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SPRING VALLEY

INVESTMENT SUMMARY

SPRING VALLEY INTERNATIONAL PLACE
4801 Spring Valley Rd., Farmers Branch, TX

**170,237 SQUARE FOOT
OFFICE/FLEX**

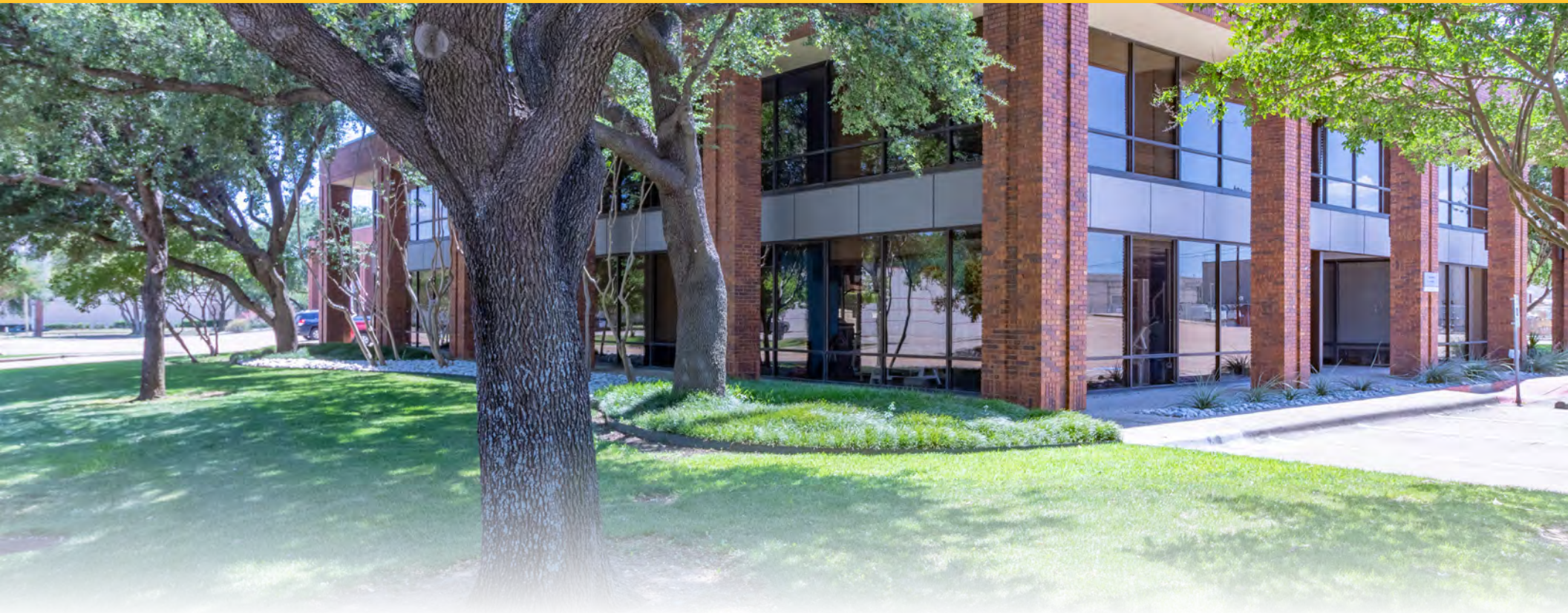
PRESENTED BY

LIZZY BLAKE
Vice President

TYLER LEHMANN
Senior Financial Analyst

JOHANNA RAMIREZ
Dispositions Coordinator

EXECUTIVE SUMMARY



Colliers International has been exclusively retained to offer qualified investors the opportunity to purchase Spring Valley International Place (the “Property”), a 170,237 square foot office/flex project located in the Metropolitan/Addison flex submarket. This two building project built in 1983 sits on 8.3 acres and offers tenants unique space that accommodates office, production, showroom and lab space uses in the North Dallas Design District area.

Just one block west of Dallas North Tollway and one mile from the world-class Galleria mall, Spring Valley International Place is easily accessible and sits prominently along the north side of Spring Valley Road. Currently, the property is 79 percent occupied by eleven (11) tenants.

With steady in-place cash flow and significant upside potential, this offering will provide investors a compelling value-add opportunity to acquire an in-fill location at a discount to replacement cost.

INVESTMENT HIGHLIGHTS

ADDRESS	4801 Spring Valley Road Farmers Branch, TX
SUBMARKET	Metropolitan/Addison Ind
LAND AREA	8.3 Acres
PROJECT SIZE	170,237 SF
NUMBER OF BUILDINGS	Two
BUILDING OCCUPANCY	79%
YEAR BUILT/RENOVATED	1983
PARKING RATIO	3/1,000
GRADE LEVEL LOADING	Available

VALUE ADD OPPORTUNITY

The offering provides investors with an opportunity to purchase a value add office/flex project that is currently 79 percent occupied. While the property offers favorable in-place cash flow, there is tremendous opportunity to create value through lease up of the 21 percent vacancy in addition to pushing rent on 37,254 square feet of the existing leases rolling in 2019. Average in-place rent at the property is approximately 35 percent below market.

UNIQUE PROPERTY FOR FLEXIBLE USE

Spring Valley International Place serves a unique need in the market for users who are seeking a combination of office and showroom, production or lab space. Uniquely constructed, the property offers both one and two story office space with varying levels of warehouse/production area and grade level loading throughout. The two story spaces have interior staircase(s) and/or elevator(s).

QUALITY TENANCY

The Property is currently occupied by eleven (11) tenants ranging in size from 4,000 square feet to 31,000 square feet and average 10,574 square feet. The tenants located at the project are primarily private companies in varying and diverse businesses including healthcare, bridal retailer, religious organization, creative services and commercial production, and engineering and project management. Amec Foster Wheeler, occupying 8.5 percent of the property, is the only public company operating at the property.

WELL LOCATED INFILL INDUSTRIAL SUBMARKET

Spring Valley International Place is well located just west of Dallas North Tollway along Spring Valley Road. The property is easily accessible via Spring Valley Road exit off the Tollway and via Midway Road, a major north south thoroughfare west of the property.

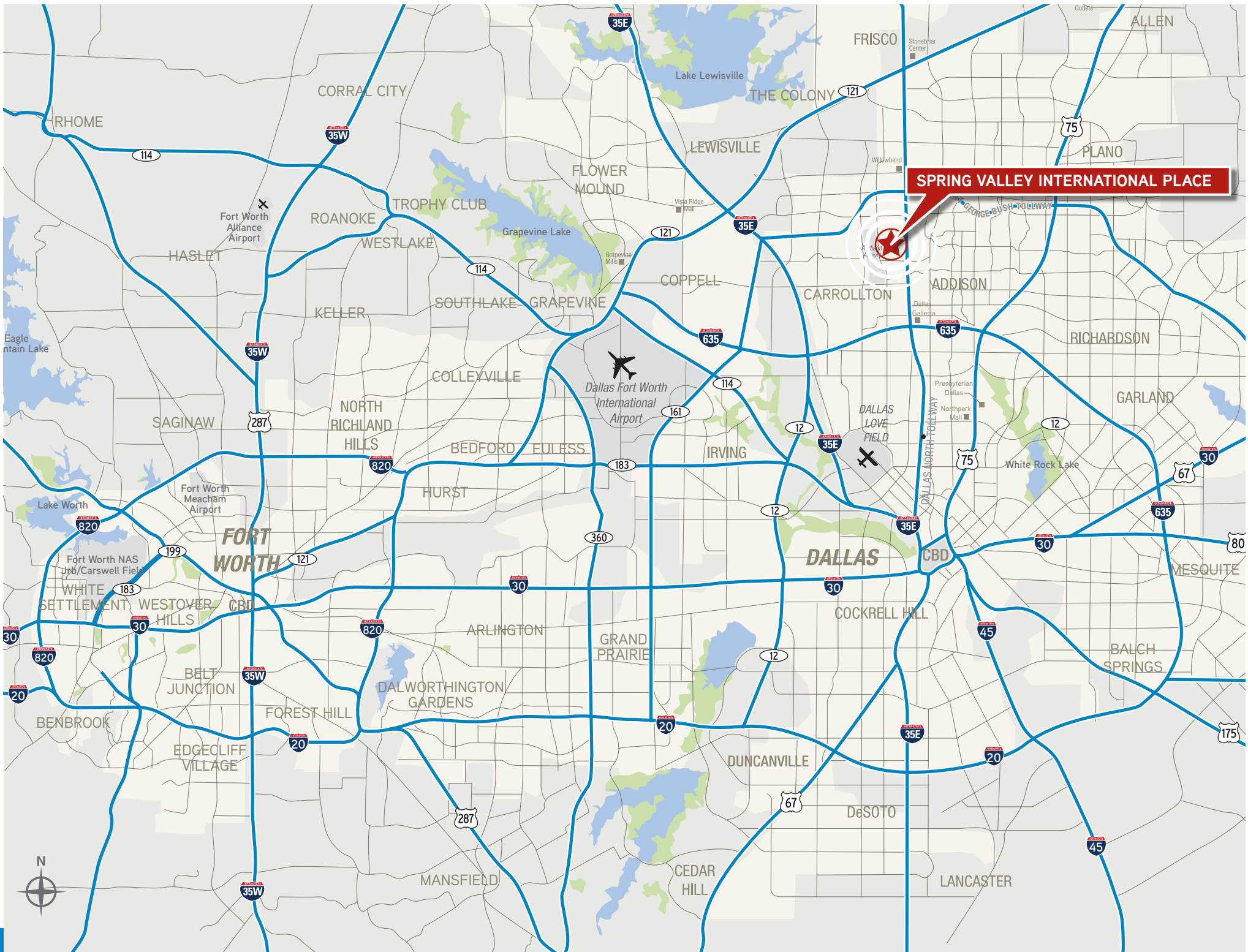
The property is ideally situated within the Metropolitan/Addison flex submarket with access to numerous amenities along Beltline Road to the north and Midway Road to the west, in addition to the Galleria mall. This submarket contains 8.6 million square feet of similar office/flex projects and carries a minimal vacancy of 7.5%.

DISCOUNT TO REPLACEMENT COST

Minimal office/flex projects have been constructed in this real estate cycle given the recent increase in land and construction costs to serve users with a combined need for office and showroom, production or lab space. This offering provides investors a tremendous opportunity to purchase a quality project in an in-fill location at a discount to replacement cost.

DYNAMIC DALLAS REAL ESTATE MARKET

Recently Dallas-Fort Worth's position as a core real estate market was further solidified as companies recognize the merits of doing business in Texas. The corporate relocations to the area, population growth, and the services and housing needed to support this growth is driving unprecedented expansion. This has resulted in increased demand for office/flex space and triggered rent growth especially in infill areas.



SPRING VALLEY INTERNATIONAL PLACE

ADDISON AIRPORT

Dallas North Tollway
TOLL

ADDISON TOWN SQUARE

BELT LINE RD - DALLAS RESTAURANT ROW
200+ Restaurants

Dallas North Tollway
TOLL

SPRING VALLEY INTERNATIONAL PLACE

SPRING VALLEY RD

JEFFERSON EAST BRANCH
Luxury Apartments

GALLERIA DALLAS
200+ Stores
30+ Restaurants
Anchors: Nordstrom, Belk, Macy's, Banana Republic/GAP/Old Navy

Dallas North Tollway
TOLL

INWOOD RD

ALPHA + INWOOD
Mix-Use Development

ALPHA RD



OFFERING FORMAT

ASKING PRICE: Unpriced

OFFERING DEADLINE: TBD

RETABLE AREA: 170,237 SF

PERCENT LEASED: 79%

ESTIMATED IN-PLACE NOI: \$1,003,764



PRESENTED BY

LIZZY BLAKE

214 217 1205

lizzy.blake@colliers.com

TYLER LEHMANN

214 706 6046

tyler.lehmann@colliers.com

JOHANNA RAMIREZ

214 706 6048

johanna.ramirez@colliers.com