

LOTUS OFFICE CENTER  
**3460-3480**  
**LOTUS DRIVE**  
INVESTMENT SUMMARY

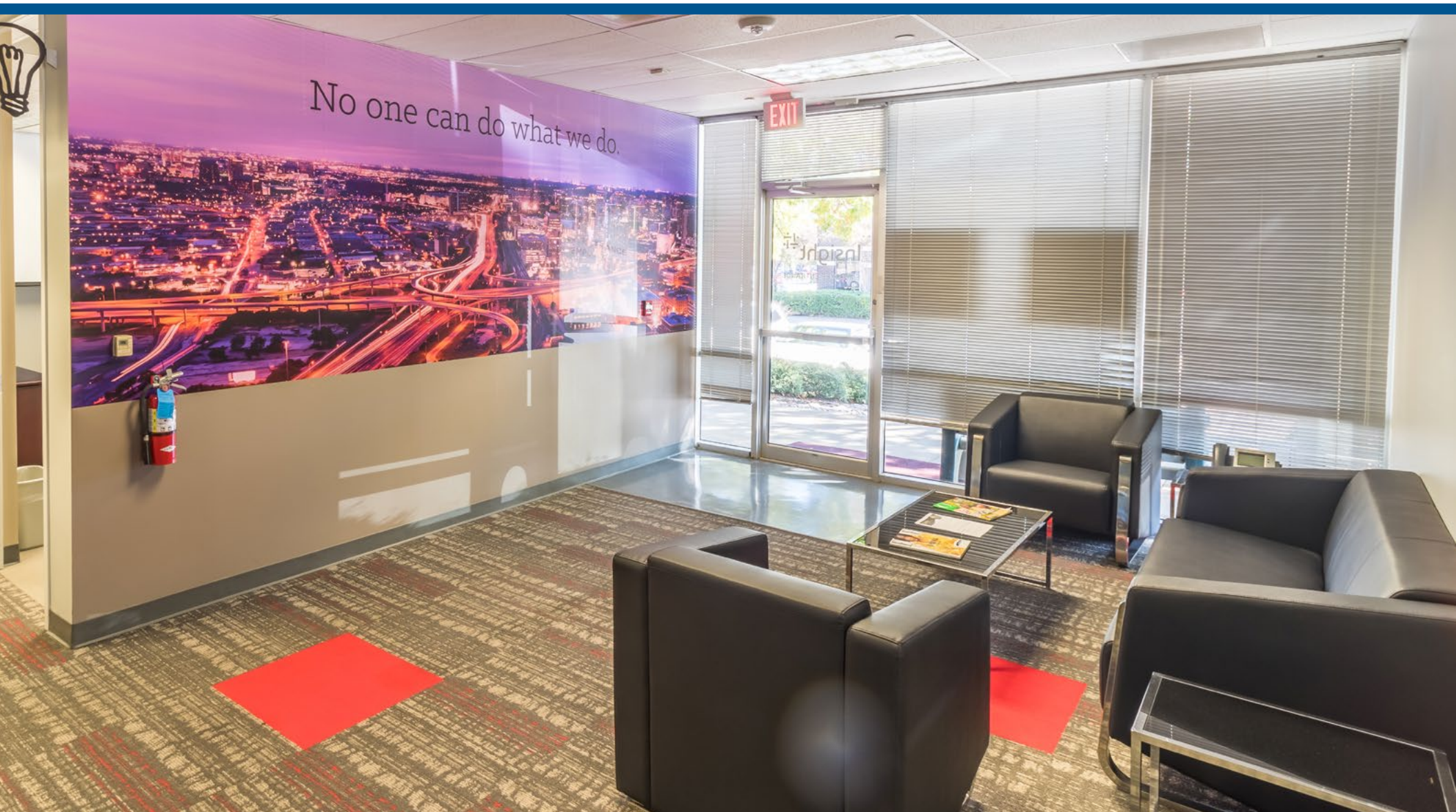




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## CONTACT

### SUSAN GWIN

Senior Vice President  
972 759 7854  
[susan.gwinburks@colliers.com](mailto:susan.gwinburks@colliers.com)

### CHRIS BOYD

Senior Vice President  
214 706 6047  
[cl.boyd@colliers.com](mailto:cl.boyd@colliers.com)

### TYLER LEHMANN

Senior Financial Analyst  
214 706 6046  
[tyler.lehmann@colliers.com](mailto:tyler.lehmann@colliers.com)

### JOHANNA RAMIREZ

Dispositions Coordinator  
214 706 6048  
[johanna.ramirez@colliers.com](mailto:johanna.ramirez@colliers.com)

### DANIELLE TAYLOR

Senior Client Services Coordinator  
972 759 7820  
[danielle.taylor@colliers.com](mailto:danielle.taylor@colliers.com)









## EXECUTIVE SUMMARY

### THE INVESTMENT OPPORTUNITY

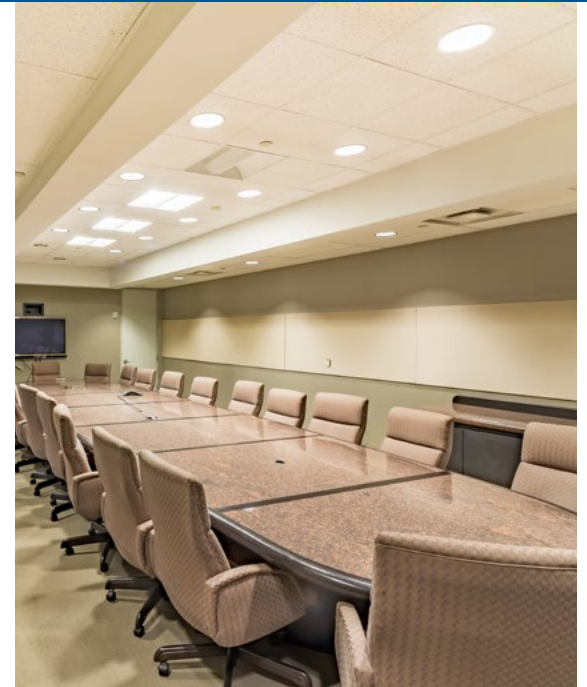
Colliers International is pleased to exclusively offer to qualified investors Lotus Office Center (the “Property”), comprised of two single-story office buildings containing 71,344 square feet located at 3460-3480 Lotus Drive in the Dallas suburb of Plano, Texas. Built out for dense occupancy, the assets tenant spaces have recently been refurbished and take advantage of an efficient design and layout. The asset currently offers the ability to park at a ratio in excess of 6.3/1,000 which can be expanded on a vacant tract of land located within the site. Increased activity and prominence in the thriving Legacy/Frisco submarket have positioned Lotus Office Center as a unique and desirable asset.

The approximate \$6.68 spread between Class A & Class B rental rates in the sub-market position Lotus Office Center as a formidable competitor and good choice for tenants looking for viable options in the submarket. The assets approximate \$1MM+ recent TI improvements and potential rental rate increases on future renewals and new leases at Lotus Office Center due to both the influx of entrepreneurial workers and corporate relocations should greatly boost cash flow.

At 93% occupancy, Lotus Office Center provides stable, in-place cash flow with the opportunity to increase revenue through the lease up of the existing vacancy and potential expansions in the remaining vacancy. The Property’s largest tenant, Insight Enterprises, is a leading provider of computer hardware, software, cloud solutions and IT services and occupies 39,844 square feet (55% of the Property) and recently extended their lease through January 2024. The remaining space is occupied by two tenants, QuadraMed a leading provider of healthcare software and services and National Home Shield which offers a home warranty plan for major components of home systems and appliances.

This offering provides ease of ownership with a maximum of four tenants and long-term in-place leases with annual contractual rent increases, ideal for a passive investor.







## INVESTMENT HIGHLIGHTS

### 93% LEASED WITH STABLE IN-PLACE CASH FLOW AND CONTRACTUAL INCREASES

Lotus Office Center, with 93% occupancy and a weighted average remaining lease term of 6.1 years, provides an investor with long term investment security via a diversified tenant base and annual contractual rent increases.

### 190 STEM CORRIDOR

Anchored by Insight Enterprises (NASDAQ: NSIT) through January 2024, the property benefits from its location within the 190 STEM Corridor and proximity to nearby corporations and University of Texas Dallas (UTD). These science and technological-based industries provide an economic foundation supported by an educated and talented labor pool and incubator for the area's strong high tech infrastructure.

### MATURE, ESTABLISHED SUBMARKET WITH SIGNIFICANT REINVESTMENT

Recent significant area investment by major corporations have energized the submarket and 190 STEM Corridor with new developments in the area, such as the Northside mixed-use development, the recently completed CityLine mixed-use development (including State Farm's state-of-the-art headquarters), Heritage Creekside and proposed Palisades mixed-use development.

### ABUNDANT PARKING RATIO

With approximately 3.2 acres of adjacent paved parking (total site approximately 8.2 acres), Lotus Office Center boasts an abundant total parking ratio of 6.3/1,000 SF accommodating dense users, providing flexible options for tenants and future investors.





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### ASSET PROFILE

BUILDING ADDRESS	3460 - 3480 LOTUS DRIVE
LAND AREA	5 ACRES & 3.1871 ACRES
NET RENTABLE AREA	71,344 RSF
OCCUPANCY	93%
YEAR BUILT/RENOVATED	1985/2012, 2014, 2015
PARKING RATIO	6.3/1,000 SF















EXCLUSIVELY OFFERED BY COLLIERS INTERNATIONAL | 1717 MCKINNEY AVENUE, SUITE 900 | DALLAS, TEXAS | 214 692 1100







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