

CityView



1201, 1255 & 1309 WEST 15TH STREET | PLANO, TEXAS



NEARBY CORPORATE PRESENCE



CityView

PROPERTY SNAPSHOT

MATURE, ESTABLISHED SUBMARKET WITH SIGNIFICANT RECENT INVESTMENT

- New premier developments in the surrounding area signify record investment, activity and desirability.
- High profile corporate relocations and investments have led to record-high rental rates in the submarket, positioning CityView as a premier location for office users seeking maximum rental rate value.

STABLE IN-PLACE CASH FLOW WITH IMMENSE UPSIDE POTENTIAL

- Benefitting from exceptional location and accessibility, CityView provides tenants of varying sizes and uses flexible office configurations. With one of the largest contiguous blocks of available space in the Dallas-Fort Worth Metroplex, CityView offers large tenants unique and highly customizable options.

FLEXIBLE USES

- CityView Tower and Corporate Centers I and II encompass 294,236 square feet, and have the ability to accommodate specific uses, such as medical, back-office, call center, and data center applications. These highly customizable and unique spaces provide the necessary infrastructure required at attractive rental rates.





EXECUTIVE SUMMARY

THE INVESTMENT OPPORTUNITY

Colliers International is pleased to exclusively offer to qualified investors a 100% fee-simple interest in CityView (the “Property”), located in the Dallas suburb of Plano, Texas. CityView is comprised of the Tower, a ten-story, 183,159 square foot multi-tenant office building, and two adjacent four-story office buildings (CityView Corporate Center I and CityView Corporate Center II) containing 56,668 square feet and 54,409 square feet, respectively. Strategically positioned to capitalize on the significant recent development in the Plano submarket, the time is right for CityView. CityView offers classic design, exceptional value, and a unique lease-up opportunity for value-add, opportunistic investors.

CityView, at a blended 53% occupancy, provides stable, in-place cash flow with immediate lease-up opportunities in the Tower, plus an additional 100,000 square feet of immediate availability in the accompanying buildings, CityView Corporate Center I and II. Both Corporate Center buildings were owner-occupied on a long-term basis by View Point Bank as their corporate headquarters. Upon vacating the buildings, coinciding with the Legacy Texas Bank merger in 2015, the two buildings were purchased by the current owner of CityView Tower. Consolidating the two buildings with the Tower, as originally designed, restores a true campus environment.

This presents a significant opportunity for investors, presenting one of the largest and most cost-effective contiguous availabilities in the entire Dallas-Fort Worth area with a low basis, surrounded by two of the largest job growth submarkets in the southern United States. The offering presents an exciting opportunity for investors to secure a value-add property with tremendous upside, at a significant discount to replacement cost, with a dynamic surrounding amenity base.

\$5 BILLION MILE

HALL OFFICE PARK

121
TOLL

MEDIAN HOME SALES PRICE

Average price within
given map parameters
\$282,914

ALLEN



LEGACY WEST



RENTAL RATES (GROSS) | TOLLWAY/LEGACY

	Q4 2016	LAST 3 YRS
CLASS A	\$33.88	↑ 15%
CLASS B	\$25.35	↑ 6%

LEGACY

LEGACY CENTRAL

75

RENTAL RATES (GROSS) | PLANO/RICHARDSON N OF 190

	Q4 2016	LAST 3 YRS
CLASS A	\$28.01	↑ 19%
CLASS B	\$20.72	↑ 17%

CityView

190
TEXAS

RENTAL RATES (GROSS) | TOLLWAY S OF 190

	Q4 2016	LAST 3 YRS
CLASS A	\$29.50	↑ 27%
CLASS B	\$20.13	↑ 16%

HERITAGE CREEKSIDE



Raytheon

CITYLINE

190
TEXAS



SAMSUNG

RENTAL RATES (GROSS) | RICHARDSON S OF 190

	Q4 2016	LAST 3 YRS
CLASS A	\$26.93	↑ 24%
CLASS B	\$19.69	↑ 18%

UTD CAMPUS

PALISADES

PROPOSED COTTON BELT RAIL LINE

CITYVIEW | ASSET PROFILE TOTALS

BUILDING ADDRESS

LAND AREA 10.6 ACRES

BUILDING SIZE 294,236 SF

TYPICAL FLOOR SIZE 13,602 - 18,509 SF

TOTAL AVAILABLE SF 138,066 SF

OCCUPANCY 53%

YEAR BUILT 1980/1982

CLASS B

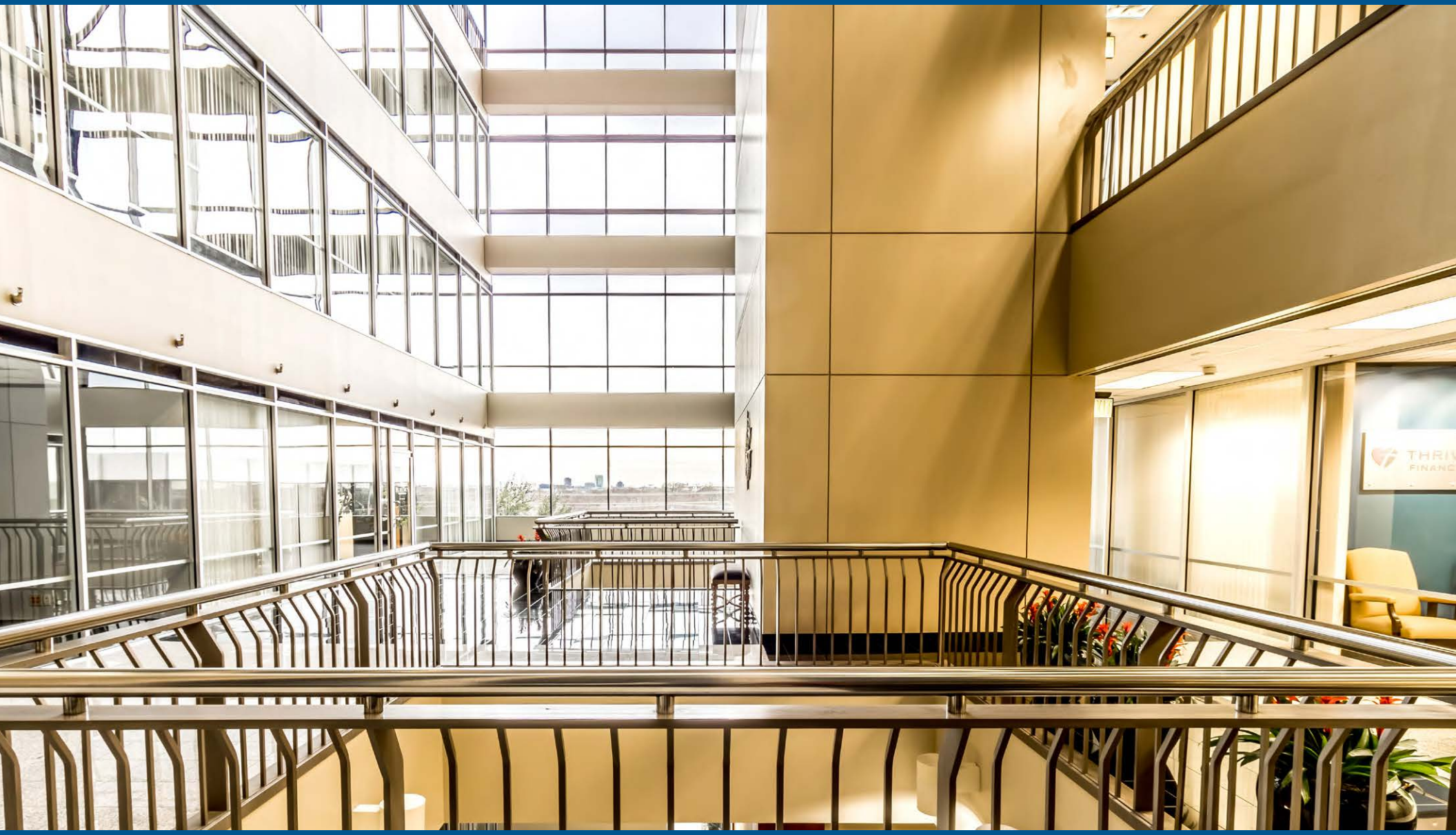
STORIES 10/4/4

PARKING RATIO* 3.43:1,000 (1,011 SPACES)

CITYVIEW TOWER	CITYVIEW WEST(I)	CITYVIEW EAST(II)
1255 W. 15TH ST PLANO, TX 75075	1309 W. 15TH ST PLANO, TX 75075	1201 W. 15TH ST PLANO, TX 75075
6.15 ACRES	2.13 ACRES	2.32 ACRES
183,159 SF	56,668 SF	54,409 SF
18,509 SF	14,167 SF	13,602 SF
34,054 SF	56,668 SF	47,344 SF
81%	0%	13%
1982	1980	1980
B+	B	B
10	4	4
3.43:1,000	3.43:1,000	3.43:1,000

* Parking: Flexibility to accommodate up to 6.0:1,000 for buildings I or II







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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Date

Regulated by the Texas Real Estate Commission

TAR 2501