

# OFFERING SUMMARY

# APEX

3033 W. PRESIDENT GEORGE  
BUSH HIGHWAY  

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PLANO, TEXAS




*BEST-IN-CLASS ASSET | PRIME 190 STEM CORRIDOR LOCATION  
SECURE INVESTMENT-GRADE TENANCY | 80.6% LEASED | 7.5 YEARS WALT  
CORE-PLUS LEASE-UP OPPORTUNITIES | STRATEGIC SUBURBAN INFILL OFFICE CAMPUS SETTING*

# THE OPPORTUNITY

Colliers International is pleased to exclusively offer to qualified investors the opportunity to purchase 3033 W President George Bush Highway ("APEX"), an approximate 186,247 square foot, Class A, multi-tenant, three-story office building located along the 190 STEM Corridor in Plano, Texas.

Built in 2008, the APEX was the first LEED certified building built in Plano with 20% of the building made from recycled materials, awarded LEED certification at the Gold Standard in 2009. Completely renovated and repositioned in 2019, this premier office destination offers best in class amenities, including a state-of-the-art fitness center, tenant lounge, café, conference and training center, along with prominent lobby stairways and multiple points of entry. With 80.6% occupancy, a 7.5 year WALT and strong corporate credit STEM tenancy, Apex is poised for a core-plus business plan.

The approximate 15.98-acre site sits with direct access to President George Bush Turnpike (Highway 161 / 190), providing an unparalleled convenience and visibility factor with approximately 140,000 vehicles passing per day. This prime location provides walkability to public transportation (DART), the amenity rich Independence and Plano Parkways, as well as proximity to Downtown Dallas and both commercial airports (DFW – American Airlines headquarters and Love Field – Southwest Airlines headquarters).

ASSET PROFILE		
<b>80.6%</b> OCCUPANCY	<b>±186,247</b> SQUARE FEET	<b>CORE-PLUS</b> INVESTMENT OPPORTUNITY
 LEED CERTIFIED GOLD	UP TO <b>6.0/1,000</b> PARKING RATIO	ADJACENT DEVELOPABLE <b>4 ACRES</b>
<b>7.5 YEAR</b> WALT	<b>2019</b> RENOVATION	STRONG CORPORATE <b>CREDIT-WORTHY</b> TENANTS
DUAL FIBER-OPTIC FEEDS <b>WIRED</b> <b>CERTIFIED</b>	<b>INSTITUTIONAL</b> QUALITY	<b>NEW</b> FITNESS CENTER & TENANT LOUNGE

## BUSINESS PLAN

At 80.6% occupancy, the APEX offers in-place cash flow and core-plus opportunities via lease up of 36,000 SF remaining vacancy while benefiting from the recent updates and capital expenditures. Located along the 190 STEM Corridor and the surrounding high economic growth of the Dallas MSA, APEX is poised to continue upward trajectory for investors seeking stability and predictable returns with a high-credit STEM tenant roster, combined with upside and increasing rental rates with property appreciation and strong macro fundamentals.

## PRIME LOCATION

Plano's growth continues to be exponential, with visionary companies quickly discovering Plano is the best address for their success. Many Fortune 1000 companies have relocated to Plano for their North American headquarters, including Toyota, Cinemark Theatres, Frito Lay, Keurig Dr. Pepper, State Farm and Liberty Mutual. With the \$2 Billion mixed-use Legacy West development, Plano has become the all-encompassing corporate hub of Dallas.

# INVESTMENT OVERVIEW



STRONG CORPORATE  
CREDIT TENANT PROFILE



**7.5 YEAR WALT**  
WITH GLOBAL,  
CREDIT-WORTHY  
STEM INDUSTRIES



**LEED CERTIFIED GOLD**



**BUILT IN 2008 AND  
RECENTLY UPDATED  
FROM 2018-2019**  
WITH STATE-OF-THE-ART  
FITNESS CENTER, UPDATED  
TENANT LOUNGE, CAFÉ,  
CONFERENCE CENTER AND  
TRAINING CENTER



**CORE-PLUS OPPORTUNITY**  
WITH IN-PLACE CASH FLOW  
AND UPSIDE VIA LEASE-UP OF  
36,000 SF REMAINING  
VACANCY



THREE-LEVEL, MID-RISE  
OFFICE BUILDING WITH  
**MULTIPLE POINTS OF  
ENTRY AND PROMINENT  
LOBBY STAIRWAY  
ACCESSIBILITY**



**CLOSE PROXIMITY TO**  
AMENITY-RICH  
INDEPENDENCE PARKWAY,  
PLANO PARKWAY AND  
CITYLINE



LOCATION BENEFITS FROM  
UNRIVALLED ACCESS TO  
HIGHLY TALENTED STEM  
EMPLOYMENT BASE,  
INCLUDING **NEARBY  
UNIVERSITY OF TEXAS  
AT DALLAS**





## BUILDING AMENITIES



LEED CERTIFIED GOLD



UP TO 6.0 / 1,000 PARKING RATIO



STATE-OF-THE-ART FITNESS CENTER



UPDATED TENANT LOUNGE AND CAFE



BEST-IN-CLASS CONFERENCE AND TRAINING CENTER

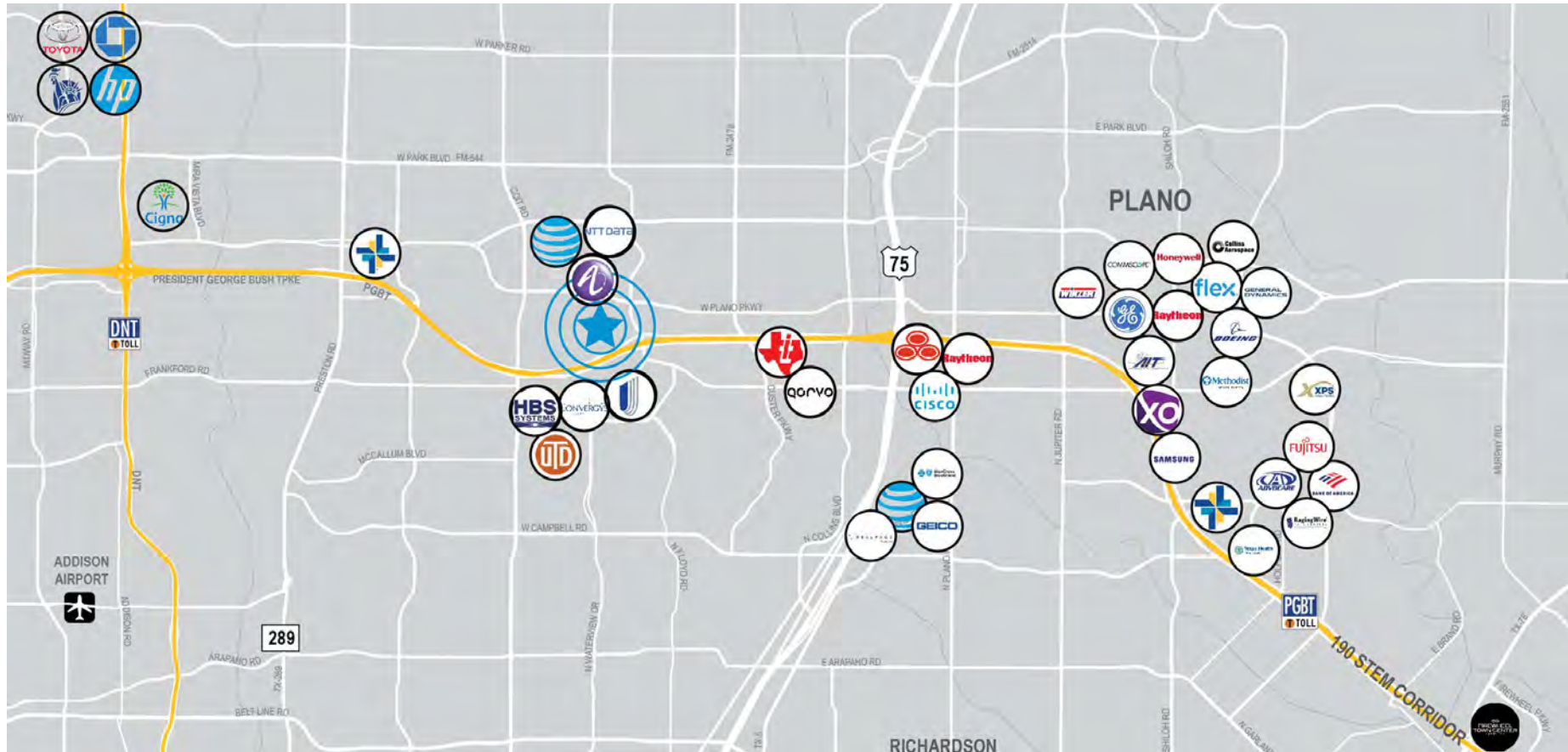


EFFICIENT FLOORPLATES WITH 10' CEILINGS



DUAL FIBER OPTICS FEED, WIRED CERTIFIED

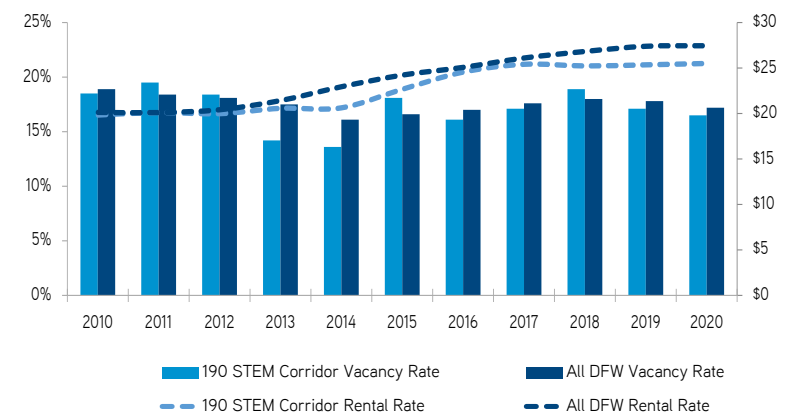
# THE 190 STEM CORRIDOR



## THE 190 STEM CORRIDOR

The 190 STEM Corridor is one of Dallas-Fort Worth's major east-west corridors and is the nexus between the booming Legacy area and the established Richardson Tech Corridor along US 75. APEX is well-positioned in the 190 STEM Corridor epicenter, benefitting from the amenity-rich environment and convenient access to a highly-talented employment base. This area spans approximately ten miles east-west along the President George Bush Turnpike (SH 190) including a total of 78 Class A and B office buildings. Ranked 5th highest net absorption out of the 12 DFW submarkets for Q2-2020, this corridor outperforms the overall DFW market with a vacancy rate of 16.8%, compared to a rate of 17.6% for overall DFW Class A and B office product. Located primarily in the northern Richardson micro market, the 190 STEM Corridor is well-established and surrounded by stable housing and commercial developments.

## 190 STEM CORRIDOR VS ALL DFW





## THE KEY CONDUIT

The 190 STEM Corridor derives its name from the high concentration of science, technology, engineering and math-related companies including Fujitsu, AT&T, NTT Data, Texas Instruments, and Convergys. The submarket serves as a conduit between the Dallas North Tollway, which borders the Legacy, Plano and Frisco submarkets to the north, and US 75's Plano/Richardson/Garland submarkets to the south. The Legacy area is the most active regarding new construction and leasing, along with accompanying congestion, and boasts name-brand technology tenants such as McAfee, Intuit, HP, CA Technologies, Gearbox, Tyler Technology, Oracle, and NTT Data. The Plano/Richardson/Garland submarkets hosts companies such as Raytheon, Samsung, semiconductor manufacturer Qorvo, Collins Aerospace, RealPage, and data center provider Raging Wire. The 190 STEM Corridor connects these markets and caters to smaller tenants more than the campus-style Legacy buildings, allowing for easy access to talent pools of both areas, while also featuring Fortune 500 technology tenants.

## SURROUNDING INDUSTRY

Within the 190 STEM Corridor, over 17% of the jobs are in the Information Technology and Telecommunications sector, and an additional 10% of jobs can be classified as primarily STEM occupations, which many of the 73,000+ jobs in Sales and Administrative support these occupations. Many businesses in this area have a technology component, such as Esurance, an online insurance platform, ANSIRA, a digital marketing agency, and Akamai Technologies, which provides content delivery services.

Healthcare also plays a major role in the 190 STEM Corridor due to the presence of two large medical centers – Baylor Scott & White Medical Center Plano near Preston Road and SH 190, and Methodist Richardson Medical Center located at Renner Road and SH 190. Healthcare and social assistance jobs comprise 14% of employment in the 190 STEM Corridor. The intersection of healthcare and technology draws medtech companies seeking a combination of both sectors and skills, and accounts for almost 40% of the workforce.

Supporting the 190 STEM Corridor environment is the University of Texas at Dallas, located immediately south of APEX and the President George Bush Turnpike. The University serves as an incubator and research partner for technology companies in the area as well as providing an educated workforce through its undergraduate and graduate programs. Companies such as Texas Instruments, AT&T, Raytheon and others, partner with the Engineering and Computer Science School of the Industrial Advisory Council. The Center for Information and Technology Management and the Institute for Innovation research institutes collaborate with industry partners to foster entrepreneurial opportunities and establish startups. For companies seeking mid-level and executive management, the Naveen Jindal School of Management program is highly ranked at No. 12 among full-time U.S. public universities.

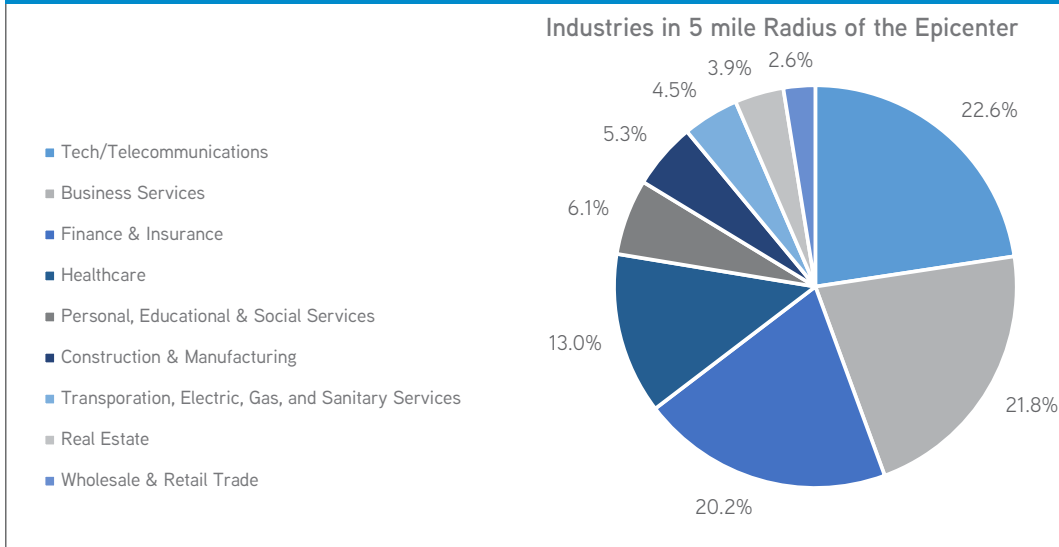


### SURROUNDING AREA

The center of the 190 STEM Corridor sits less than four miles from both of Dallas’ major north-south thoroughfares – the Dallas North Tollway and Central Expressway. This position allows easy access to the northern suburbs of Plano, Richardson, and Far North Dallas where much of Dallas’ tech workforce resides. Within three miles of the epicenter, more than 53% of the population holds a bachelor’s degree and above, while the average household income exceeds \$110,000. Additionally, easy access from the Dallas North Tollway and US 75 allows for a favorable commute from the Preston Hollow and the Park Cities neighborhoods.

The 190 STEM Corridor is located within a stable section of the DFW metro area relative to population growth with many single-family land sites already developed. Due to the infill location desirability, the median home sales price of single family homes within five miles of the 190 STEM Corridor increased 23% over the last three years. The population within five miles of the epicenter is expected to increase steadily by 20% over the next five years, and the overall DFW area is projected to increase to 11.3 million residents in 2045, and increase of 50% from the current population of 7.5 million residents. Additionally, the center of population and employment will likely shift northward, making the 190 STEM Corridor even more attractive.

### INDUSTRIES OF BUSINESSES WITH >25 EMPLOYEES







COIT RD & CAMPBELL RD

✈️ ADDISON AIRPORT

DNT  
TOLL

🏌️ THE CLUBS OF PRESTONWOOD - THE CREEK

🏌️ BENT TREE COUNTRY CLUB

**UTD**  
THE UNIVERSITY OF TEXAS AT DALLAS

UnitedHealthcare

MARKET PLAZA  
*Central Market*  
LA FITNESS | CHIPOTLE MEXICAN GRILL

**APEX**

PGBT  
TOLL

ADJACENT DEVELOPABLE  
4 ACRES

UNIVERSITY OF TEXAS

190 STEM CORRIDOR

LOTUS DR

INDEPENDENCE PKWY

**LEGEND**

- SUBJECT PROPERTY
- RETAIL/RESTAURANT
- HOSPITAL/MEDICAL
- EDUCATION
- PARKS/GOLF COURSE
- NEARBY CITY/AIRPORT

WATERVIEW PKWY

COIT RD



**CITY LINE**



186-ACRE MIXED USE DEVELOPMENT

- 🍴 28 RESTAURANTS
- 🏪 15 RETAILERS
- 🏠 3,925 MULTI-FAMILY UNITS
- 🏨 150-ROOM ALOFT HOTEL



Raytheon

State Farm

TEXAS INSTRUMENTS

vertex

QORVO

NTT DATA

**APEX**

UNIVERSITY OF TEXAS

AT&T

PG&I TOLL

UnitedHealthcare

LOTUS DR

ADJACENT DEVELOPABLE  
4 ACRES

INDEPENDENCE PKWY

190 STEM CORRIDOR

**LEGEND**

**SUBJECT PROPERTY**

RETAIL/RESTAURANT

EDUCATION

NEARBY CORPORATIONS





THE SHOPS AT WILLOW BEND  
 Neiman Marcus EQUINOX Apple knife LOUIS VUITTON  
 1.3MM SF 25 Restaurants 125 Retail

Texas Health  
 Presbyterian Hospital

LEGACY

DNT  
 TOLL

PRESTON RD

GLENEAGLES COUNTRY CLUB

BaylorScott&White  
 HEALTH

JOHN PAUL II  
 HIGH SCHOOL

Walmart

The Dallas Morning News

Sams  
 CLUB

W PLANO PKWY

ATMOS  
 energy

Insight

NOKIA

MAPLESHADE LN

NorthTexas  
 Food Bank

GT

MARKET PLAZA  
 CentralMarket  
 LA FITNESS CHIPOTLE  
 MEXICAN GRILL

APEX

AT&T

ADJACENT DEVELOPABLE  
 4 ACRES

LOTUS DR

PG&T  
 TOLL

INDEPENDENCE PKWY

190 STEM CORRIDOR

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- SUBJECT PROPERTY
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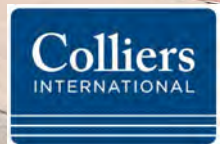
UNIVERSITY OF TEXAS

# OFFERING SUMMARY

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