

For Sale or Lease

9999 Technology Boulevard

Dallas, Texas 75220

A 150,272 RSF Plug & Play Office/Call Center

CLICK [HERE](#) FOR VIDEO TOUR.

Contact Broker for Pricing:

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NAI Robert Lynn

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Executive Summary



Offering Summary

NAI Robert Lynn, as exclusive advisor to the Owner/Seller, Teleperformance, is pleased to offer the opportunity to purchase 9999 Technology Boulevard, a 150,272 RSF office building on 15 acres located in Dallas, Texas.

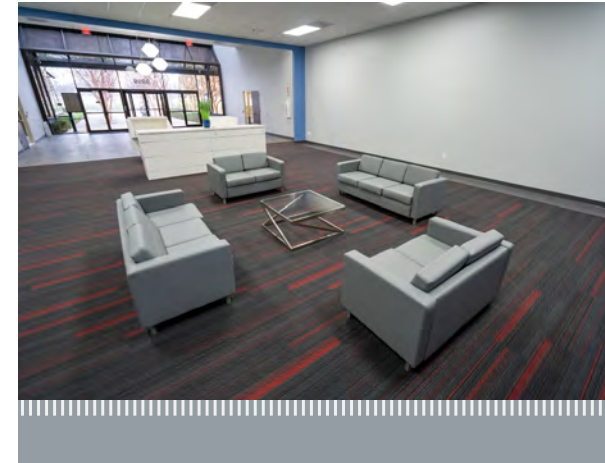
This building is unique in that it is designed for Plug & Play office/call center/headquarters and includes up-to-date furniture and data/phone cabling. The Owner/Seller is willing to entertain both a lease and/or purchase.

With high demand for Plug & Play office space/call centers and the ability to move in with minimal changes, this Property will more than exceed its value.

[CLICK HERE FOR VIDEO TOUR.](#)

Property Summary

Address:	9999 Technology Blvd. Dallas, Texas 75220
Year Built:	1985
Site Area :	15 Acres
Rentable Area :	150,272 RSF
Parking:	Ratio of 6/1,000 (Expandable to 8/1,000)















Offering Procedure

The subject of this offering is approximately 150,272 rentable square feet of area in two-story office building, situated on approximately 15 acres of land for lease or sale. The listing prices are below.

Lease Rate: \$13.50/SF+NNN
Sale Price: Call Broker for Pricing

The Property is being offered free and clear of any mortgage financing, management, or leasing agreement.

This transaction will be conducted through an offering process in accordance with the terms and provisions of this Offering Memorandum, which NAI Robert Lynn may, in its sole discretion, amend or update at any time without prior notice (provided that NAI Robert Lynn has no obligation to amend or update the information included herein or otherwise made available to prospective tenants or purchasers).

Inquiries concerning the procedures outlined in this Offering Memorandum may be directed to:

Van Power, SIOR

President | Managing Partner-
Site Selection/Call Centers
NAI Robert Lynn
214-256-7156 Office
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NAI Robert Lynn
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Nick Lee, SIOR, CCIM

Executive Vice President | Principal
NAI Robert Lynn
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nlee@robertlynn.com

Tour Dates:

Private tours of the Property are being offered by appointment only. Please schedule your site visit at your earliest convenience, by sending an email to:

Van Power, SIOR: vpower@robertlynn.com
Nick Lee, SIOR, CCIM: nlee@robertlynn.com
David Schrock: dschrock@robertlynn.com

Initial Offers Due:

The official bid date will be determined and communicated at a later date.



Investment Highlights

> Minimal Capital Investment Required

- Owner invested approximately \$4 million in upgrades in 2014.
- Plug & play potential.

> Low Risk

- Limited office options for 150,000+ RSF, whether for lease or for sale.
- Well-below replacement cost.
- Local companies with diverse business.

> Value Creation

- Current rents are at least \$5.00/SF below market.
- Cosmetic upgrades will enhance rents further.

> Location

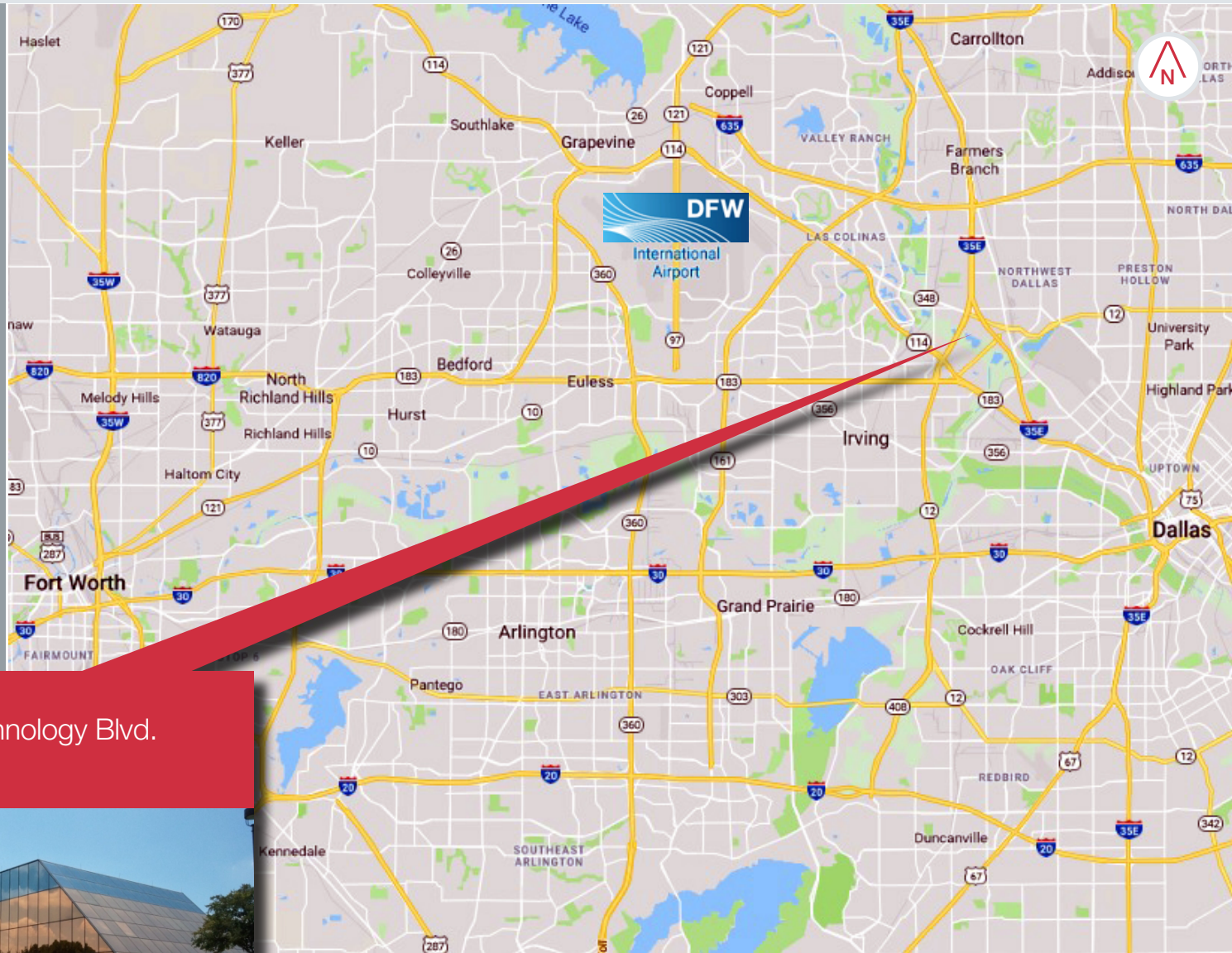
- One of the strongest employment centers in North Texas.
- Home to over 100 regional headquarters operations.

> Convenience

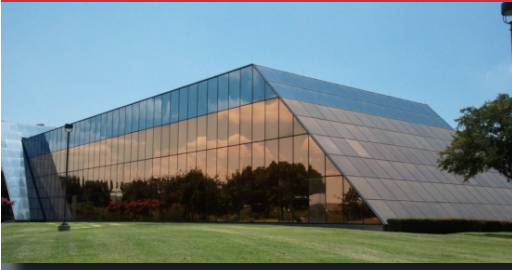
- Near DFW Airport.
- Centrally located between DFW Airport and Dallas Central Business District.
- Conveniently located near intersection of I-35 and Northwest Highway.
- Accessible to executive and employee housing.
- Proximity to world class amenities.



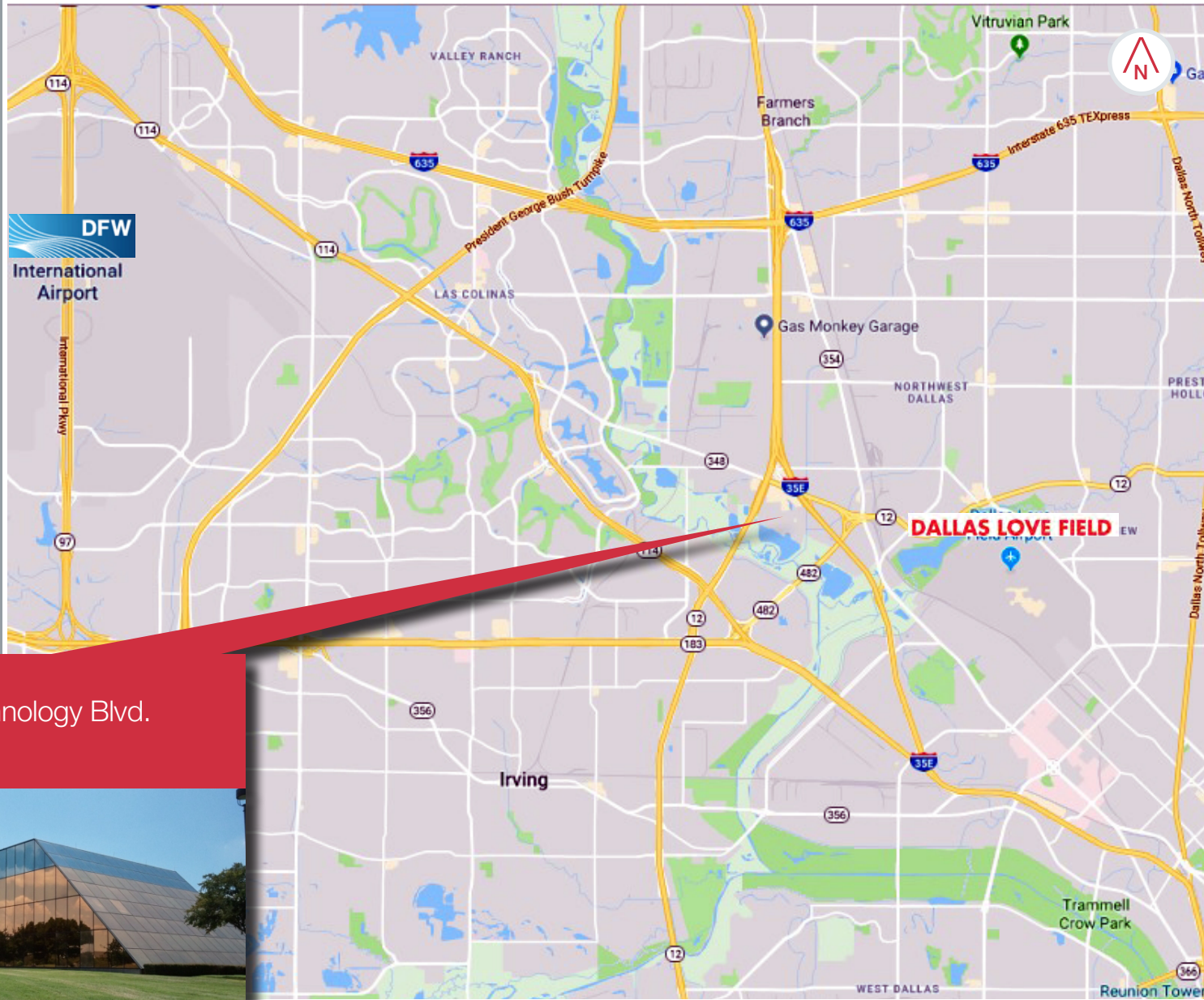
Regional Location Map



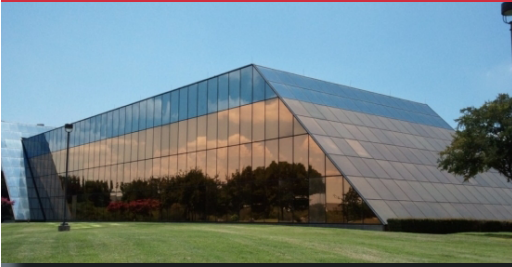
9999 Technology Blvd.
Dallas, Texas 75220



Local
Location Map



9999 Technology Blvd.
Dallas, Texas 75220



Property Overview



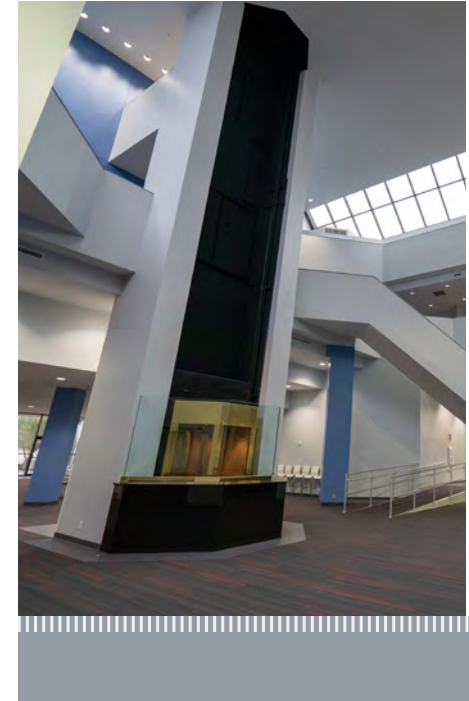
Property Description

9999 Technology Boulevard is an attractive, two-story, Class B+ suburban office building containing 150,272 rentable square feet and is centrally located between the DFW Airport and the Dallas Central Business District. The gold glass building is situated on 15 acres in a prominent location.

Parking

- **Current: 6/1,000 surface parking spaces**
- **Expandable: 8/1,000 surface parking spaces**

The property is well located in a highly educated suburban area offering numerous quick service and casual dining options, shopping, civic and service amenities, schools and grocery stores.



Property Summary

Address:	9999 Technology Blvd. Dallas, TX 75220
Size:	150,272 RSF
Year Built:	1985
Site Area :	15 acres
Parking:	Ratio of 6/1,000 SF (Expandable to 8/1,000)

Design and Construction

Structural Frame

Steel

Exterior Walls

Primarily glass veneer

Roof

Upgraded

Ceilings

Suspended acoustic tile ceilings in office areas

Windows

Double-pane/Tinted

Lighting

Reflective and fluorescent lighting

HVAC

- 3 water cooled chillers, 500T each (2 operational, 1 retired in place)
- 3 gas-fired boilers, 1.3M BTU each
- 3-cell cooling tower, each cell 650T
- 52 air handlers plus 2 Lieberts for server room

Generators

- Generator 1 - CAT, 2000kW, 6000 gal. tank
- Generator 2 - Cummins, 1500kW, 6000 gal. tank
- UPS System - Two Eaton 9395, 500kVA

Elevators

Four passenger elevators

Plumbing

Copper and PVC piping

Sprinklers

100% wet sprinkler system

Parking

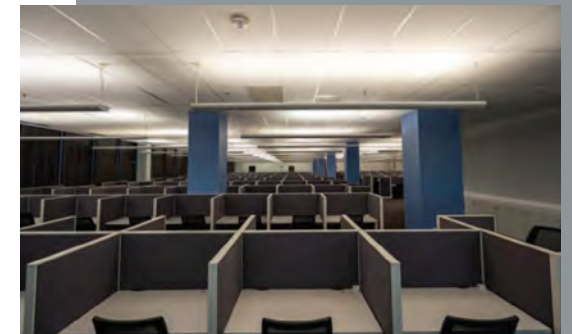
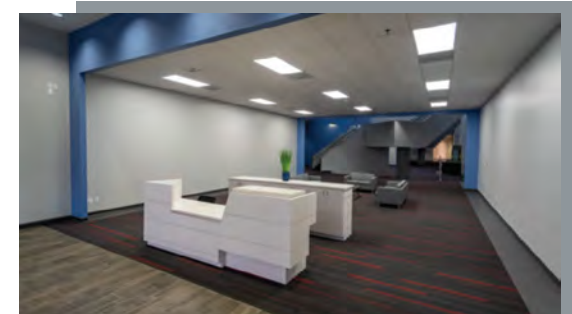
- 1,041 Spaces (6/1,000)
- Expandable to 8/1,000

After-Market Upgrades By Owner

- Roof
- Windows
- Lighting
- Generators (2)
- HVAC
- Cable/Wiring
- Carpeting
- Demolition/Build-out

Furniture

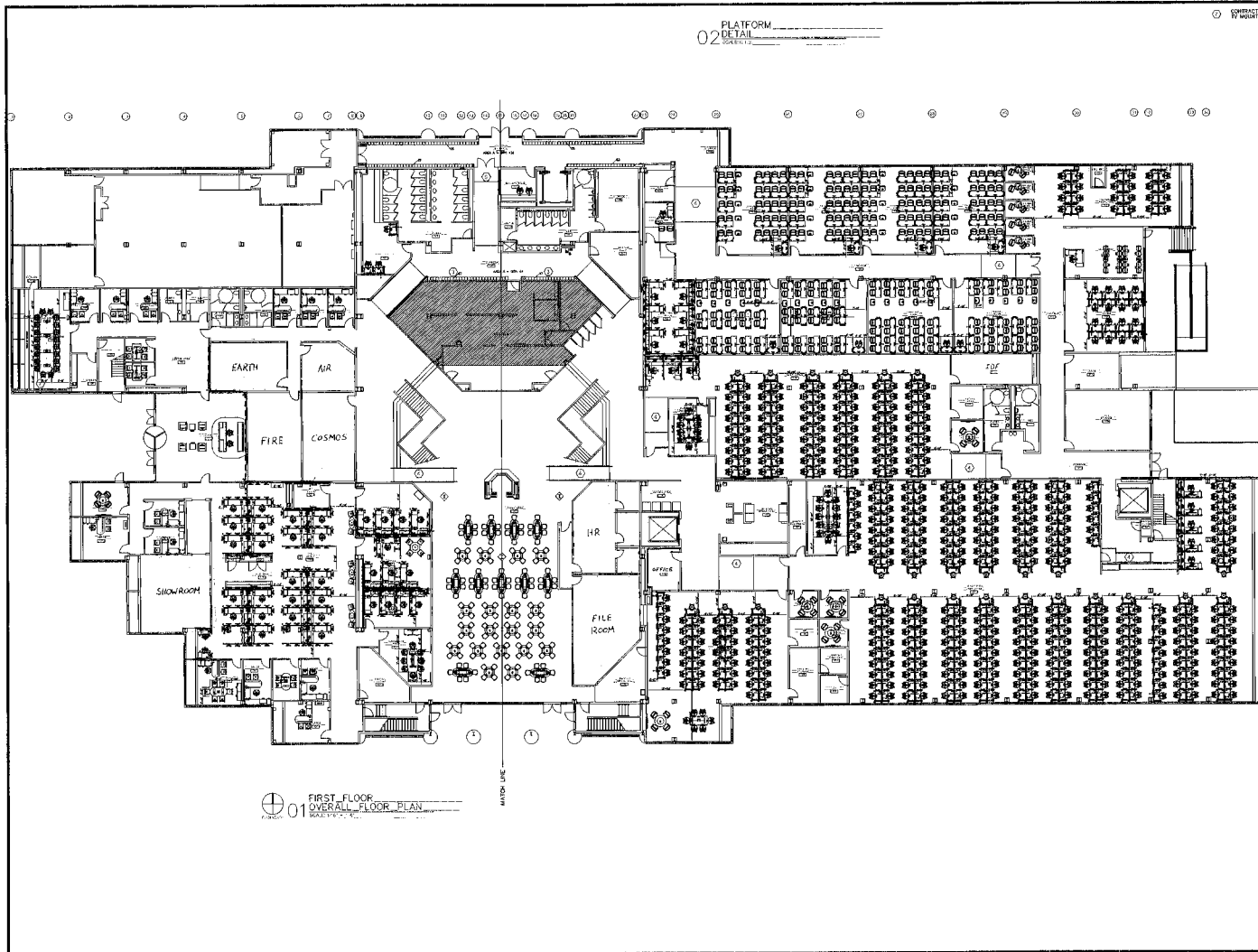
- 1,462 Cubes
 - Size: Agent 42x24, Supervisor 48x24
 - Manufacturer: Knoll
 - Year Built: 2014
- 8 conference tables
- 42 manager desks
- 117 training tables
- 39 break room/dining area tables
- 1,867 chairs
- 1,398 lockers



Site Plan

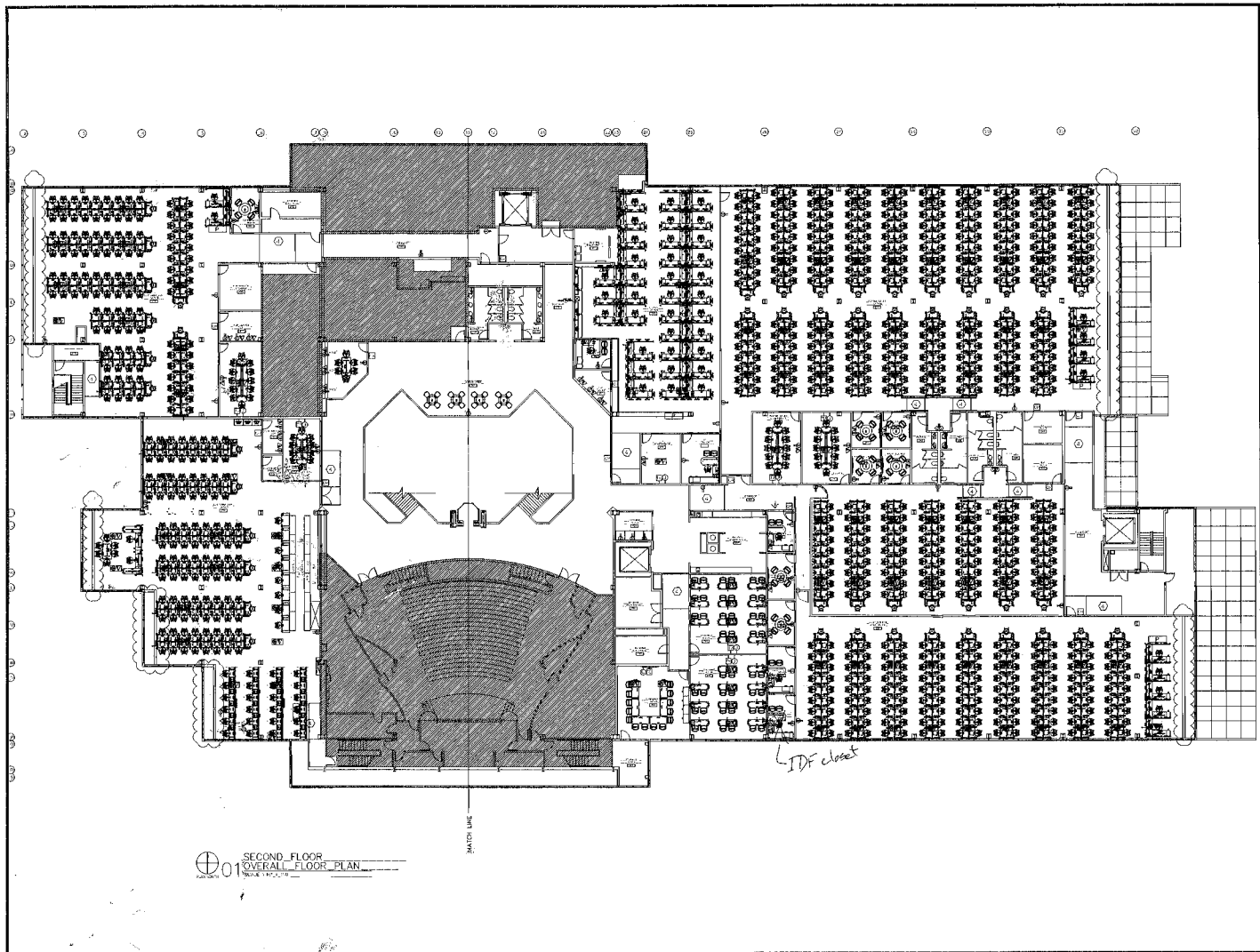


First Floor



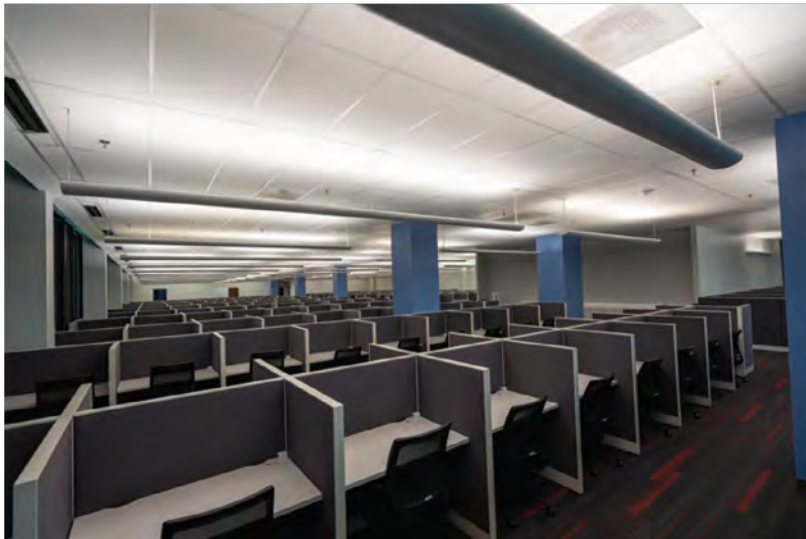
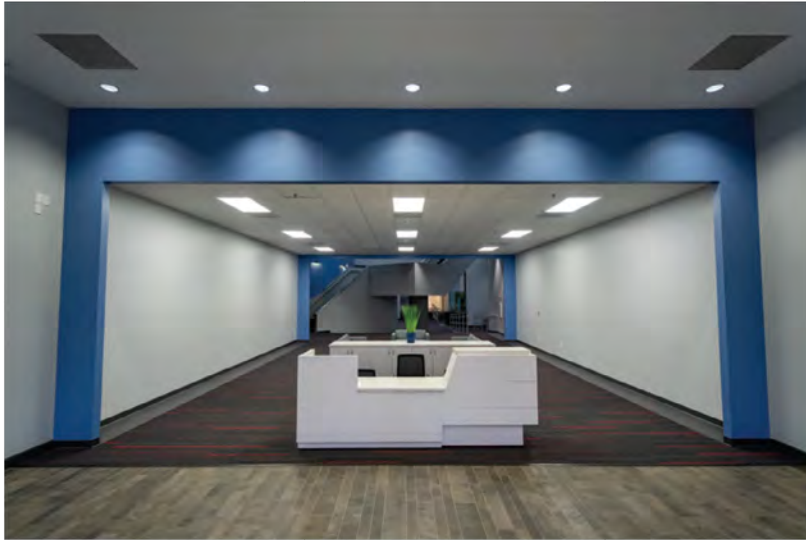
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Second Floor





Interior Photos









Exterior Photos



Market Overview



Dallas/Fort Worth

- Location - Dallas–Fort Worth is the nation’s fourth-largest metro area, conveniently positioned in the middle of the United States, and offering competitive advantages to businesses that locate here. The region’s central location allows it to function as a logistics and distribution hub, giving businesses an edge by putting key markets within easy reach of both truck and rail shipping. For business travelers, DFW’s mid-continent situation means time savings when it comes to travel. All major U.S. cities are less than four hours away.

- Population - With a population of almost 7.4 million, Dallas–Fort Worth is continually ranked among the nation’s fastest-growing areas. Continuing job growth is a key factor for this growth. The population growth has, in turn, fueled real estate development as retailers and service providers expand to meet increasing demand. Population and job growth have pushed Dallas and Fort Worth to redevelop and re-energize their central business districts, creating mixed-use buildings with residential, office, and retail space in high-end urban environments. While Dallas and Fort Worth represent the largest population centers, five suburbs— Irving, Garland, Plano, Frisco and Arlington—have populations exceeding 200,000. These municipalities offer an abundance of housing options as people seek out the community that best fits their needs.

TEN LARGEST METROPOLITAN AREAS

METROPOLITAN STATISTICAL AREA (MSA)	2016 POPULATION	2010-2016 PERCENT CHANGE
New York-Newark-Jersey City, NY-NJ-PA	20,153,634	2.8%
Los Angeles-Long Beach-Anaheim, CA	13,310,447	3.6%
Chicago-Naperville-Elgin, IL-IN-WI	9,512,999	0.4%
Dallas-FortWorth-Arlington, TX	7,233,323	12.1%
Houston-The Woodlands-Sugar Land, TX	6,772,470	13.9%
Washington-Arlington-Alexandria, DC-VA-MD-WV	6,131,977	8.2%
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	6,070,500	1.6%
Miami-Fort Lauderdale-West Palm Beach, FL	6,066,387	8.6%
Atlanta-Sandy Springs-Roswell, GA	5,789,700	9.2%
Boston-Cambridge-Newton, MA-NH	4,794,447	5.0%

Market Overview (Continued)



Dallas/Fort Worth - continued

- Workforce - From a well-educated and skilled workforce throughout the 13-county region. A robust network of interstate highways, state highways, and tollways makes it easy for workers to navigate the area, while keeping commute times low for major employment centers in and around the Dallas-Fort Worth central business districts.

The region's relatively low cost of living allows employers to tap into a strong workforce, no matter where they base their operations. For employees, the wide distribution of jobs means they can select from a variety of communities in which to live and enjoy the lifestyle that best fits their needs—whether the preference is a well-established neighborhood, a new, fast-growing community, or a small town in a rural setting.

Seventy-three percent of the region's 7.2 million residents are of working age. From this base, employers can tap into a total civilian labor force of 3.8 million people, a workforce size surpassed only by the much larger Chicago, Los Angeles, and New York metro areas.

- Economic Forecast - The DFW economy continues to be a key driver of business activity in the state. The area's business complex is diverse, including concentrations in health care, logistics, technology, and more.

OUTLOOK FOR DALLAS-PLANO-IRVING MD *Economic Indicators 2017 - 2022*

KEY INDICATOR	2017 LEVEL	2022 LEVEL	GROWTH RATE*	INCREASE
REAL GROSS PRODUCT (\$000)*	\$351,783	\$431,438	4.2%	\$79,655
POPULATION	4,875,611	5,308,721	1.7%	433,110
WAGE & SALARY EMPLOYMENT	2,614,125	2,921,439	2.2%	307,314
REAL PERSONAL INCOME (\$000)*	\$225,180	\$273,882	4.0%	\$48,702
REAL RETAIL SALES (\$000)*	\$73,001	\$88,090	3.8%	\$15,088
HOUSING PERMITS	42,915	45,896	1.3%	2,781

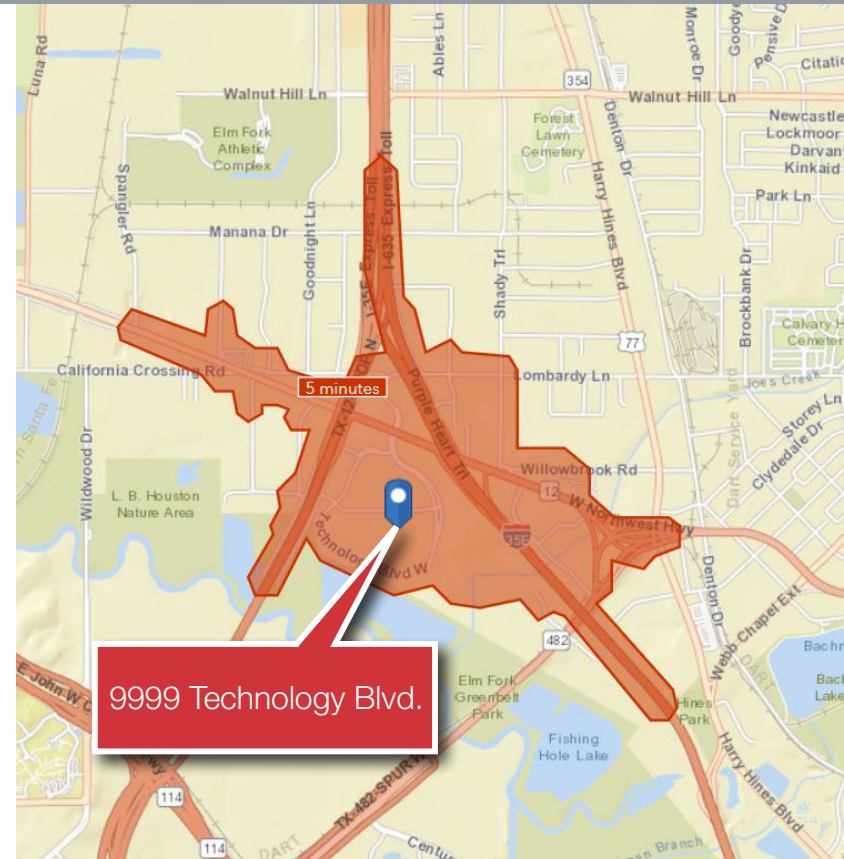
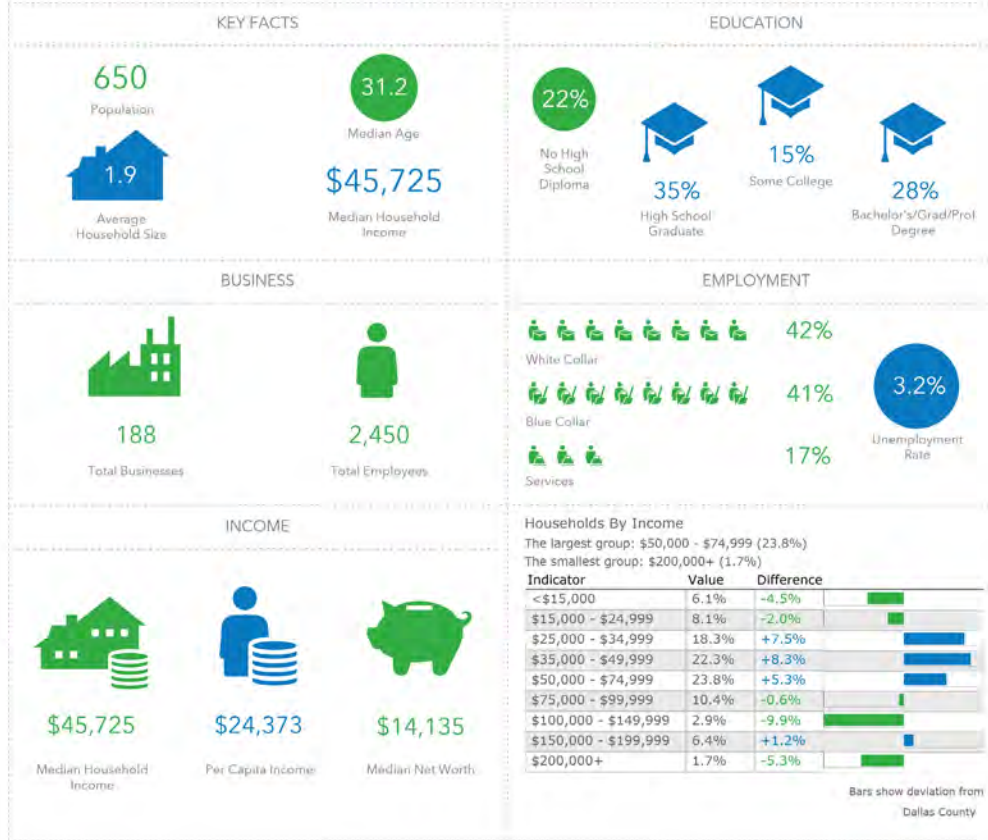


Dallas/Fort Worth

The Dallas-Fort Worth office market is as healthy as it's been in decades and is slowly moving into the cycle's next phase. Sustained job growth in office-using sectors has translated into some of the strongest demand in the country over the past three years, keeping vacancies below the last cycle's low. While supply levels peaked in 2017, occupancies hardly took a hit because a significant portion of new space was accounted for by build-to-suit construction by Toyota, Liberty Mutual, and JPMorgan Chase in Legacy West.

In terms of transactions, pricing is at all-time highs, but inventory turnover has dropped off compared to earlier this cycle. However, as long as the U.S. economy maintains its current pace of growth, Dallas-Fort Worth's office market should remain a prime beneficiary. Office-using job growth and demand are expected to outperform the national averages over the next few years.

Demographics - Within 5 Minutes Drive



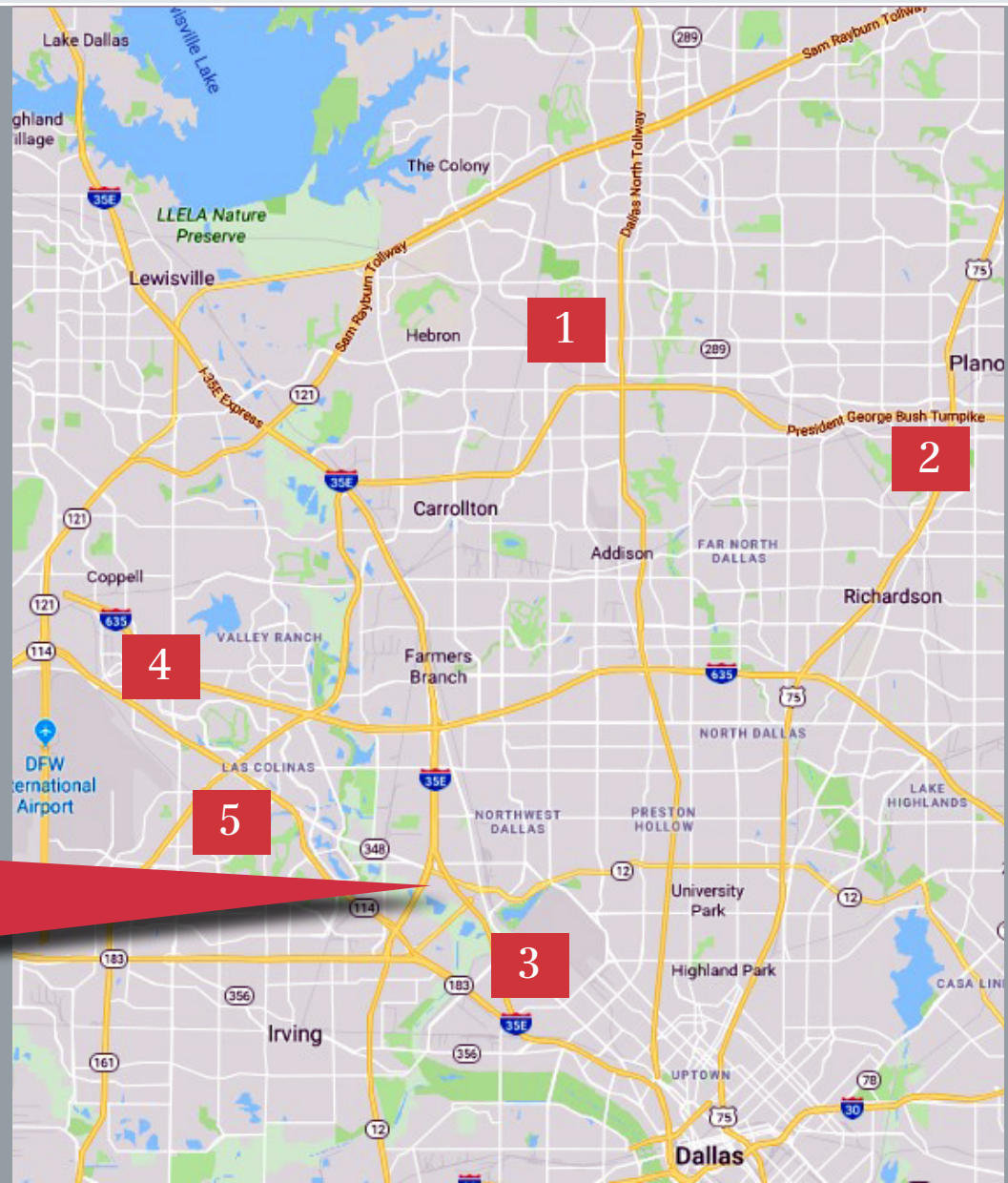
**Office Sale
Comparables**

	Property	Comparable 1	Comparable 2	Comparable 3	Comparable 4	Comparable 5
						
Address:	9999 Technology Blvd.	4101 International Pkwy.	2021 Lakeside Blvd.	1508 W. Mockingbird Ln.	3600 W. Royal Ln.	2100-2120 W. Walnut Hill
Year Built:	1985	1998	1991	1960	2018	1986
Property Size:	150,272 SF	205,750 SF	59,256 SF	142,600 SF	114,500 SF	165,818 SF
Sold Price:	-----	\$87.00/SF	\$111.00/SF	\$140.00/SF	185.00/SF	\$125.00/SF

Source: CoStar

Office Sale Comparables Map

- 1** 4101 International Pkwy.
Carrollton, TX
- 2** 2021 Lakeside Blvd.
Richardson, TX
- 3** 1508 W. Mockingbird Ln.
Dallas, TX
- 4** 3600 W. Royal Ln.
Irving, TX
- 5** 2100-2120 W. Walnut Hill
Irving, TX



9999 Technology Blvd.
Dallas, Texas 75220



**Office Rent
Comparables**

	Property	Comparable 1	Comparable 2	Comparable 3	Comparable 4	Comparable 5	Comparable 6
							
Property Name:	9999 Technology Blvd.	Beltline Office Center	Las Colinas Commons	1925 W. John Carpenter Fwy.	Royal 10 Office Center	Comerica Service Center	The Connection at 8600
Address:	9999 Technology Blvd.	8222 N. Belt Line Road	1555 W. Walnut Hill Lane	1925 W. John Carpenter Fwy.	3600 W. Royal Lane	1508 W. Mockingbird Lane	8600 Harry Hines Blvd.
Year Built:	1985	2000	1981	1987	2018	1960	1951
Property Size:	150,272 SF	135,200 SF	116,941 SF	406,160 SF	114,500 SF	142,600 SF	287,871 RSF
Parking:	6/1,000 (Expandable to 8/1,000)	5.69/1,000	6/1,000	7/1,000	6/1,000	6.4/1,000	6/1,000
Quoted Rent PSF:	\$13.50/RSF + NNN	\$17.00-18.00/RSF + NNN	\$18.00/RSF + E	TBD	\$18.95/RSF + NNN	\$12.00-14.00/RSF + NNN	\$12.00/RSF + NNN
Building Contiguous:	150,272 RSF	135,200 RSF	151,736 RSF	403,150 RSF	114,500 RSF	142,000 RSF	200,000 RSF

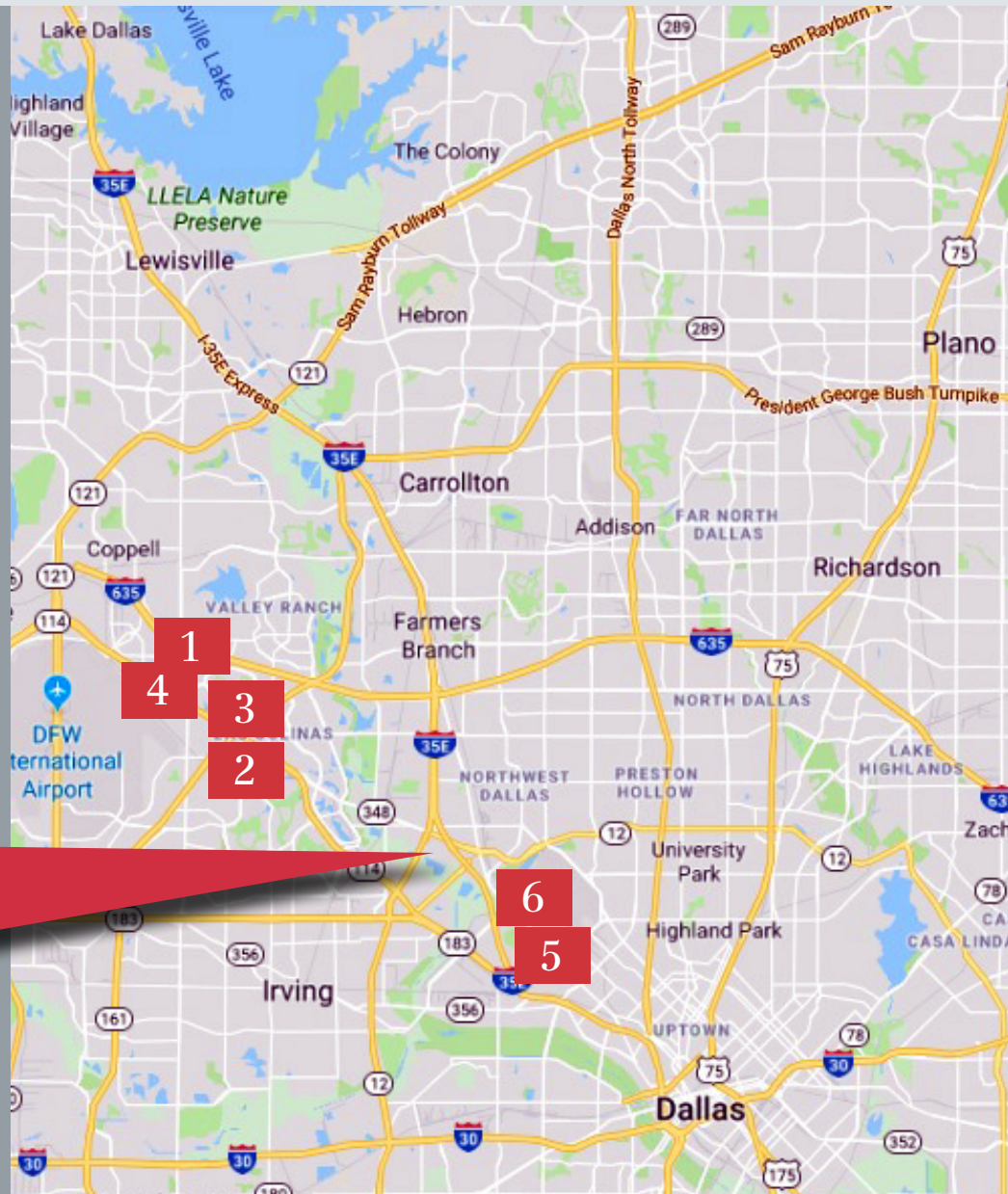
Source: CoStar

Office Rent Comparables Map

- 1** 8222 N. Belt Line Rd.
Irving, TX
- 2** 1555 W. Walnut Hill Lane
Irving, TX
- 3** 1925 W. John Carpenter Fwy
Irving, TX
- 4** 3600 W. Royal Lane
Irving, TX
- 5** 1508 W. Mockingbird Lane
Dallas, TX
- 6** 8600 Harry Hines Blvd.
Dallas, TX

9999 Technology Blvd.

Dallas, Texas 75220



NAI Robert Lynn

OFFERING MEMORANDUM



For additional information please contact:

Van Power, SIOR

President | Managing Partner - Site Selection/Call Centers

NAI Robert Lynn
214-256-7156 Office
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they relate. The asset owner(s), their servicers, representatives and/or brokers, including but not limited to NAI Robert Lynn and their respective agents, representatives, affiliates and employees, (i) make no representations or warranties of any kind, express or implied, as to any information or projections relating to the subject asset(s), and hereby disclaim any and all such warranties or representations, and (ii) shall have no liability whatsoever arising from any errors, omissions or discrepancies in the information. Any solicitation for offers to purchase the subject asset(s) is subject to prior placement and withdrawal, cancellation or modification without notice.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Robert Lynn Company	405391	mmiller@robertlynn.com	214-256-7100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Van Power, SIOR	384300	vpower@robertlynn.com	214-256-7100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov