



STANFORD CORPORATE CENTRE

DALLAS, TEXAS

INVESTMENT SUMMARY

Colliers
INTERNATIONAL



EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

Colliers International is pleased to offer qualified investors the opportunity to acquire the leasehold interest for Stanford Corporate Centre (the "Property") located in the surging north Dallas, Texas market. The offering is comprised of a fourteen-story, 270,234 square foot multi-tenant office building and the 63,000 square foot Telos luxury fitness center. Residing in the Dallas Galleria neighborhood, Stanford Corporate Centre is positioned to benefit from the high-energy amenity rich environment and mixed-used developments currently underway. Stanford Corporate Centre presents the strategic investor a stable Class "A" asset with upside opportunity.

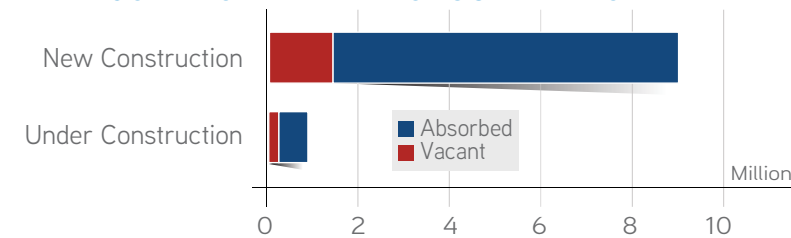
UPSIDE POTENTIAL WITH STABLE IN-PLACE CASH FLOW

Stanford Corporate Centre, with the office currently at 97.80% occupancy, has a strong and diverse tenant roster that provides stable, in-place cash flow through varying lease maturities allowing for income and capital appreciation by capitalizing on tenants with below market in-place rents.

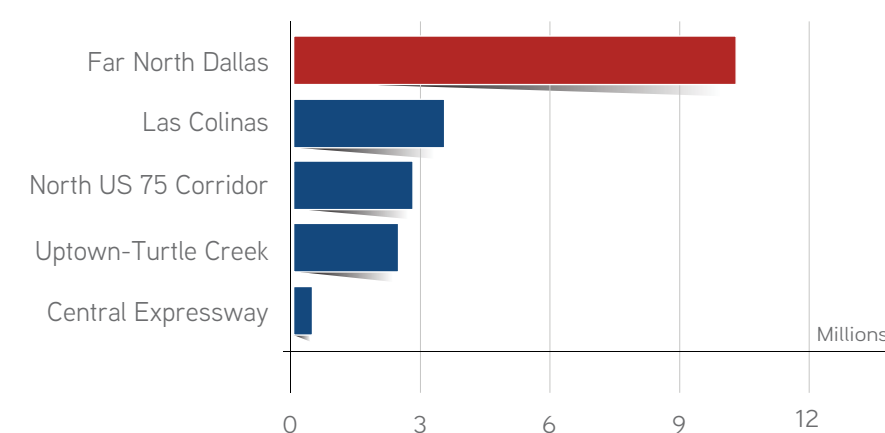


PROPERTY NAME	Stanford Corporate Centre
ADDRESS	14001 / 13701 N. Dallas Parkway Dallas, TX 75240
SUBMARKET	Quorum / Bent Tree
LAND AREA	5.78
BUILDING SIZE	333,234
TYPICAL FLOOR SIZE	21,594
TOTAL AVAILABLE SF	7,373
OCCUPANCY	97.80%
YEAR BUILT/RENOVATED	1985
CLASS	A
STORIES	14
PARKING RATIO	4.09/1,000

NET ABSORPTION - NEW PRODUCT FAR NORTH DALLAS



NET ABSORPTION Q1 2010 - Q1 2018





PARK CITIES
Median Home Value \$1,000,000

DALLAS CBD

DALLAS LOVE FIELD AIRPORT

PRESTON HOLLOW
Median Home Value \$767,055

MELSHIRE ESTATES
Median Home Value \$517,019

Dallas
North
Tollway
TOLL

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



ALPHA + INWOOD
Mix-Use Development

ALPHA RD



INWOOD RD

JEFFERSON EAST BRANCH
700 units

Dallas
North
Tollway
TOLL

NOEL RD



NORTHWOOD COUNTRY CLUB

NORTHWOOD HILLS - VALLEY VIEW
Median Home Value \$422,051

MELSHIRE ESTATES



DALLAS MIDTOWN
Proposed Mixed-use development



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

SPRING VALLEY RD

NOEL RD



ALPHA + INWOOD
Mix-Use Development

ALPHA RD



JEFFERSON EAST BRANCH
Luxury Apartments

INWOOD RD

SPRING VAL



ADDISON AIRPORT

ADDISON TOWN SQUARE

BELT LINE RD - DALLAS RESTAURANT ROW
200+ Resturants

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200+ Resturants

JEFFERSON EAST BRANCH
Luxury Apartments

Dallas North Tollway
TOLL

INWOOD RD

Moel rd

ALPHA + INWOOD
Mix-Use Development



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

Dallas North Tollway
TOLL





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