

Spring Valley International Place

4801 Spring Valley Road, Farmers Branch, TX

INVESTMENT SUMMARY

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

Presented by:

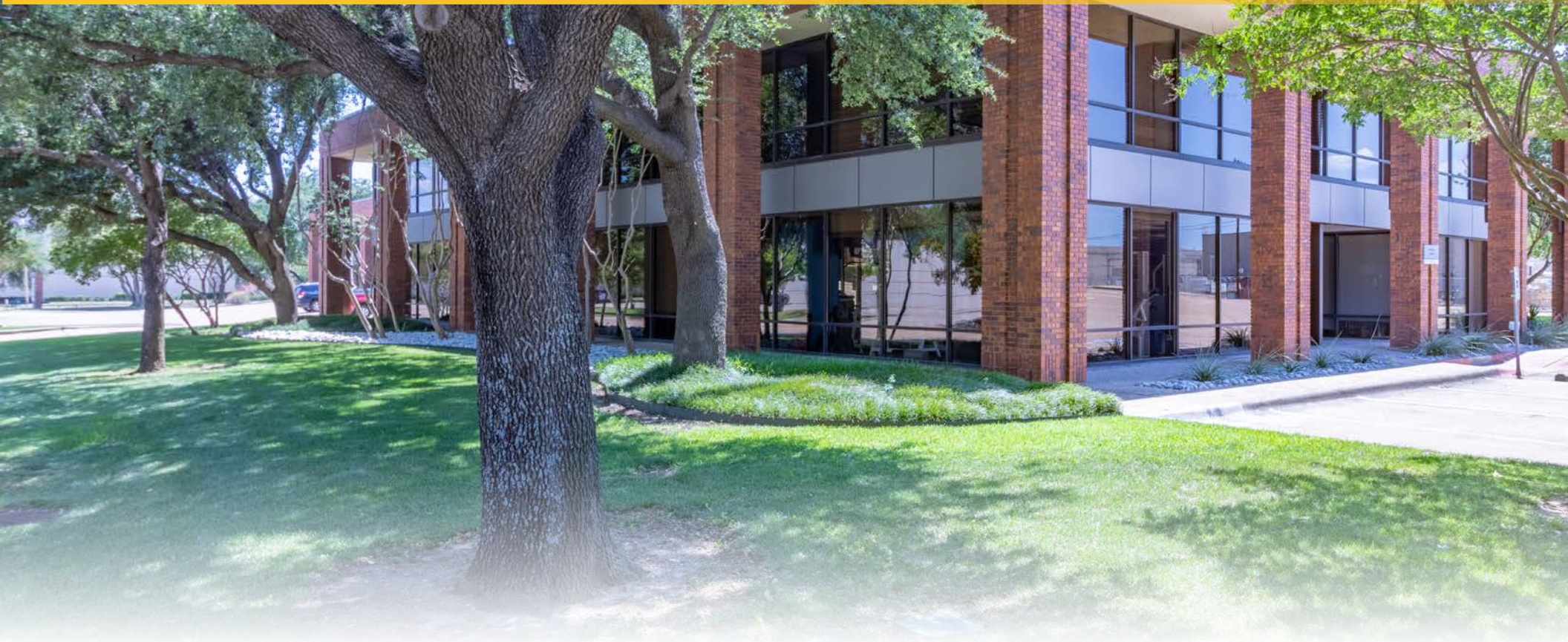
LIZZY BLAKE, SIOR
Senior Vice President

MARK MEADOR
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 68.6 percent occupied by nine (9) tenants and provide 4.67 years of average remaining lease term.

With strong in-place cash flow and significant upside potential, this offering will provide investors a compelling value-add opportunity to acquire in 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	68.6%
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 68.6 percent occupied. While the property offers favorable in-place cash flow, there is tremendous opportunity to create value through lease up of the 31.4 percent vacancy as well as driving below-market rents to market on over 50,000 square feet or 30% of the project.

UNIQUE PROPERTY FOR FLEXIBLE USE

Spring Valley International Place serves a unique need in the market for users who seek a combination of office and showroom, production or lab space. Uniquely constructed, the property offers both one and two-story office spaces 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 nine (9) tenants ranging in size from 4,000 to 31,000 square feet and average 12,944 square feet. The tenants located at the project are primarily private companies in varying and diverse businesses including healthcare, engineering, bridal company, religious organization and voice over sound studio. 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. This location is within the Metropolitan/Addison flex submarket which contains over 8.3 million square feet of office/flex product and carries a minimal vacancy of 7.6%.

The property provides immediate access to numerous amenities including many restaurant options to the north along Beltline Road, along Midway Road to the west and just to the south near and at the Galleria mall. Within a 1 mile radius, there are 55 fast casual and fine dining restaurants. The location and amenities will continue to drive tenants to the property.

Currently, the area is more land constrained than ever with multiple commercial and multi-family projects announced in the immediate area on remaining vacant land sites. Underway is a large multi-family development east of Inwood Road and south of Spring Valley called Jefferson East Branch. Phase I is scheduled to deliver 390 apartment homes by summer of 2020. Phase II construction will start immediately after to bring 351 additional apartment homes to the area.

DISCOUNT TO REPLACEMENT COST

In this cycle very few office/flex projects have been constructed in the Dallas/Fort Worth market, and none in the Metropolitan/Addison submarket due to increase in land and construction costs in in-fill areas 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.





SITE PLAN



BUILDING B

BUILDING A

NOT A PART

NOT A PART

NOT A PART

NOT A PART

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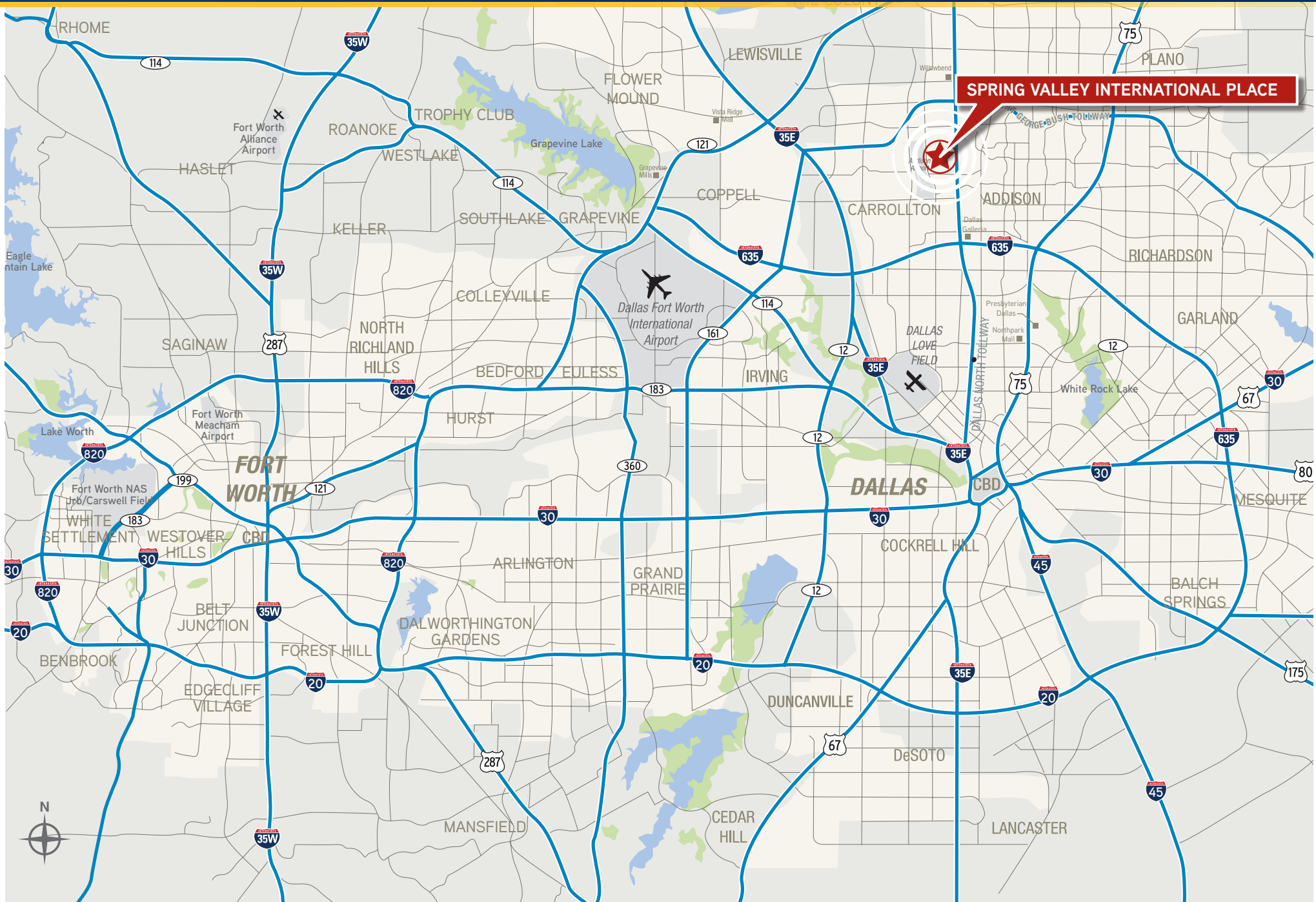
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SPRING VALLEY ROAD

INWOOD ROAD

LOCATION MAP



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: 68.6%
ESTIMATED IN-PLACE NOI: \$863,724

Presented by:



LIZZY BLAKE, SIOR
214 217 1205
lizzy.blake@colliers.com

MARK MEADOR
214 706 6046
mark.meador@colliers.com

JOHANNA RAMIREZ
214 706 6048
johanna.ramirez@colliers.com