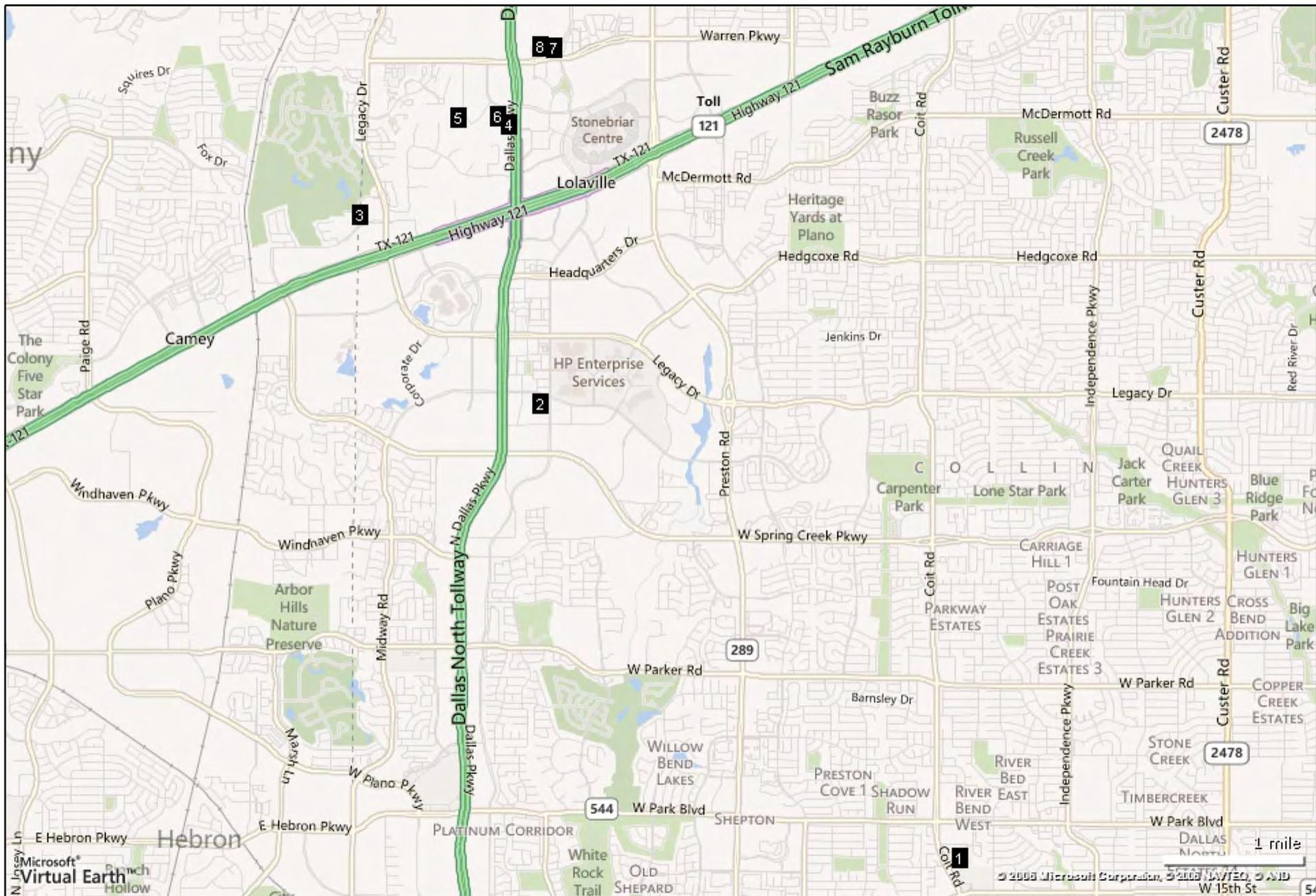


Building Photo	Building Name/Address City Ownership	Floors Typical Floor Size Class Rentable Area	Proposed Space	Parking Ratio : 1,000 RSF	Quoted Rental Rate Rate Type	Comments
	Westpark Plaza 3820 American Dr Plano HCP, Inc.	B 3 <u>22,675</u> 68,567	Suite 150 - 11,387 RSF Suite 200 - 23,370 RSF (Divisible)	6.69	\$13.00 - \$15.00 Plus E	Recently completed \$2M Renovation to the Building's Common Areas
	Legacy Place II 5700 Tennyson Pky Plano L&B Realty Advisors, LLP	A 6 <u>25,021</u> 150,126	*Suite 100 - 11,900 RSF	4.4	*\$25.00 Plus E	*Sublease Option, Expires 3/31/18, Furniture is Negotiable Premises is not contiguous; Divided by Corridor
	Comstock Tower 5300 Town And Country Blvd Frisco Western Properties	A 5 <u>21,730</u> 108,640	Suite 220 - 8,346 RSF	4	\$23.50 Plus E	On Site Management, On Site Engineer, Hotels , Access to Shops at Legacy
	Hall Office Park Bldg A-1 2595 N Dallas Pky Frisco Hall Financial Group	A 4 <u>25,000</u> 100,000	Suite 310 - 9,241 RSF Suite 410 - 9,537 RSF	4	\$23.00 - \$25.50 Plus E	On Site Management, Restaurants, Childcare, Hotel, Retail, On Site Deli, YMCA Fitness Center, Banking, Creativity Center, Conference Facility, Full-Time Concierge Suite 410 is currently in Shell Condition
	Hall Office Park Bldg G-2 2611 Internet Blvd Frisco Hall Financial Group	B 2 <u>60,000</u> 120,000	Suite 110 - 9,821 RSF	4	\$22.00 Plus E	On Site Management, Restaurants, Childcare, Hotel, Retail, On Site Deli, YMCA Fitness Center, Banking, Creativity Center, Conference Facility, Full-Time Concierge

Building Photo	Building Name/Address		Floors		Parking Ratio : 1,000 RSF	Quoted Rental Rate		Comments
	City	Ownership	Class	Typical Floor Size Rentable Area		Proposed Space	Rate Type	
6 	Hall Office Park Bldg B-1 6801 Gaylord Pky Frisco	Hall Financial Group	A	<u>4</u> <u>25,000</u> 100,000	Suite 100 - 16,637 RSF (Divisible)	4	\$26.00 Plus E	On Site Management, Restaurants, Childcare, Hotel, Retail, On Site Deli, YMCA Fitness Center, Banking, Creativity Center, Conference Facility, Full-Time Concierge
7 	Duke Bridges I 7668 Warren Pky Frisco	Wells Real Estate Funds	B	<u>3</u> <u>53,709</u> 158,298	*Suite 315 - 27,426 RSF (Divisible to 12,000 RSF)	4.55	*\$17.00 Plus E	*Sublease Option, Expires 3/31/17, Furniture is Negotiable Former T-Mobile Space
8 	Duke Bridges III 7460 Warren Pky Frisco	The Blackstone Group	B	<u>3</u> <u>53,421</u> 160,263	*Suite 100 - 14,328 RSF	4.51	*\$15.00 - \$20.00 Plus E	*Sublease Option, Expires 12/31/17 Finished out as a Satellite Campus for University of Dallas



Westpark Plaza

3820 American Drive, Plano, Texas

For Lease

OFFICE SPACE AVAILABLE

- 68,605 Rentable Square Feet
- Class B Office; 3 Stories
- Built in 1986; renovated in 2011
- Base Rental Rate: \$13.00- \$15.00 psf + E
- Parking Ratio: 6.69/1,000
- Easy Access to Highway 190
- Close Proximity to Plano Medical Center

For information, contact:

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matt.hurlbut@transwestern.net

JEFF SMITH

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BLAIR HUDDLESTON

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The Performance Advantage in Real Estate

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Westpark Plaza

3820 American Drive, Plano, Texas



- 68,605 Rentable Square Feet
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5001 Spring Valley Road, Suite 400W ■ Dallas, Texas 75244 ■ 972.774.2500 ■ www.transwestern.net

3820 AMERICAN DR
PLANO, TX 75075

FACT SHEET

Westpark Plaza

YEAR BUILT

1986, fully renovated in 2012

BUILDING SIZE

3 Stories; 68,567 Rentable square feet

BASE RENTAL RATE

\$13.00-\$15.00 + Electricity
Electricity is estimated at \$2.00 psf

PARKING

6.69:1,000 parking ratio

AMENITIES

Close proximity to Plano Medical Center
Easy access to Highway 190 (George Bush)

AVAILABILITY

Entire building available:

Suite 150: 1,746 - 7,394 RSF
Suite 175: 3,300 - 11,387 RSF
2nd Floor: 23,370 RSF
3rd Floor: 11,456 RSF



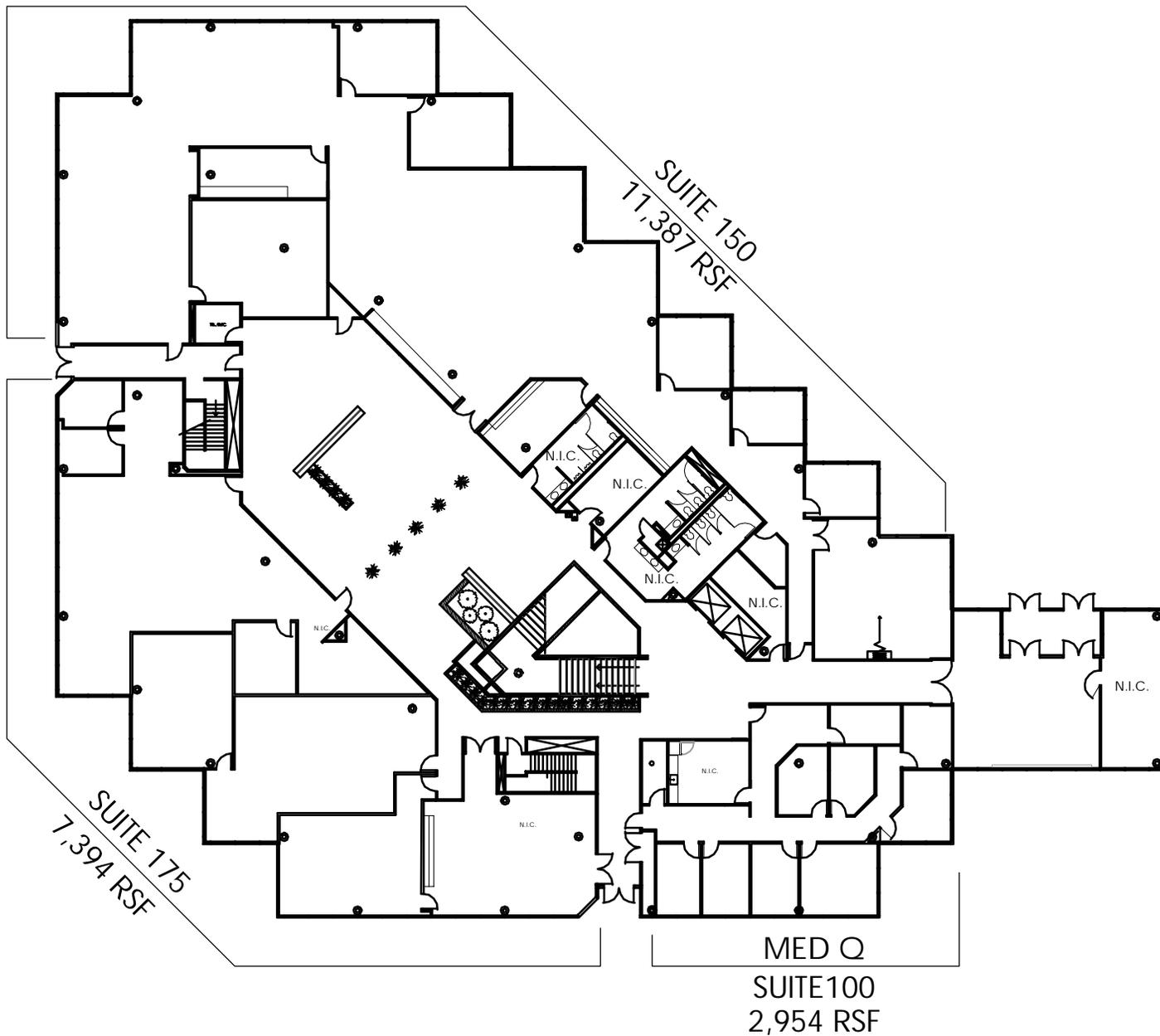
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www.transwestern.net/dallas

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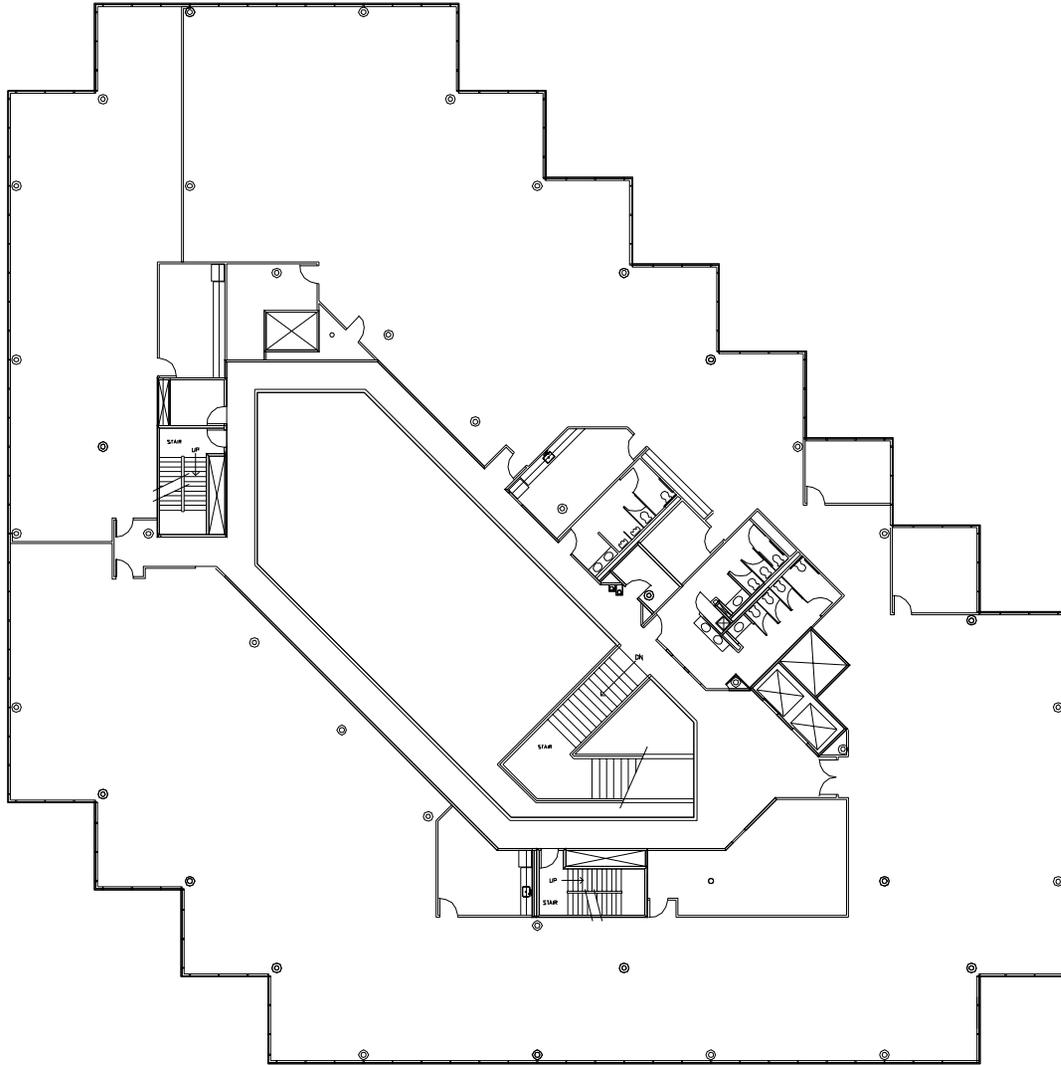


WEST PARK PLAZA

3820 AMERICAN DRIVE, PLANO, TEXAS

FLOOR: FLOOR 1
 SUITE:
 DATE: 05/11/12
 RSF: 21,735





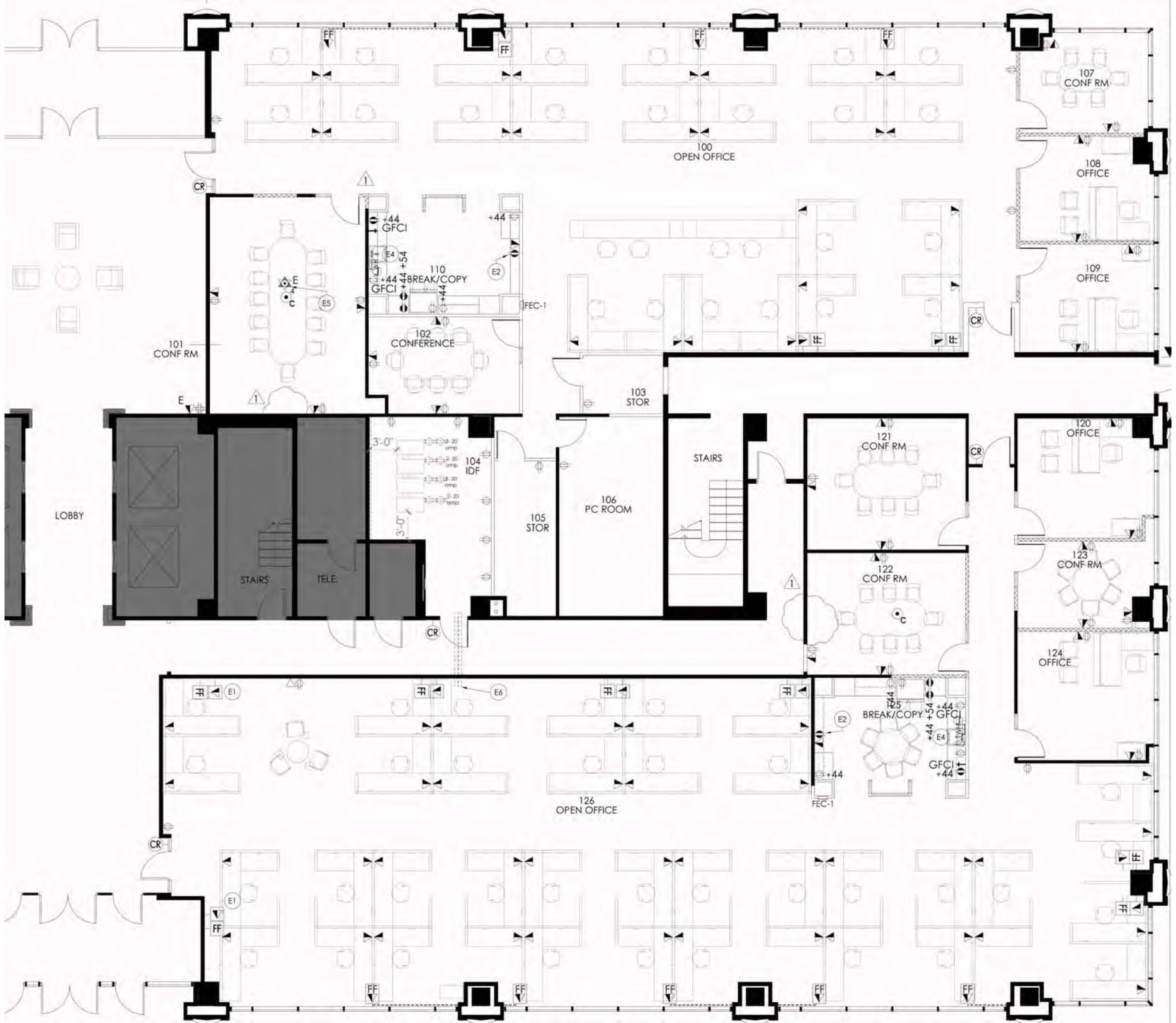
T **TRANSWESTERN**
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WEST PARK PLAZA

3820 AMERICAN DRIVE, PLANO, TEXAS

FLOOR: FLOOR 2
SUITE:
DATE: 07/07/10
RSF: 23,370

ENTOS
design



Comstock Tower

5300 Town & Country Boulevard
Frisco, Texas 75034

www.comstocktower.com



FOR LEASE



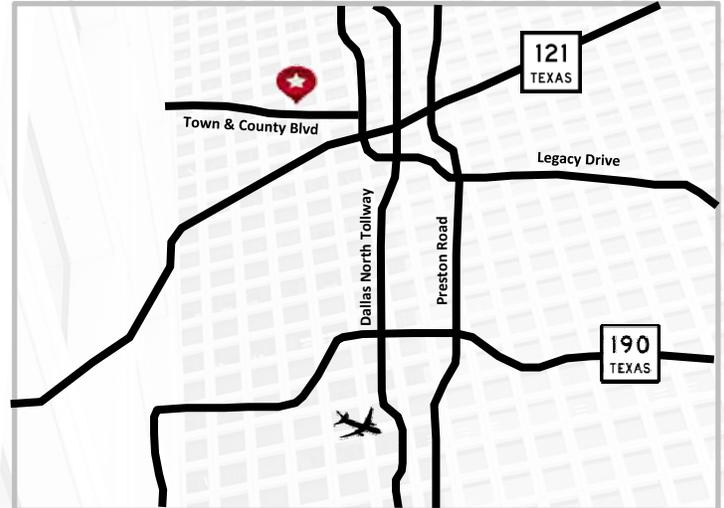
Comstock Tower

5300 Town & Country Boulevard
Frisco, Texas 75034

www.comstocktower.com

BUILDING HIGHLIGHTS

- Close Proximity to The Shops at Legacy
- Easy Access to SH 121
- Across the Street from the Sheraton Stonebriar
- Adjacent to the Westin Stonebriar
- Backs up to Stonebriar Country Club
- On-Site Management and Engineer
- Underground Parking



NET RENTABLE AREA: +/- 108,406 RSF

TYPICAL FLOOR PLATE: +/- 21,681 RSF

BUILDING HEIGHT: 5 Stories

PARKING RATIO: 4.00/1,000

For leasing information, please contact:

Rena Chappell
972.503.5100
rena.chappell@fults.com

Tracy Fults
972.503.5100
tracy.fults@fults.com



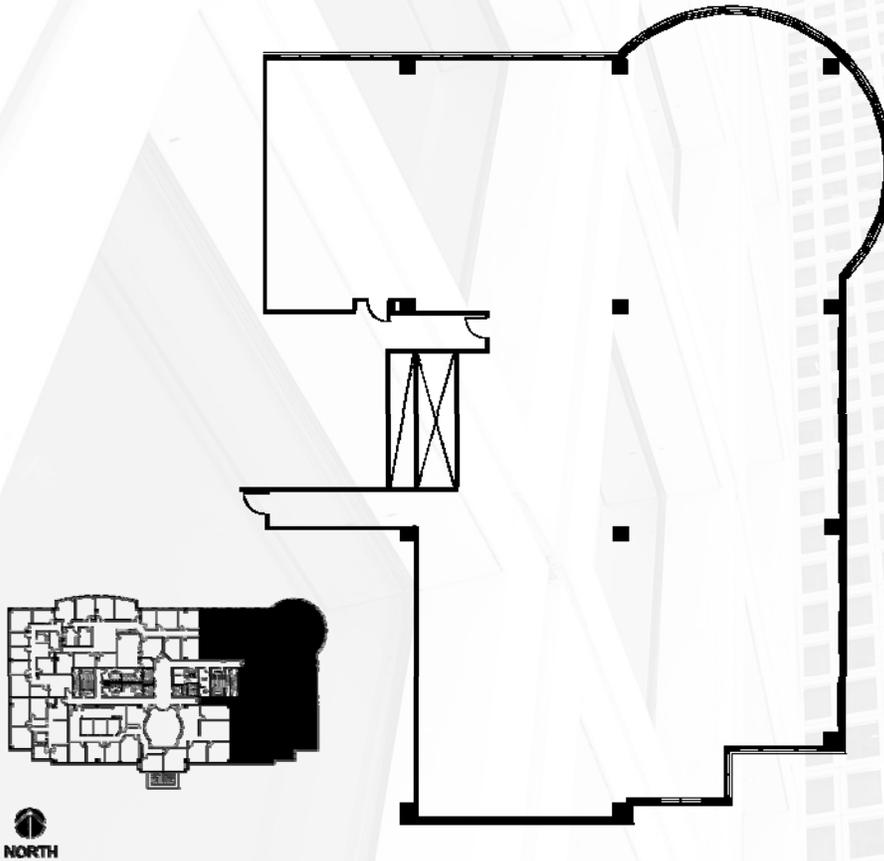
Fults Commercial, LLC. | 5956 Sherry Lane, Suite 885, Dallas, Texas 75225 | 972.503.5100 | fults.com

Comstock Tower

5300 Town & Country Boulevard
Frisco, Texas 75034

www.comstocktower.com

Suite 220
8,346 RSF



For leasing information, please contact:

Rena Chappell
972.503.5100
rena.chappell@fults.com

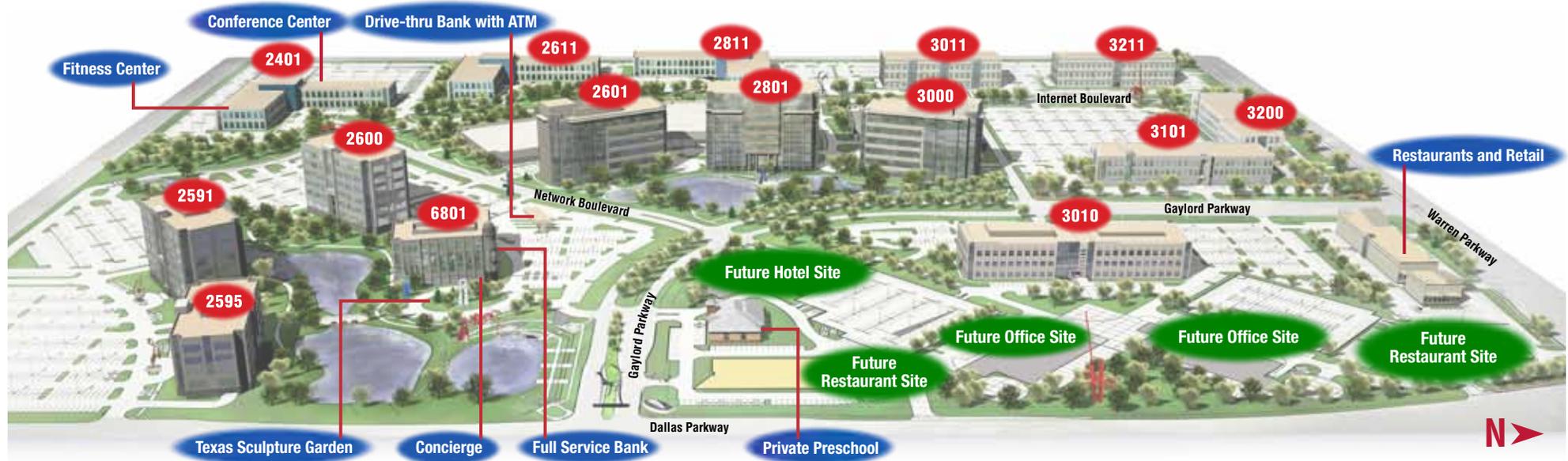
Tracy Fults
972.503.5100
tracy.fults@fults.com



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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

Hall Office Park Master Plan



2595 DALLAS PARKWAY (A1)
4 floors. 100,000 square feet.

2591 DALLAS PARKWAY (A2)
6 floors. 150,000 square feet.

6801 GAYLORD PARKWAY (B1)
4 floors. 100,000 square feet.

2600 NETWORK BOULEVARD (B2)
6 floors. 150,000 square feet.

2601 NETWORK BOULEVARD (C1)
6 floors. 150,000 square feet.

2801 NETWORK BOULEVARD (C2)
8 floors. 200,000 square feet.

3000 INTERNET BOULEVARD (C3)
6 floors. 150,000 square feet.

3101 GAYLORD PARKWAY (D1)
3 floors. 133,000 square feet.
Single tenant headquarters.

3200 INTERNET BOULEVARD (D2)
3 floors. 130,000 square feet.

3010 GAYLORD PARKWAY (E1)
3 floors. 150,000 square feet.

2401 INTERNET BOULEVARD (G1)
2 floors. 120,000 square feet.

2611 INTERNET BOULEVARD (G2)
2 floors. 120,000 square feet.

2811 INTERNET BOULEVARD (G3)
2 floors. 120,000 square feet.
Single tenant headquarters.

3011 INTERNET BOULEVARD (G4)
3 floors. 120,000 square feet.

3211 INTERNET BOULEVARD (G5)
3 floors. 90,000 square feet.

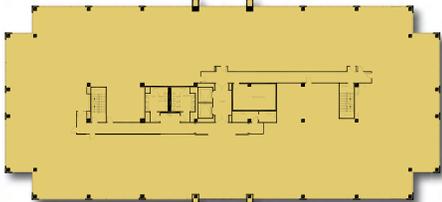
ALSO WITHIN HALL OFFICE PARK:

- 200+ works of art
- Courtesy patrols 24/7
- Outdoor seating areas
- Walking and jogging trails
- On-site management and maintenance
- Multiple health professionals
- Lakes and water features



HALL OFFICE PARK
Redefining the workplace.

2595 DALLAS PARKWAY



TYPICAL FLOOR PLAN

BUILDING SPECIFICS

A1

- Year Built..... 1998
- Floors..... Four
- Gross..... 100,000 SF
- Rentable..... 97,326 SF
- Typical Floorplate..... 25,420 SF
- Bay Depth..... 42' - 47'
- Ceiling Height..... 9'-10" with custom
9' stained wood suite doors
- Windows..... Floor-to-ceiling Viracon
Solarscreen insulating glass
- Lobby Finishes..... Two-story entrance with floor-to-ceiling
glass; oak wood walls, granite entry
floors, back lobby granite floor with
carpet insert, Zolatone walls and
touch-screen tenant directory
- Parking..... 4/1000
- Elevators..... Two elevators with 3,500 lb. capacity
- HVAC..... Water cooled self contained air handler
units, one per floor; DDC controlled with
zoned VAV and FPB



Double glass entry doors open into spacious two-story lobby. Featuring artwork by well-known Texas sculptors, finishes include oak, granite, stainless steel, carpeting and floor-to-ceiling glass windows. Lobby extends past elevators to an outdoor patio overlooking lakes, fountains and the Texas Sculpture Garden. Underground executive parking garage provided as well as spacious surface lot at main building entrance. Fronting the Dallas North Tollway, this property's freeway exposure allows visibility plus easy access for tenants and visitors. Hall Office Park amenities available to all tenants.



HALL OFFICE PARK

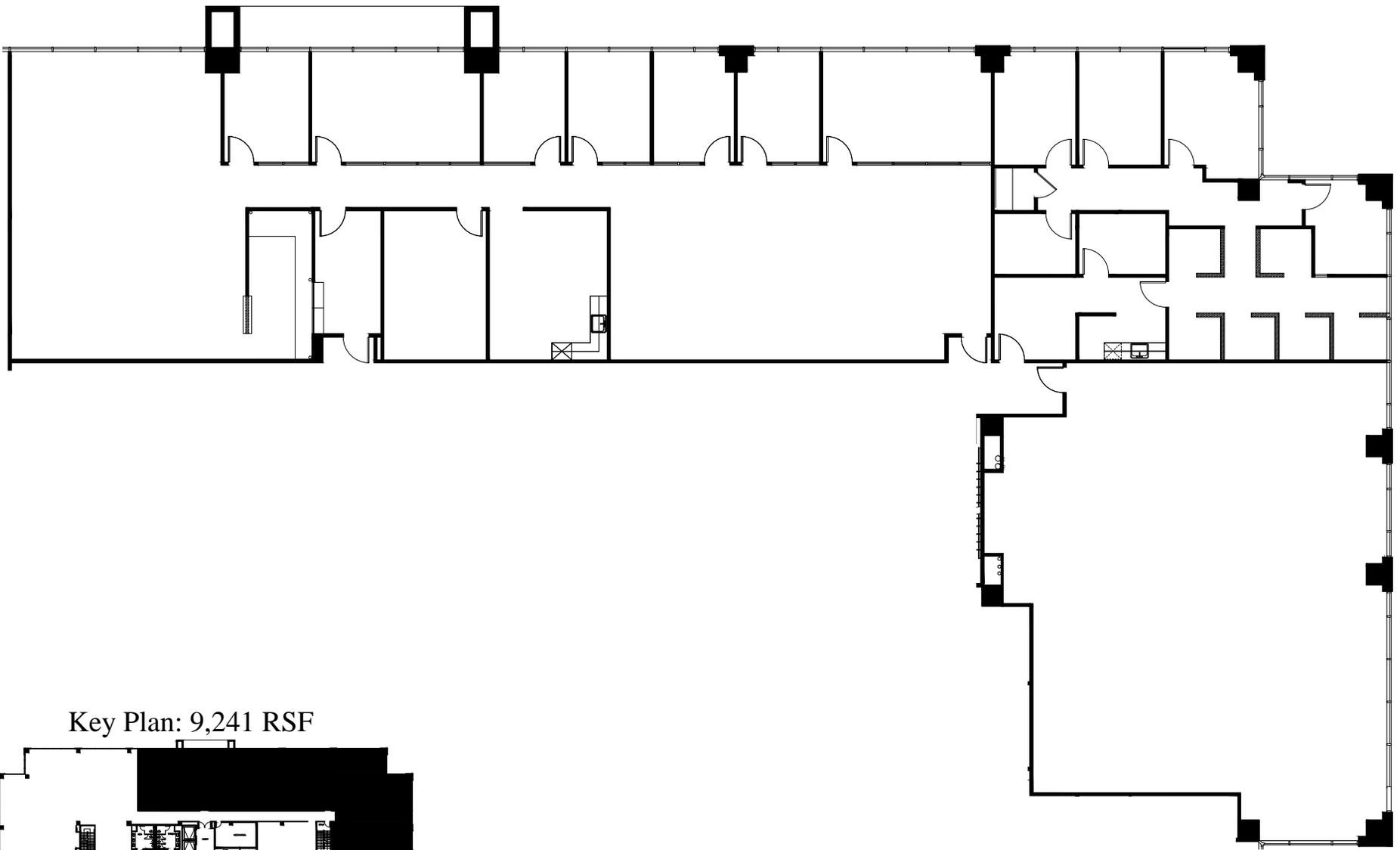
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Tammy Lomonaco
 Leasing Associate
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tlomonaco@hallfinancial.com

6801 Gaylord Parkway, Suite 100
 Frisco, Texas 75034
www.hallofficepark.com

MASTER PLAN





Key Plan: 9,241 RSF

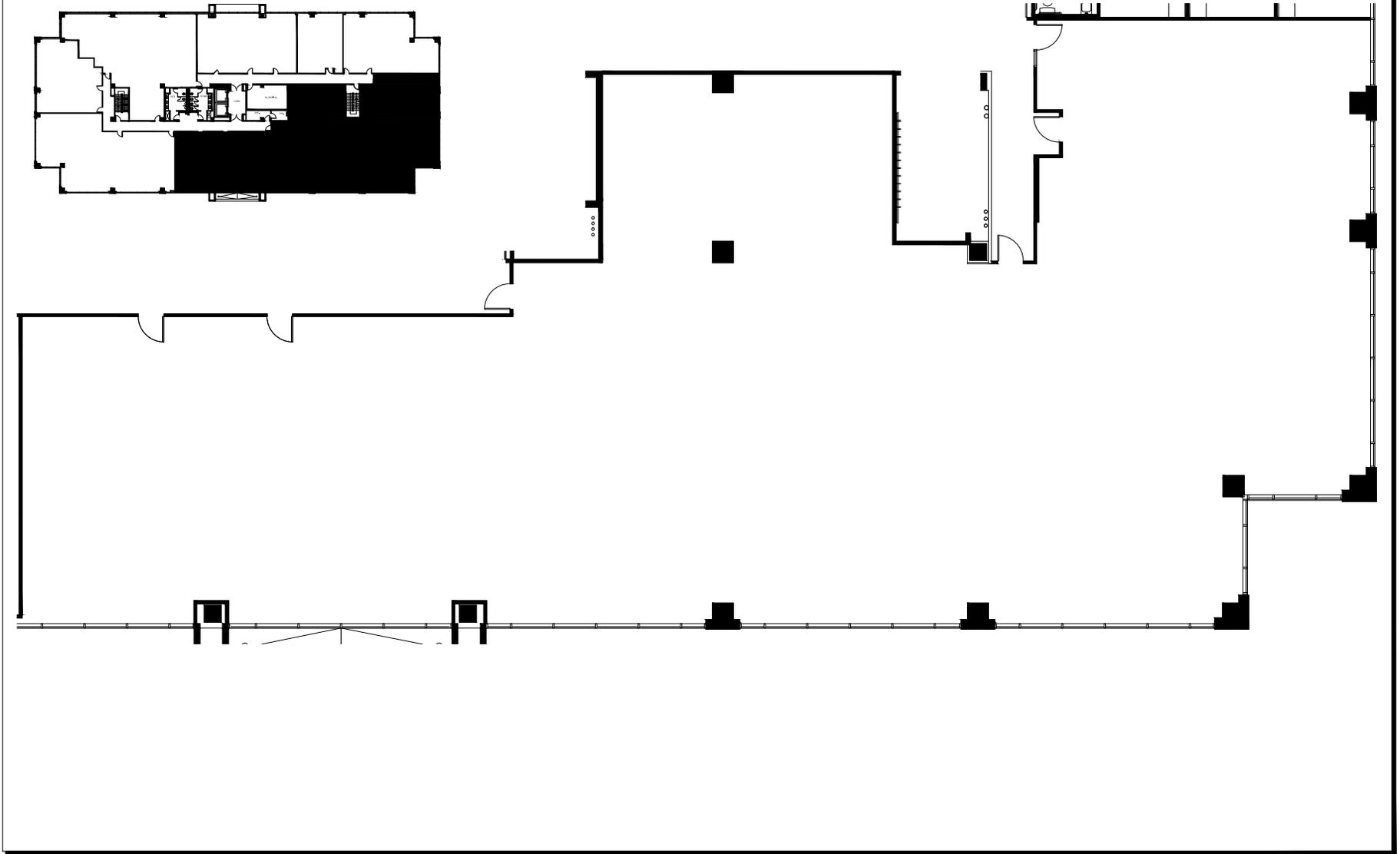
M TAMARA VAUGHAN MYERS
 VAUGHAN MYERS DESIGN, INC.
 2707 SIR BEDIVERE LANE
 LEWISVILLE, TEXAS 75056
 PHONE: 972.899.0922
 FAX: 1.888.255.0292
 Tamara@VMDesignInc.com

Marketing Plan
 Record Drawing
 Suite 310, 2595 Dallas Pkwy., Hall Office Park
 Leasing Information: Kim Butler or Tammy Lomonaco at 972-377-1100
 kbutler@hallfinancial.com or tlomonaco@hallfinancial.com



HALL OFFICE PARK
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KEY PLAN: 9,537 RSF



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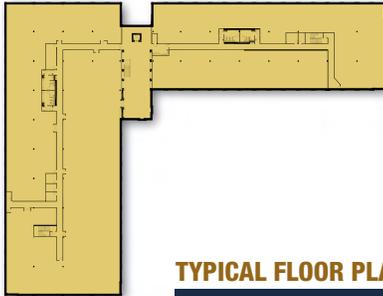
Marketing Plan
Record Drawing
Suite 410, 2595 Dallas Pkwy., Hall Office Park
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kbutler@hallfinancial.com or tlomonaco@hallfinancial.com



HALL OFFICE PARK
www.hallfinancial.com

2611

INTERNET BOULEVARD



TYPICAL FLOOR PLAN

BUILDING SPECIFICS

G2

- Year Built..... 2001
- Floors..... Two
- Gross..... 120,000 SF
- Rentable..... 116,435 SF
- Typical Floorplate..... 58,658 SF
- Bay Depth..... 46' – 58'
- Ceiling Height..... 9'-10" with custom
9' stained wood suite doors
- Windows..... Floor-to-ceiling Viracon
Solarscreen insulating glass
- Lobby Finishes..... Two-story entrance with floor-to-ceiling
glass; granite tile floors, Zolatone walls,
marble elevator surround, stainless steel
- Parking..... 4/1000
- Elevators..... One elevator with 3,500 lb. capacity
- HVAC..... Eight roof top units; DDC controlled with
zoned VAV and FPB; electric strip heating



Double glass entry doors open into spacious two-story lobby. Featuring artwork by well-known international artists, finishes include Zolatone walls, stainless steel, carpeting, ceramic tile and floor-to-ceiling glass windows. Lobby extends past elevators to designated outdoor smoking area and spacious surface parking lot. Designed for efficient, attractive office space, each floor is surrounded by continuous, insulated glass. Ground floor includes dedicated area for vending machines, express delivery services and tenant mailboxes. Hall Office Park amenities available to all tenants.



HALL OFFICE PARK

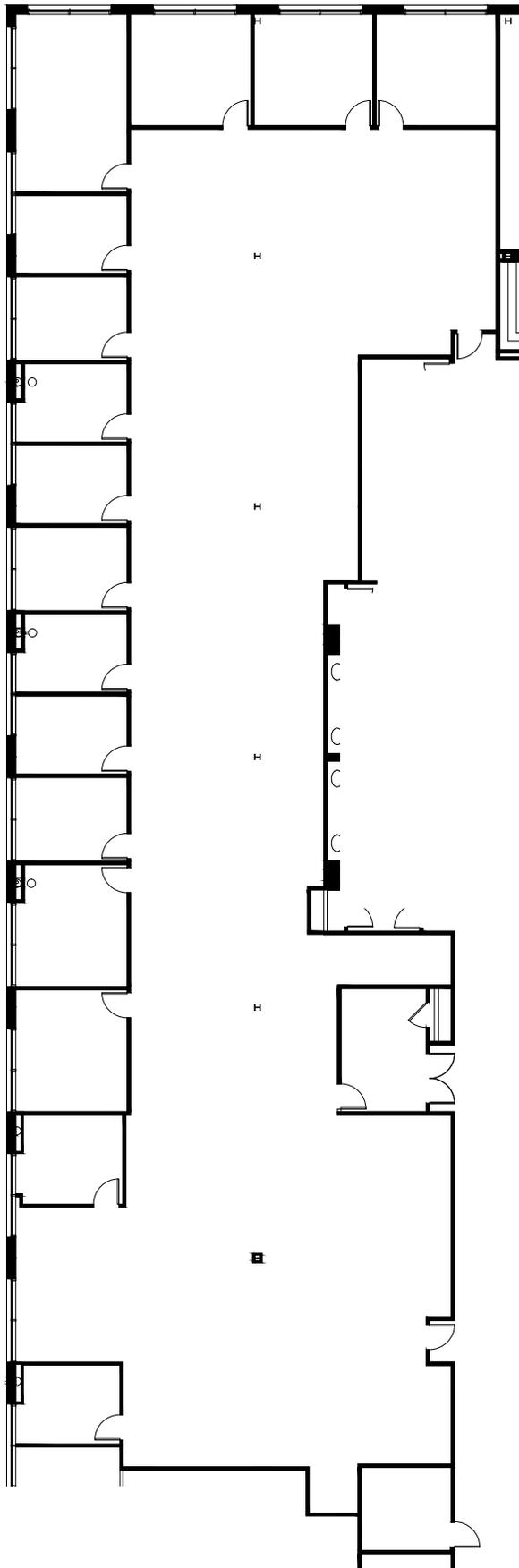
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kbutler@hallfinancial.com
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tlomonaco@hallfinancial.com

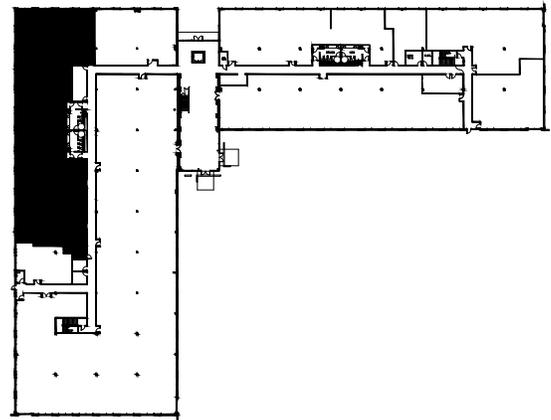
6801 Gaylord Parkway, Suite 100
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MASTER PLAN





Key Plan: 9,821 RSF



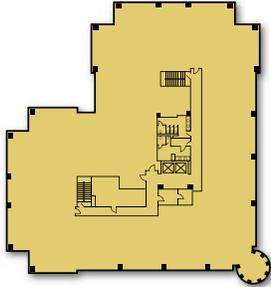
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 VAUGHAN MYERS DESIGN, INC.
 2707 SIR BEDIVERE LANE
 LEWISVILLE, TEXAS 75056
 PHONE: 972.899.0922
 FAX: 1.888.255.0292
 Tamara@VMDesignInc.com

Marketing Plan
 Record Drawing
 Suites 105 & 107, 2611 Internet Blvd., Hall Office Park G2
 Leasing Information: Kim Butler or Tammy Nellis at 972-377-1100
 kbutler@hallfinancial.com or Tnellis@hallfinancial.com



HALL OFFICE PARK
 www.hallofficepark.com

6801 GAYLORD PARKWAY



TYPICAL FLOOR PLAN



BUILDING SPECIFICS

B1

- Year Built..... 2000
- Floors..... Four
- Gross..... 100,000 SF
- Rentable..... 98,447 SF
- Typical Floorplate..... 26,669 SF
- Bay Depth..... 41' – 46'
- Ceiling Height..... 9'-10" with custom
9' stained wood suite doors
- Windows..... Floor-to-ceiling Viracon
Solarscreen insulating glass
- Lobby Finishes..... Two-story entrance with floor-to-ceiling
glass; Honduran Mahogany wood walls,
granite entry floors, Zolatone walls
- Parking..... 4/1000
- Elevators..... Two elevators with 3,500 lb. capacity
- HVAC..... Water cooled self contained air handler
units, one per floor; DDC controlled with
zoned VAV and FPB

Double glass entry doors open into spacious two-story lobby. Featuring the indoor portion of the prestigious Texas Sculpture Garden, ground floor finishes include oak, granite, marble, stainless steel, carpeting and floor-to-ceiling glass windows. Surrounding grounds just outside contain the outdoor section of the Texas Sculpture Garden as well as important international sculpture and water features. Underground executive parking garage provided as well as spacious lot at building entrance. With easy access from the Dallas North Tollway, this property's freeway exposure allows visibility plus easy access for tenants and visitors. Hall Office Park amenities available to all tenants.



HALL OFFICE PARK

Redefining the workplace.

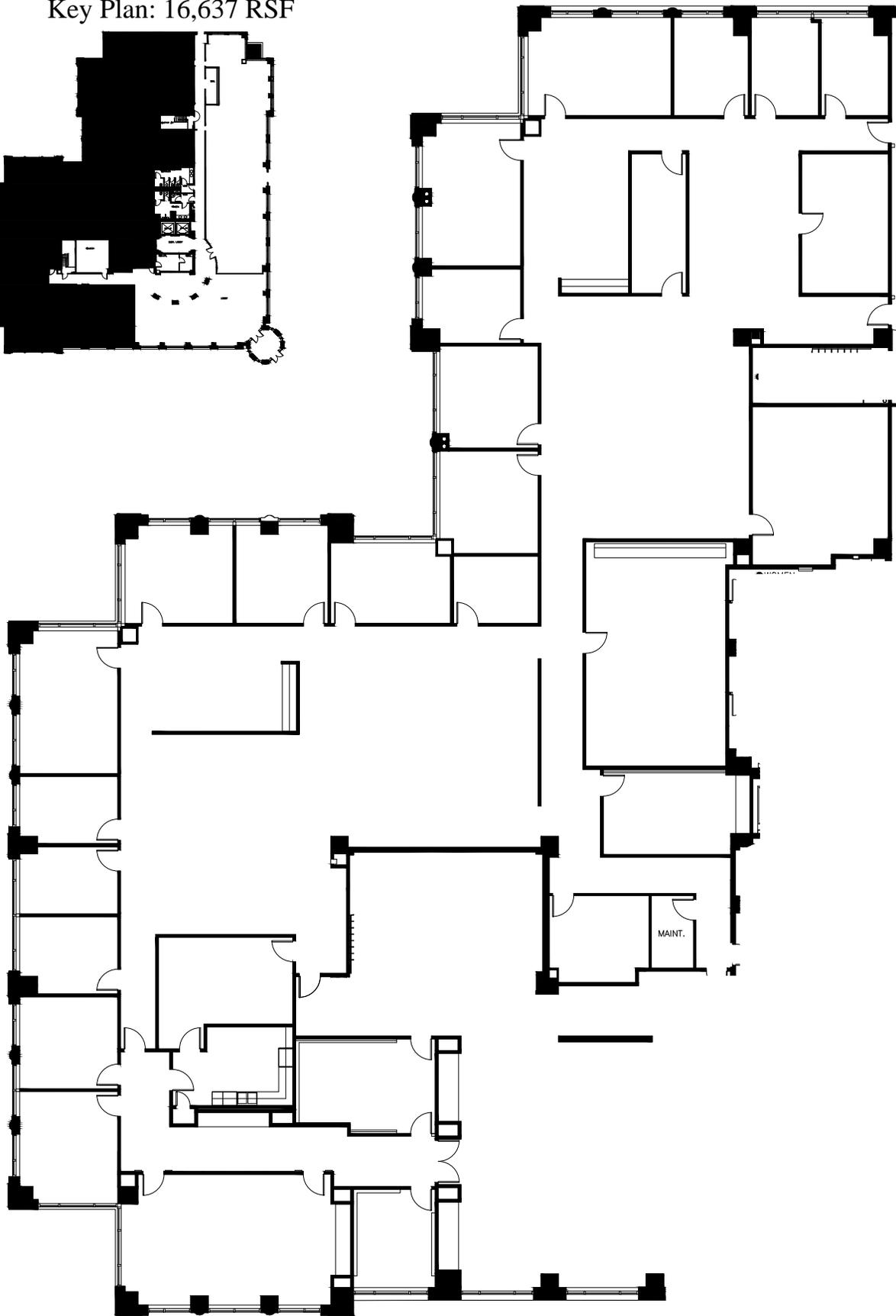
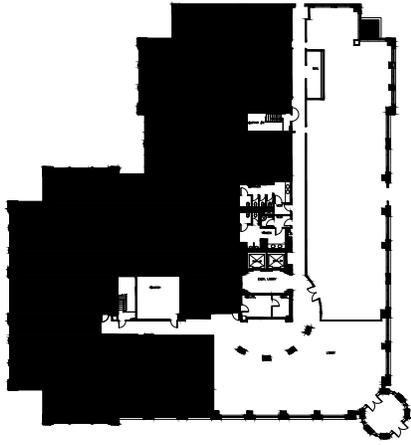
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MASTER PLAN



Key Plan: 16,637 RSF



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FAX: 1.888.255.0292
Tamara@VMDesignInc.com

Marketing Plan
Record Drawing
Suite 100, 6801 Gaylord., Hall Office Park B1
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kbutler@hallfinancial.com or tlomonaco@hallfinancial.com



HALL OFFICE PARK
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CLASS A OFFICE SPACE
AVAILABLE FOR SUBLEASE

Duke Bridges I
Now owned by
Wells REIT

27,426 RSF Divisible to Approximately 12,000 RSF Class A Office Space Sublease 7668 Warren Parkway, Suite 315, Frisco TX 75034

**Free iPad with
Signed Lease!!**



FEATURES

- Rental Rate: \$17.00 + Electric
- Expiration Date: March 31, 2017
- Furniture: Negotiable. Approximately 166 Acoustical Panel Cubes with various mix of sizes, mostly 6X6 and 39 Offices
- IT ROOM WITH RAISED FLOOR — approximately 500 SF
- Training Room for 50 People
- Efficient Floor Plan
- Above Standard Finishes in Great Condition

BUILDING SPECS

- 3 Story, Class A Office Space
- 158,298 Rentable Square Feet
- Minutes from 121 Tollway, Bush Tollway, and many Retail Outlets
- Just off N. Dallas Tollway in Frisco



5001 Spring Valley Road
Suite 400W
Dallas, Texas 75244
972.774.2500
www.transwestern.net/dallas

FOR INFORMATION CONTACT:

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michael.griffin@transwestern.net

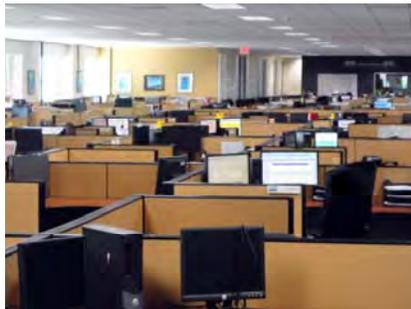
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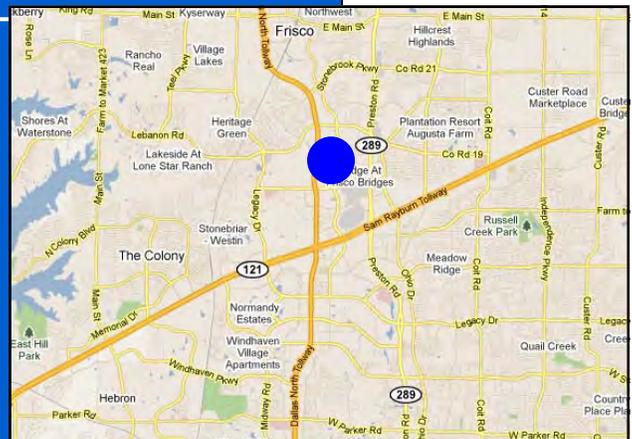
FOR INFORMATION CONTACT:

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Principal
214.446.4541
michael.griffin@transwestern.net

Unique Sublease Opportunity In Duke Bridges III



- Finished out as a Satellite Campus for the University of Dallas
- Exterior Entrance
- Discounted After Hours HVAC Pricing
- 14,328 SF of Offices and Classroom Space
- Term ends 12/31/2017



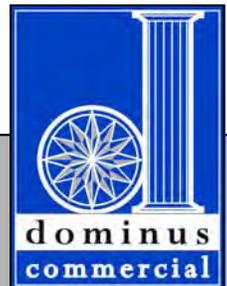
For Leasing information please contact Dominus commercial:

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jpelletier@dominuscommercial.com

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Unique Sublease Opportunity In Duke Bridges III



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