THE LANDMARK
ADDISON, TEXAS
TIMELESS ARCHITECTURAL DESIGN | EXCEPTIONAL LOCATION WITH TREMENDOUS UPSIDE
Colliers International is pleased to exclusively offer to qualified investors the opportunity to purchase The Landmark (the “Property”), a 158,650 square foot (SF), eight-story, multi-tenant office building located in Addison, Texas. At 69.6 percent occupied, The Landmark offers the opportunity to immediately increase occupancy while the existing rent roll of 12 tenants with an average remaining lease term of four years provides stable cash flow with contractual rent increases. The Landmark boasts superior regional access, a wealth of area amenities and residential developments, as well as the intrinsic benefits of an address in Far North Dallas, a perennial leader in local office market fundamentals. This offering provides investors with a unique opportunity to purchase a quality office property within a prominent corporate neighborhood.
INVESTMENT HIGHLIGHTS

UNIQUE INVESTMENT OFFERING
The Landmark presents a unique, highly desirable opportunity. This offering enables the new owner to reap the benefits of an intrinsically valuable, yet cost-effective property in the Quorum district which is convenient to Addison, the Dallas North Tollway and the greater Far North Dallas submarket.

OPPORTUNITY TO CREATE VALUE
This offering also provides investors with several value creation opportunities through the immediate lease-up of available space (48,242 square feet) and through the renewal of leases that will roll in the near term, which are at below-market rents. The Property will provide attractive alternatives to tenants in the market who seek to reduce their real estate occupancy costs while maintaining a desirable, accessible corporate location.

QUALITY, INSTITUTIONALLY-MAINTAINED ASSET
The Landmark has been institutionally-owned and maintained for the past seven years. The building features an open, two-level atrium lobby comprised of polished granite walls and stainless steel finishes. Every other floor in the property opens up to the one above it, allowing for a unique open-environment throughout the common areas. The building is surrounded by an abundance of mature trees and seasonal plantings, enhancing the overall appearance of this asset. The Property also features a structured parking garage, which is competitive with other North Dallas office properties.

EFFICIENTLY SIZED FLOORPLATES
The Landmark features moderately sized floorplates of 19,831 square feet. These floorplates are highly conducive to the majority of Quorum’s corporate residents, allowing mid-sized office tenants the benefits of full-floor tenancy and are also easily demised for smaller tenants. Each floor permits efficient space planning with a balance of interior cubicles and extensive perimeter offices and conference rooms with attractive views of the surrounding Quorum neighborhood.
SIGNIFICANT DISCOUNT-TO-REPLACEMENT COST

This offering presents investors with a tremendous opportunity to purchase a quality property at a deep discount-to-replacement cost. Construction of comparable properties is averaging over $220.00 per square foot.

WALKABLE, RESTAURANT & RETAIL AMENITIES

The Lower North Dallas Tollway’s high-end amenity base plays a critical role among area businesses in their recruitment and retention of today’s most talented employees. The Landmark is centrally located in the submarket, which allows it to expressly benefit from the immediate area’s vast infrastructure.

Just a few steps to the north is “Restaurant Row”, a four-mile segment of Belt Line Road that boasts the highest concentration of restaurants (more than 170) in Dallas/Fort Worth. The Landmark is also within seconds of popular shopping and dining at Prestonwood Town Center and the recently renovated Village on the Parkway. It is also near Dallas Midtown, a $3.5 billion, 440-acre redevelopment scheduled to break ground in 2nd quarter 2016. Dallas Midtown is envisioned as the future, primary regional town center of North Dallas that will further enhance the area’s critical mass of exceptional amenities.

EXCLUSIVE RESIDENTIAL NEIGHBORHOODS

The Landmark’s location at the cornerstone of one of Dallas’ premier mixed-use urban villages offers the vitality of a downtown environment and the conveniences and amenities of one of the nation’s most desirable suburbs. Situated among a significant concentration of urban-style residential communities, the Property is also within 15 minutes of some of Dallas’ most affluent intown and suburban neighborhoods – Preston Hollow and the Park Cities to the south, Frisco and Plano to the north. The concentration of highly desirable residential neighborhoods provides area landlords with a marked advantage when competing for tenants whose decision makers find the area an exceptional community in which to live and attract employees.

IMMEDIATE ACCESS TO DFW’S PRIMARY THOROUGHFARES

In addition to the Dallas North Tollway, LBJ Freeway and President George Bush Turnpike, The Landmark’s prime location offers superior regional access and proximity to major thoroughfares including Stemmons Freeway (I-35E), North Central Expressway (US-75), and Northwest Highway (Loop 12). The Property is less than 10 minutes to the north of Dallas Love Field, and 20 minutes to the east of Dallas/Fort Worth International Airport. It is also located just one mile east of Addison Airport, which is the busiest general aviation airport in Texas and among the top five busiest in the nation.

BARRIERS TO ENTRY

There is very limited available supply of prime development sites along the Dallas North Tollway. With limited new office construction underway south of Belt Line Road, properties such as The Landmark are well-positioned to outperform the Dallas/Fort Worth market over the long-term. The inability to add competing assets in the immediate area, prohibitive new construction costs and rigid pre-leasing requirements for new construction financing will also provide upward pressure to rental rates during the hold period.
### Asset Profile

<table>
<thead>
<tr>
<th><strong>Project Name</strong></th>
<th>The Landmark</th>
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<tbody>
<tr>
<td><strong>Address</strong></td>
<td>14800 Landmark Boulevard, Addison, Texas 75254</td>
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<tr>
<td><strong>Submarket</strong></td>
<td>Lower North Dallas Tollway</td>
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<tr>
<td><strong>Land Area</strong></td>
<td>2.29 Acres</td>
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<tr>
<td><strong>Building Size</strong></td>
<td>158,650 SF</td>
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<tr>
<td><strong>Number of Stories</strong></td>
<td>8</td>
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<tr>
<td><strong>Total Available SF</strong></td>
<td>48,242 SF</td>
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<tr>
<td><strong>Occupancy</strong></td>
<td>69.6%</td>
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<tr>
<td><strong>Year Built/Renovated</strong></td>
<td>1985/2010</td>
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<tr>
<td><strong>Class</strong></td>
<td>B</td>
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<tr>
<td><strong>Parking</strong></td>
<td>3/1,000 SF (approximate)</td>
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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 licensed 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 buyer/tenant 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.

<table>
<thead>
<tr>
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<td>Sales Agent/Associate's Name</td>
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