DALLAS FORT WORTH INTERNATIONAL AIRPORT

 Central Location within 4 hours of almost all major cities in North America

 Handles nearly 65% of all international air cargo in Texas

 International cargo service to 17 global hubs handling 740,000 tons of cargo annually

 The World's busiest airport in terms of operated flights and passenger count as of May 2020

64 MILLION

PASSENGERS
PER YEAR

1850

FLIGHTS
PER DAY

228,000

JOBS
SUPPORTED

\$37 BILLION

ECONOMIC
IMPACT

STRONG DEMOGRAPHIC GROWTH

	3 Mile	5 Mile
Population		
2020 Total Population	81,241	192,840
2025 Population	85,652	202,638
Growth Rate	5.43%	5.08%
Households		
Median Household Income	69,432	69,260
Average Age	33	34
Median Home Value	279,605	256,187

PROXIMITY TO MAJOR HIGHWAYS & THOROUGHFARES

Highway	Miles
Highway 161 (President George Bush Turnpike)	0.3
Highway 114	1.3
Interstate 635	3.2
Interstate 35E	6.0
Highway 183	9.9

114
TEXAS


3.2 MILES SOUTH OF
LBJ FREEWAY (I-635)

PGBT
TOLL



**LARGEST DATA CENTER
IN THE SOUTHEAST**






6001 West
Campus Circle



5 MILES EAST OF
DFW AIRPORT



DART



6001 West Campus Circle
Leased Parking Parcel

WHY DALLAS/FORT WORTH



**#1 REAL ESTATE
MARKET
FOR 2019**

Urban Land Institute / PWC



**#1 MSA FOR
PROJECTED
POPULATION
GROWTH**

461,800 New Residents Projected
Over the Next 5 Years



**#1 MSA FOR JOB
GROWTH
IN 2019**

(127,600 Jobs Added)



**OVER 1,000,000
JOBS**

Added Since 2010



3.0%

Unemployment Rate



ROBUST
ECONOMIC
DIVERSITY

Energy now accounts for only
1.6% of DFW's GDP



0% STATE &
LOCAL
INCOME TAX

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