



ONE
& TWO

OAK LAWN

DALLAS, TX

OUTSTANDING INVESTMENT OPPORTUNITY

LOCATION + VALUE CREATION



INVESTMENT OVERVIEW

Jones Lang LaSalle Americas, Inc. (“JLL”) has been exclusively retained to offer qualified investors the opportunity to acquire **ONE & TWO OAK LAWN** (the “Properties” or “Offering”), totaling 123,932-square-foot in two adjacent office buildings within the core of Dallas’ top-performing Uptown / Turtle Creek submarket. The Offering provides a unique, high-quality boutique office environment in a highly amenitized mixed-use location at an attractive relative value compared to surrounding office product within the submarket. Currently 65% leased with rents averaging 22% below market at expiration, One & Two Oak Lawn represents a rare opportunity to acquire a value-add project in a coveted urban location with significant yield-enhancement available through additional repositioning, lease-up, and mark-to-market.



TWO OAK LAWN



ONE OAK LAWN



UPTOWN / TURTLE CREEK LOCATION

- » At the convergence of Dallas' most dynamic mixed-use areas and most affluent residential pockets
- » Urban, core positioning



WALKABLE, HIGHLY AMENITIZED DESTINATION

- » 150+ nearby restaurant options
- » over 20,000 multifamily units within one mile
- » Walk Score of 89



VALUE-ORIENTED LEASING THESIS

- » Well-positioned, cost-effective alternative to the surrounding, Class A office market catering to smaller, boutique tenancy



SIGNIFICANT YIELD ENHANCEMENT OPPORTUNITY

- » At 65% leased, the Property has meaningful in-place cash flow with substantial upside available through lease-up and repositioning



DISCOUNT TO REPLACEMENT COST

- » Highly urban Uptown / Turtle Creek submarket has very few available development sites
- » Opportunity to purchase a performing asset at a steep discount to replacement cost

THE ASSET

**3303 Lee Parkway and
3626 North Hall Street**
Dallas, Texas 75219

123,932
SF

65%
Leased

3.5 Years
WALT

1.48
Acres

2.8 / 1,000 SF
Parking Ratio

22% Below-Market
Rents At Expiration

Flexible Zoning
*Allowing Further Density
(Max 4:1 FAR)*

TWO OAK LAWN
3626 NORTH HALL STREET

72,759 RSF

71% LEASED

9 STORIES

ONE OAK LAWN
3303 LEE PARKWAY

51,173 RSF

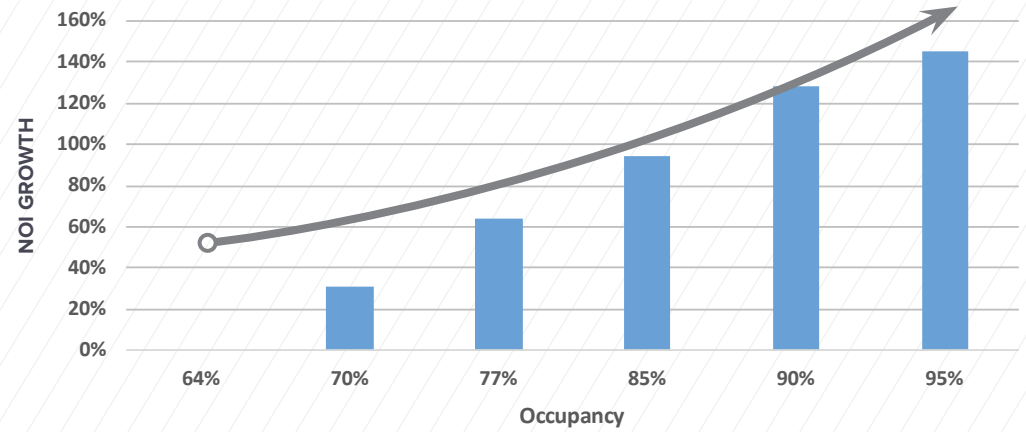
57% LEASED

5 STORIES

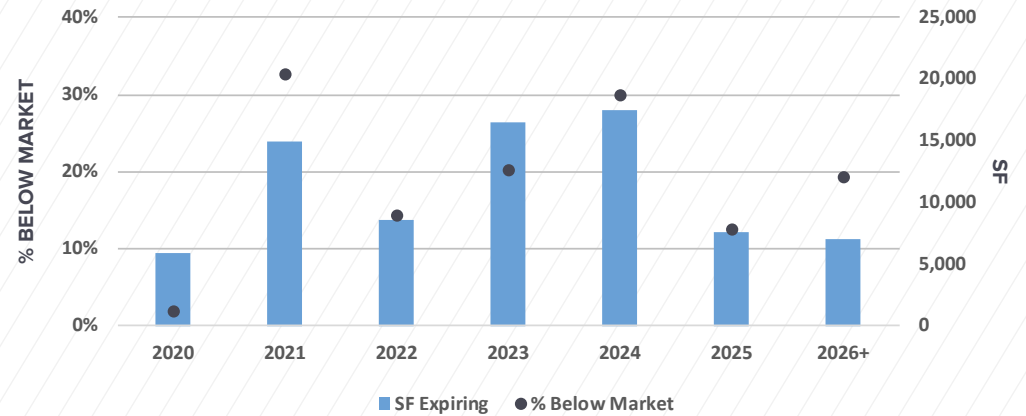


STRONG VALUE-ADD THESIS WITH LEASE-UP OPPORTUNITY AND NEAR-TERM ROLL OF BELOW MARKET RENTS

SIGNIFICANT NOI GROWTH THROUGH LEASE-UP



ACCRETIVE MARK-TO-MARKET OPPORTUNITY



THE LOCATION

AMENITY-RICH, WALKABLE LOCATION (1-Mile Radius)

89
out of a possible 100 Walk Score



150+
Food & Beverage Options



20,000+
Multi Units



CONTINUED DENSIFICATION SURROUNDING ONE & TWO OAK LAWN (1-Mile Radius)

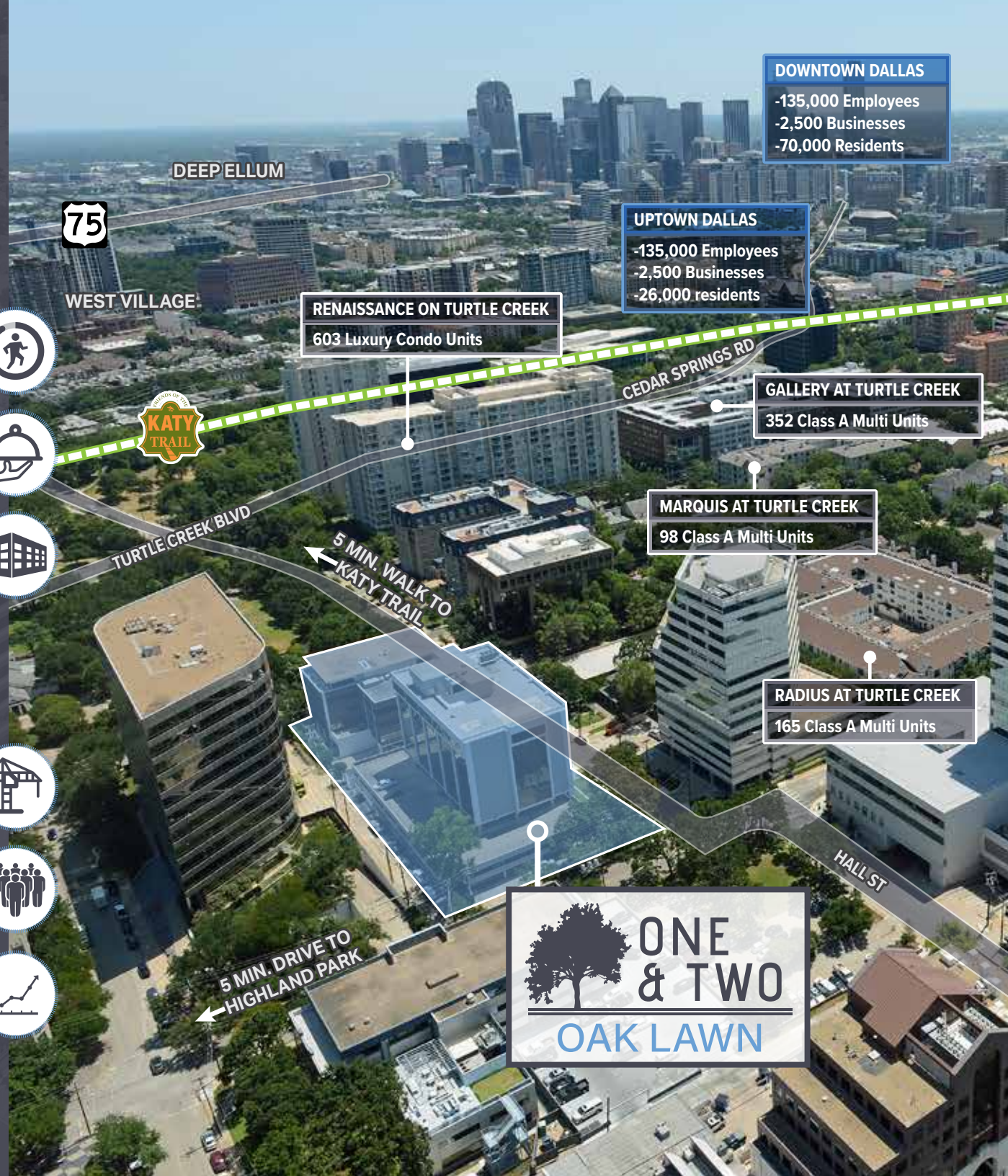
3,630
Multi Units Planned & Under Construction



7.7%
Population Growth Next 5 Years



32%
Population Growth Since 2010



DOWNTOWN DALLAS
-135,000 Employees
-2,500 Businesses
-70,000 Residents

UPTOWN DALLAS
-135,000 Employees
-2,500 Businesses
-26,000 residents

RENAISSANCE ON TURTLE CREEK
603 Luxury Condo Units

GALLERY AT TURTLE CREEK
352 Class A Multi Units

MARQUIS AT TURTLE CREEK
98 Class A Multi Units

RADIUS AT TURTLE CREEK
165 Class A Multi Units

ONE & TWO OAK LAWN



DYNAMIC UPTOWN / TURTLE CREEK LOCATION

- » Strategic position in Dallas' highest performing submarket of Uptown / Turtle Creek which demands the highest office rental rates in the metroplex
- » Strong mixed-use connectivity and an unparalleled Live. Work. Play. atmosphere
- » The coveted location borders Highland Park to the north and Uptown-proper to the south providing close proximity to a conflux of decision makers and young workers



THE CITY

#1 IN PROJECTED POPULATION GROWTH

With 461,000 projected new residents by 2023

#1 IN NET MIGRATION

With 146,000 people moving to DFW in 2018

#2 IN JOB CREATION

With 125,400 new jobs added over the last 12 months (July 2019)



**400+ NEW RESIDENTS MOVE TO
DFW DAILY**

One new resident moves to DFW every
three minutes

**ESTEEMED EMPLOYMENT
DESTINATION**

With 147 corporate relocations to
DFW since 2010

#1 MSA IN OFFICE ABSORPTION

With over 24 million SF absorbed since
2015

**#1 REAL ESTATE MARKET
FOR 2019**

ULI & PWC's 2019 Emerging Trends
Report



ONE & TWO

OAK LAWN

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