

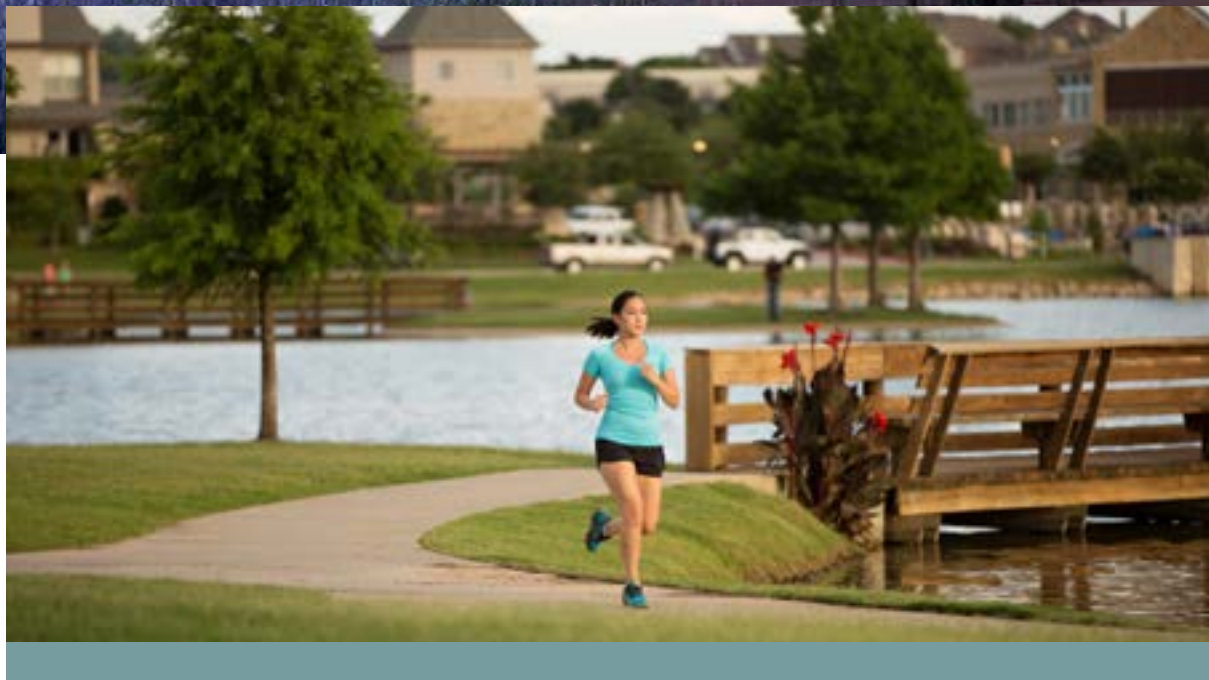
THE REALM

CASTLE HILLS

DELIVERING IN DECEMBER 2018



“Creating synergy by combining the best elements of the urban lifestyle: dining, shopping, entertainment, living, and working.”



The Realm is the latest prestigious development in Castle Hills, a 2,800-acre master-planned golf course community. Located just south of State Highway 121, west of Josey Lane, The Realm offers easy commutes to workers from Plano, Carrollton, Lewisville and Frisco. Since 1998, Castle Hills has grown to more than 3,900 single-family homes and 12,000-plus residents, the neighborhood offers a host of amenities, including lakes, parks, hike-and-bike trails, swimming pools, and on-site schools.

QUICK FACTS:

- Top ten DFW active master-planned community with:
 - » Four Apartment Communities
 - » Three Major Retail Centers
 - » Conveniently located near major employers and DFW airport
- Recipient of the 2012 “Community of the Year” Gold Award from the National Association of Home Builders
- Included within the neighborhood is The Lakes at Castle Hills, a private country club and golf course



LEGEND

- 1 MONUMENT SIGNAGE
- 2 CONNECTION TO CASTLE HILLS MARKETPLACE & LEWISVILLE TOWN CROSSING
- 3 LINEAR PARK CONNECTION
- 4 PARK-LIKE STREETScape
- 5 CRESCENT PLAZA
- 6 OFFICE BUILDING PUBLIC ENTRY
- 7 OFFICE BUILDING PARKING ENTRY
- 8 AMENITY DECK
- 9 PEDESTRIAN PASEO
- 10 PHASE 1 OVERFLOW SURFACE PARKING
- 11 LOADING ZONE
- 12 PRIMARY ACCESS FROM HWY 121
- 13 RETAIL FRONTAGE & PARKING
- 14 FUTURE
- 15 PHASE ONE (planned)



BUILDING FACTS

- 236,631 Rentable Square Feet (plus 16,100 SF of Restaurant Space)
- 9 Floors
- 29,700 Rentable Square Foot Floorplates
- Up to 168,000 RSF Contiguous Available
- 2 Level Structured Parking
- 4:1000 Overall Parking Ratio
- Single Tenant CAF (9%) Multi Tenant CAF (17%)
- Elevators – 3 passenger, plus 1 freight
- 13'6" Floor to Floor
- Multiple Fiber Providers



STACKING PLAN

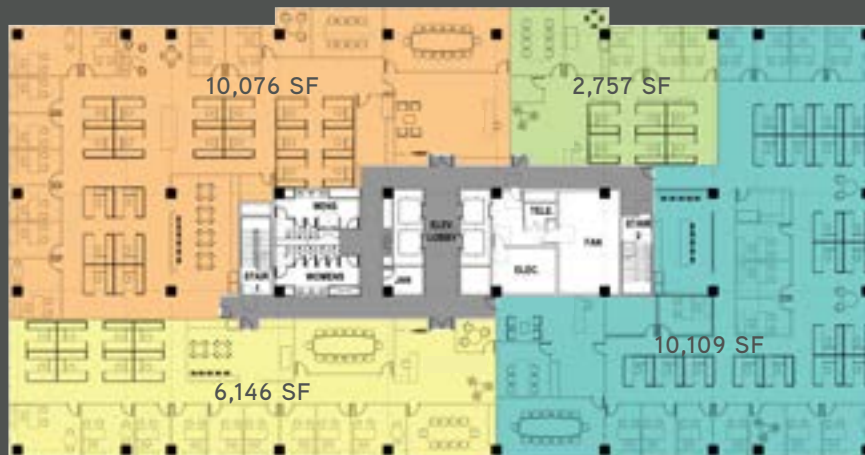


9	LEASED
8	LEASED
7	AVAILABLE
6	AVAILABLE
5	AVAILABLE
4	AVAILABLE
3	AVAILABLE
2	AMENITIES / AVAILABLE
1	RESTAURANTS

PHASE ONE | CLASS A OFFICE DEVELOPMENT FEATURES

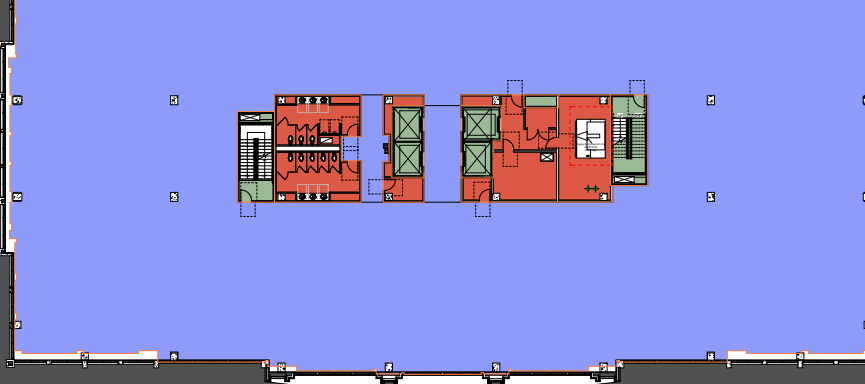
- Exceptional Tollway Visibility with Prominent Building and Monument Signage
- Outdoor Experience Surrounds Crescent Plaza
- Walkable Multi-Family
- Abundant Surface and Structured Parking
- Tenant Community Lounge with Patio Seating
- Fitness Center and Tenant Conference Center
- Modern Streetscapes Connect to Retail, Entertainment, and Residential
- Multiple Ingress/Egress Points from Tollway, Windhaven Parkway, and Castle Hills Drive
- Master Developer HQ On-Site
- Future Office Phases Provide Capacity for Business Growth
- 4 minutes from Legacy West, Toyota HQ, Liberty Mutual, FEDEX, JPMorgan Chase
- 2 Minutes from Nebraska Furniture Mart Grandstage
- 15 minutes to DFW Airport

29,700 TOTAL SQUARE FEET



TYPICAL FLOOR PLATE-MULTI TENANT

29,700 TOTAL SQUARE FEET



TYPICAL FLOOR PLATE-SINGLE TENANT



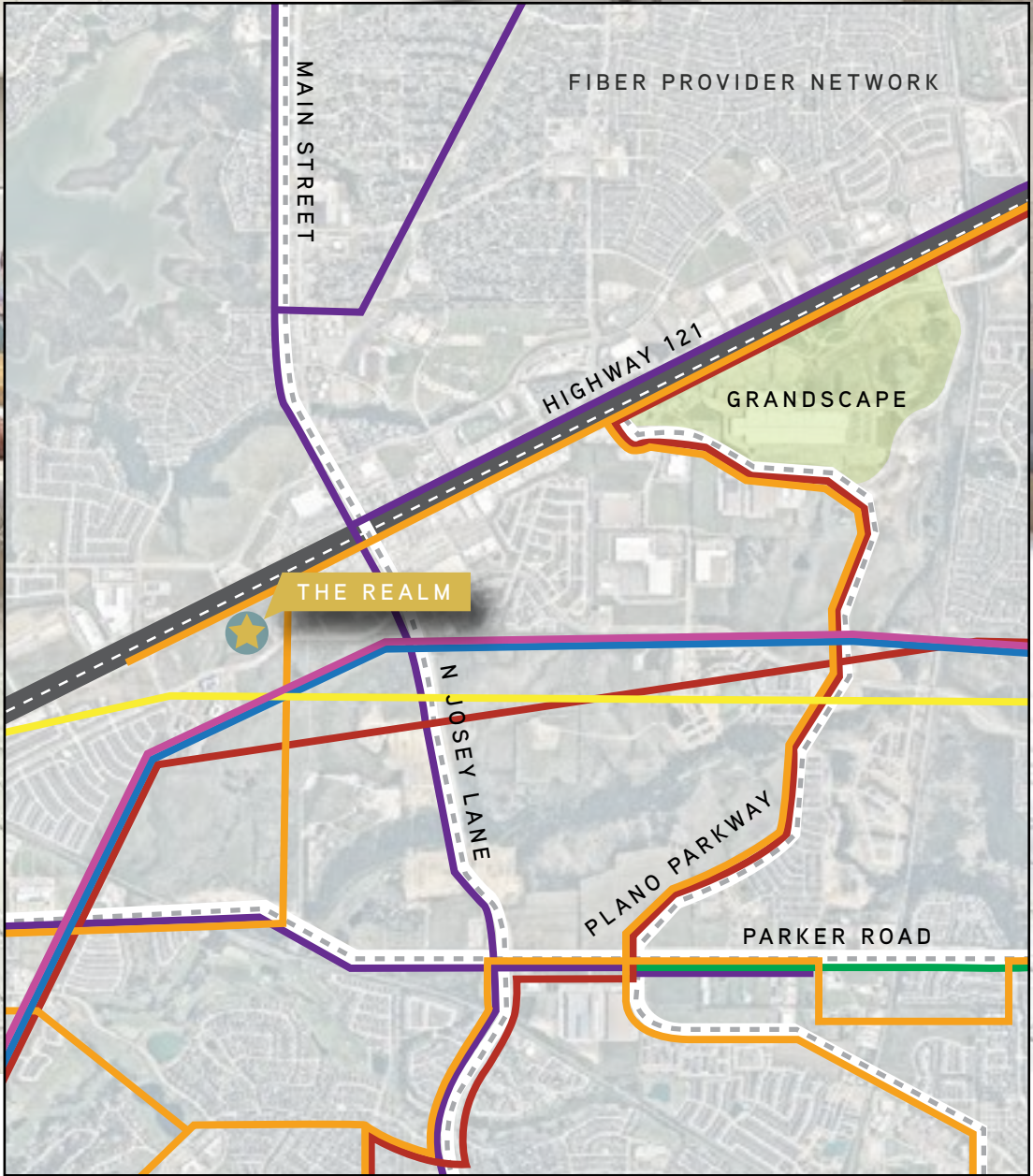
Located on the south side of State Highway 121 Tollway at Castle Hills Drive, The Realm at Castle Hills is a mixed-use development combining office, retail, dining, and apartments, and is adjacent to a growing population of affluent shoppers from Castle Hills, Carrollton, Lewisville, Plano, and Frisco.



“In addition to the external amenities, The REALM offers ample parking, fitness facility, and tech-enhanced public and conference areas.”



THE REALM TECH LOUNGE





Bright Realty has partnered with **Colliers International** to market and lease The Realm at Castle Hills, a nine-story, 252,731 square foot Class A office building anchoring a new mixed use development that combines active amenities with an urban attitude in the heart of the fast growing Highway 121 corridor.

PRELEASING NOW!

Contact the leasing team at Colliers for details on this exciting opportunity:

JOHN CONGER	972 759 7850	john.conger@colliers.com
MICHAEL CARMICHAEL	214 706 6020	michael.carmichael@colliers.com
DAVID QUISENBERRY	214 217 1226	david.quisenberry@colliers.com

