

VALUE ADD INVESTMENT OPPORTUNITY  
EXTENSIVELY RENOVATED, CLASS B OFFICE  
PREMIER DALLAS NORTH TOLLWAY LOCATION



# TOLL HILL OFFICE PARK

DALLAS, TEXAS



CUSHMAN &  
WAKEFIELD

# OPPORTUNITY

Cushman & Wakefield, as exclusive advisor, is pleased to present to qualified investors an outstanding opportunity to acquire a 100% fee-simple interest in Toll Hill Office Park ("Property"), a substantially renovated office building along the premiere Dallas Tollway in the dynamic North Dallas submarket. Built in 1980 the two building complex is 79% leased to a diverse roster of small and mid sized tenants that provide a reliable and diverse income stream with the benefit of staggered maturity risk. Toll Hill Office Park offers a favorable combination of in-place cash flow, mark to market renewals and the immediate value to be realized through the lease-up of remaining vacancy.

Arguably the most accessible office location in Dallas Fort Worth, the Property is located along the Dallas North Tollway at Harvest Hill Road just seconds from LBJ Freeway (IH-635). Directly and immediately accessible via the Tollway, the Property is ideally positioned for investors looking for current returns and long term appreciation / redevelopment potential.

A thorough renovation of the building from 2015 - 2017 has resulted in limited need for further capital investments. The improvements have included: ADA upgrades, restroom renovations, lobby modernization, HVAC updates, food service, building conference facilities, landscaping and extensive spec suite finish out.



## T O L L H I L L O F F I C E P A R K - D A L L A S , T E X A S

TOLL HILL WEST 5310 HARVEST HILL RD - 161,710 SF

TOLL HILL EAST 5440 HARVEST HILL RD - 86,335 SF

OCCUPANCY 79%

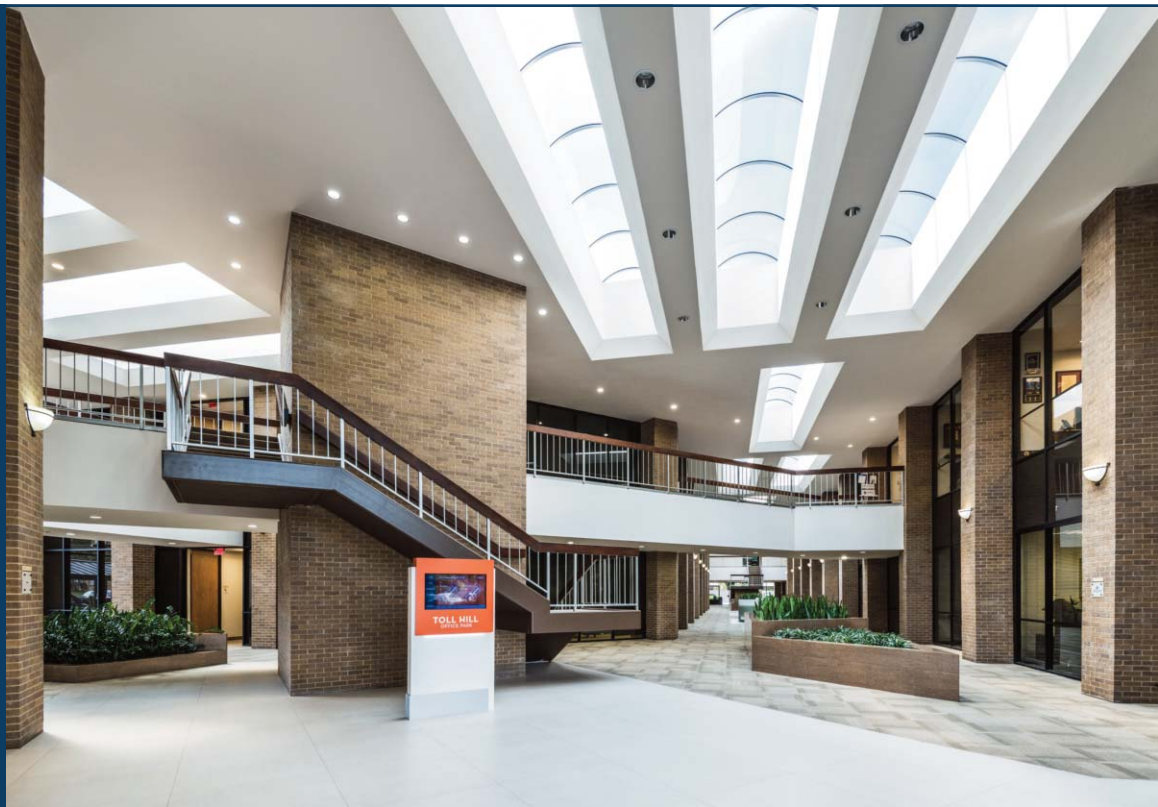
YEAR BUILT / RENOVATED 1980 / 2017

NUMBER OF BUILDINGS / STORIES 2 / 2

AVERAGE FLOOR SIZES 80,855 SF & 43,167 SF

SITE AREA 8.974 ACRES

PARKING 3.14 / 1,000 SURFACE & STRUCTURED COVERED



# TOLL HILL OFFICE PARK - DALLAS, TEXAS

ADDISON EXECUTIVE AIRPORT

PINNACLE TOWER

GALLERIA OFFICE TOWERS & SHOPPING MALL

ALPHA ROAD

DALLAS MIDTOWN REDEVELOPMENT

NOEL ROAD

MONTFORT DRIVE



HILTON AT LINCOLN CENTRE

LINCOLN CENTRE I, II & III

HARVEST HILL ROAD

## BUILDING HIGHLIGHTS

- Attractive atrium design that allows abundant natural light and optimal functionality.
- Adaptable floor plans / bay depths for a variety of occupancy needs.
- Surface and structured parking options.
- Reliable in-place cash flow.
- Value add upside through leasing of small and mid size spec suites.
- Limited exposure to near term capital requirements.
- Staggered lease maturities of extremely diverse tenant base.
- Significant upside through mark to market renewals.
- Proximity to executive housing, retail, restaurants and entertainment.
- Outstanding access to area transportation networks.
- Discount to replacement cost of approximately \$200/sf.



## TOLL HILL OFFICE PARK - DALLAS, TEXAS



## REGIONAL HIGHLIGHTS

- Total employment in the Dallas-Fort Worth-Arlington Metropolitan Statistical Area stood at 3,612,900 in August 2017, up 96,700 over the year. Among the 12 largest metropolitan areas in the country, Dallas ranked second in the rate of job growth and the number of jobs added over the past year.
- By 2020, DFW is projected to add 589,309 residents to the Metroplex (Moody's). This forecast represents the highest population growth in the entire US. Additionally, Moody's has forecasted new job growth of 352,101 by 2020. Again, this figure is the highest in the nation.
- As a result of the impressive population growth, overall office absorption totals for Dallas-Fort Worth reached 3.84 million square feet through Q3 2017. When combined with the 20.4 million square feet absorbed between 2011 and 2016, the Dallas-Fort Worth Metro area is booming. Reacting to the activity, asking rental rates (full service) across all classes of office space reached \$26.04/sf in Q3 2017.



## T O L L H I L L O F F I C E P A R K - D A L L A S , T E X A S

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Enclosed with this Investment Offering Summary is a Confidentiality Agreement relating to the Property. If you are interest in receiving a full Offering Memorandum, please sign and return the Confidentiality Agreement to the exclusive agents listed above. The information contained herein was obtained from sources believed reliable; however, Cushman & Wakefield of Texas, Inc. makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale of lease, or withdrawal notice.

