

# COPPELL TECH CENTER II

COPPELL, TX



C O N F I D E N T I A L   O F F E R I N G   S U M M A R Y

# HIGHPOINT OAKS I

LEWISVILLE, TX



## COPPELL TECH CENTER II

- CREDIT TENANCY: NESTLE WATERS (PRIVATE) & MAS TEC (MTZ: NYSE).
- ESTABLISHED AND INCREASING INCOME FROM TWO LONG-TERM, NNN LEASES.
- BUILT IN 2001.
- DENSE PARKING CAPACITY (5.34/1,000).
- ACCESS TO AREA TRANSPORTATION NETWORKS: SH-190, IH-35 & IH 635.
- PROXIMITY TO MIXED USE CYPRESS WATERS.
- SHALLOW BAY DEPTHS.
- POTENTIAL FOR MULTI OR SINGLE TENANT CONFIGURATIONS.
- ESTIMATED REPLACEMENT COST OF APPROXIMATELY \$175 - \$200/SF.



## HIGHPOINT OAKS I

- CREDIT TENANCY: NAVIGANT CYMETRIX (NCI: NYSE) & EXACTCARE.
- ESTABLISHED AND INCREASING INCOME FROM TWO LONG-TERM, NNN LEASES.
- BUILT IN 2001.
- DENSE PARKING CAPACITY (4.73/1,000).
- ACCESS TO AREA TRANSPORTATION NETWORKS: SH-121, IH-35 & IH 635.
- PROXIMITY TO INFLUENTIAL SUBURBAN COMMUNITIES.
- SHALLOW BAY DEPTHS.
- POTENTIAL FOR MULTI OR SINGLE TENANT CONFIGURATIONS.
- ESTIMATED REPLACEMENT COST OF APPROXIMATELY \$175 - \$200/SF.



## OPPORTUNITY

Cushman & Wakefield has been exclusively retained to offer qualified investors the opportunity to acquire Coppel Tech Center II & Highpoint Oaks I (“Property”). Fully leased to notable, nationally known tenants, the two buildings are available as a portfolio that is highlighted by strong in-place cash flows, contractual rate increases and the benefit of NNN lease structures.

## REGIONAL OVERVIEW

According to the US Census Bureau, The Dallas / Fort Worth metropolitan area’s populations increase in 2017 (146,000 residents) was the most of any metro area in the United States. Six of the top 10 fastest growing counties in the United States were also in Texas, including Tarrant, Dallas, Denton and Collin. The US Bureau of Labor Statistics reported that Dallas / Fort Worth gained more jobs than any other metro area in 2017. As a result of the impressive population and job growth, overall office absorption totals for Dallas / Fort Worth reached 4.68 million square feet in 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 \$27.31/sf at the end of first quarter 2018.

ADDRESS 1322 CRESTSIDE DRIVE. COPPELL, TX 75019

SIZE 88,570

CONSTRUCTION 2001

PARKING 5.34 /1,000

PERCENT LEASED 100%

TENANT MATURITY SCHEDULE 100% - 2021

SITE AREA 8.044 ACRES

TENANTS



# HIGHPOINT OAKS I & COPPELL TECH CENTER II

## HIGHPOINT OAKS I



ADDRESS 2701 HIGHPOINT OAKS BLVD. LEWISVILLE, TX 75067

SIZE 77,570

CONSTRUCTION 2001

PARKING 4.73 /1,000

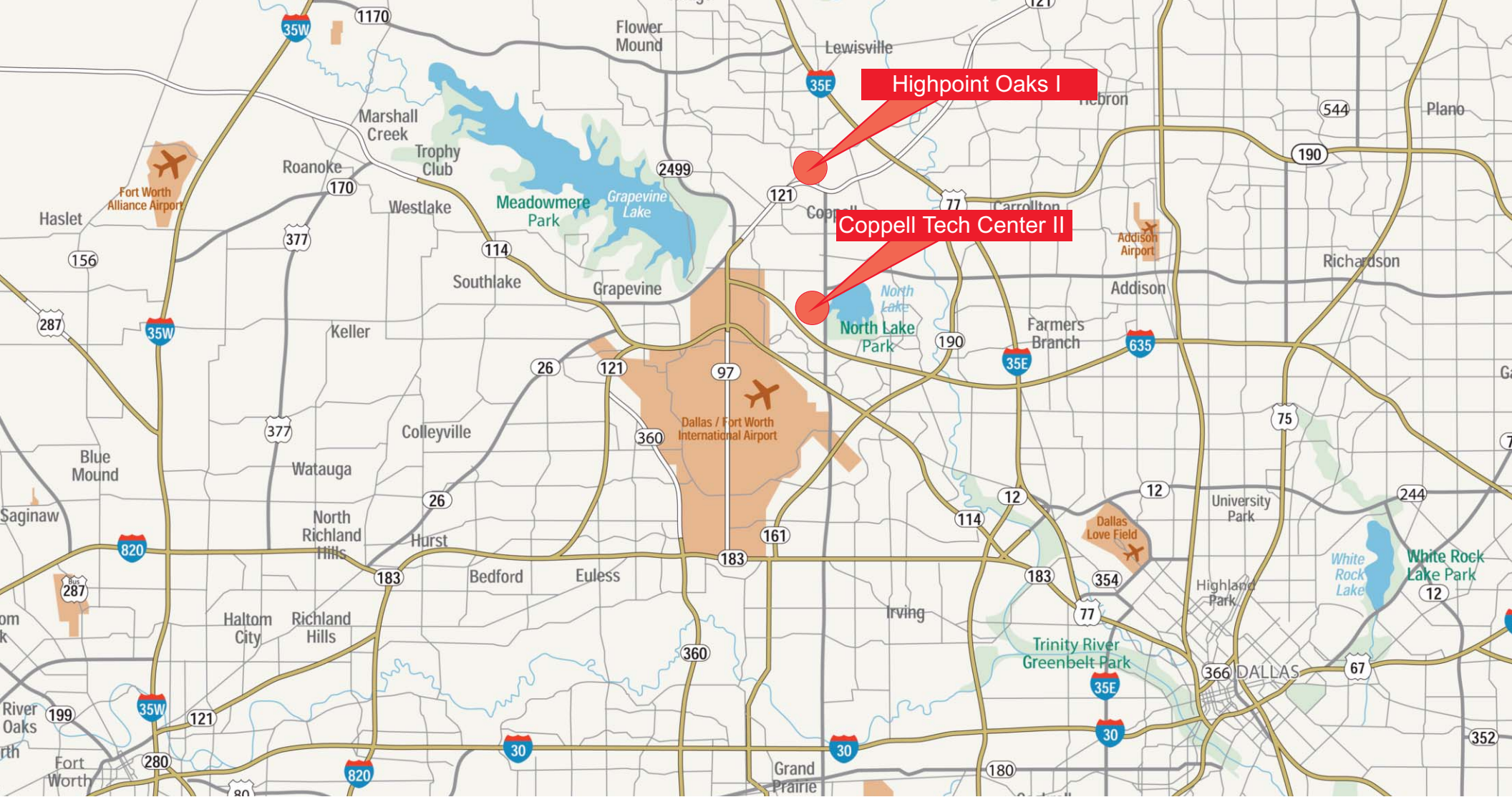
PERCENT LEASED 100%

TENANT MATURITY SCHEDULE 54% - 2022 & 46% - 2026

SITE AREA 6.889 ACRES

TENANTS





## HIGHPOINT OAKS I & COPPELL TECH CENTER II

For Additional Building Information Please Contact:

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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 or withdrawal notice.