

CONCOURSE OFFICE PARK

6310 - 6390 LBJ FREEWAY

- Spec Suites from 328 - 1,530 rsf
- 480 + Garage Parking Spaces
- Free Tenant Fitness Facility
- Tenant Lounge and Conference
- Multiple Fiber Optic Providers
- Upgraded Restrooms
- LED Lighting Retrofits



9
FANTASTIC
BUILDINGS

Located just east of Preston Road on the LBJ Freeway frontage road, Concourse Office Park offers:



- Location and visibility
- Value and flexibility
- Ample garage parking
- Flexibility in term & size
- Monument Signage available



Thank you for your interest in Concourse Office Park at 6310 - 6390 LBJ Freeway just east of Preston Road.

Concourse Office Park's nine buildings offer a superior north Dallas location in a park like campus environment while offering significant value in the Galleria / LBJ / Preston Hollow area. The highly visible setting on LBJ Freeway is central to all of north Dallas and provides easy access to the nearby thoroughfares. Other reasons to consider Concourse Office Park include:

- Quiet park-like atmosphere with soaring mature trees
- Ample underground parking garage (485+ spaces)
- Two story buildings offer "walk up" appeal & easy access
- Significant common area and landscaping improvements
- Upgraded restrooms with granite and stainless steel
- One site fitness facility is free to tenants
- Large kitchen / break / lounge / vending for tenant use
- Two free conference facilities for tenant use
- Direct elevator access to the garage parking for buildings 6340, 6360 and 6390 LBJ Freeway
- Extensive exterior and common area LED retrofits
- Multiple Fiber Optic and DSL providers

The high visibility of Concourse Office Park is unmatched at this price point and we urge you to compare us to competing office locations. You will find that Concourse offers the most value for the price and amenities.

If you require more information, please do not hesitate to call Ryan Phillips at (469) 522-4308 (offc). I look forward to hearing from you soon to discuss the leasing opportunities at Concourse Office Park.

BUILDING FACTS

Identification & Location

Building Name	Concourse Office Park
Building Address	6310 - 6390 LBJ Freeway
City & Zip Code	Dallas, Texas 75240
Building Location	Located on the east bound access road to LBJ Freeway, just east of Preston Road and west of Hillcrest Road at Hughes Lane

Rental Information

Minimum Available	373 Rentable Square Feet ("RSF")
Maximum Available	27,150 Rentable Square Feet
Tenant Finish	Turn-key to building standard

Building Information

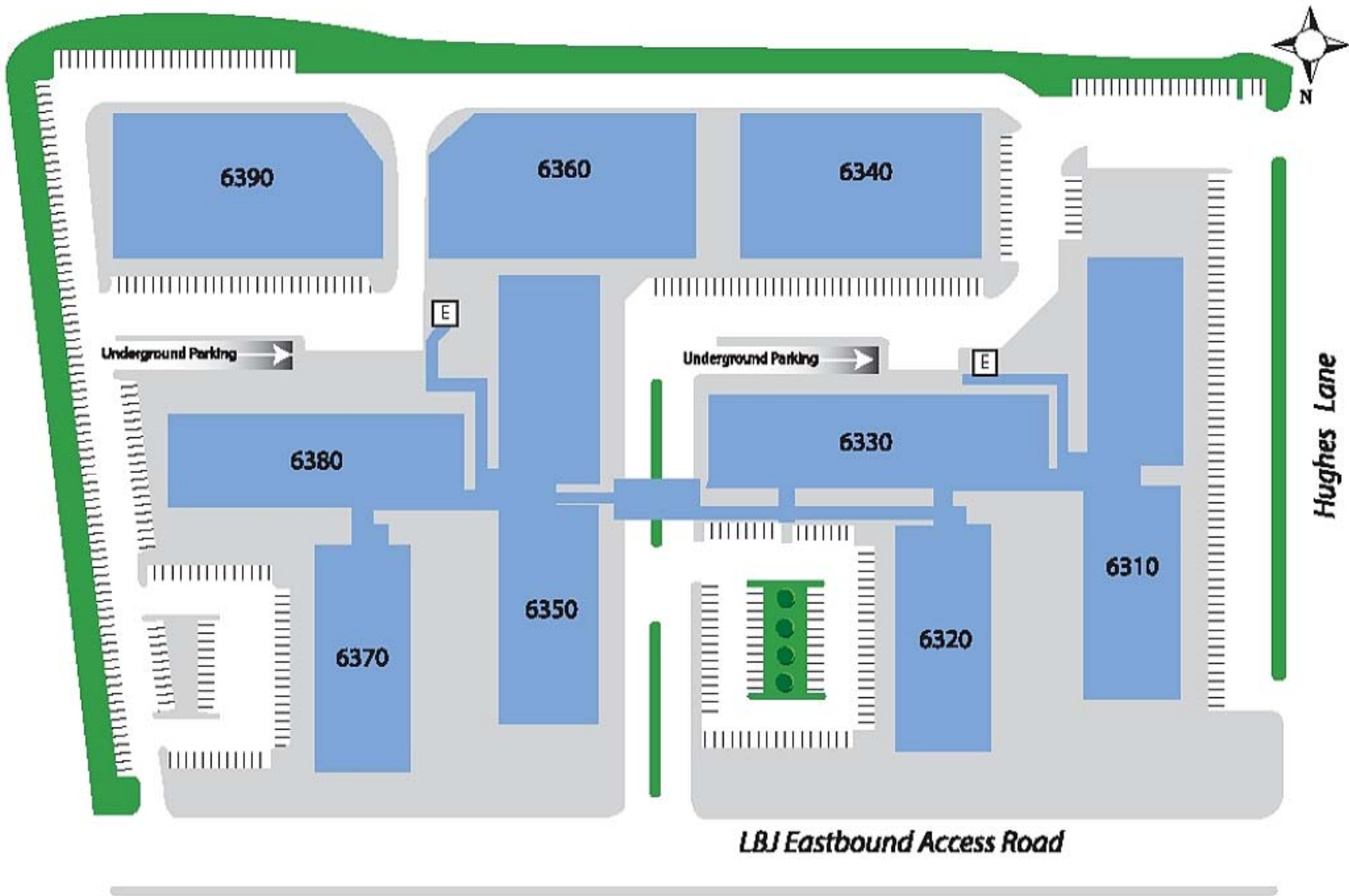
Size	244,879 Rentable Square Feet Approximately
Number Of Buildings / Stories	Nine Buildings, each Two stories
Number Of Elevators	One per building (6340, 6360 & 6390 with direct garage access)
Site	8.59 Acres (374,180 square feet) Approximately
Parking Spaces	487 Covered Garage Parking Spaces Approximately 291 Surface Level Parking Spaces Approximately 778 Total Parking Spaces
Parking Ratio	1 Space Per 315 RSF Approximately

Supplemental Information

Amenities	Underground Garage Parking Park-like campus style setting Free Fitness Facility Tenant Lounge / Kitchen Two Free Conference Rooms for Tenant Use Common Area Renovations Monument and Building Signage Available
Major Tenants	Vantage One Tax, Dallas Group Analytic Practice
Space Planner(s)	The id Group
Access Hours	8:00 AM - 6:00 PM (Mon - Fri) 24 Hours Daily With Card-Key
Air Conditioning Hours	8:00 AM - 6:30 PM (Mon - Fri) 9:00 AM - 1:00 PM (Saturdays)
Year Constructed	Phase I - 1985 Approximately (Front Six Buildings) Phase II - 1986 Approximately (6340, 6360 and 6390)
Year(s) Renovated	2010 & 2013
Electrical Provider	Reliant
Local Phone Service	AT&T
Broadband Providers	Fiber and Cable - Time-Warner ans AT&T DSL - Various including Time Warner and AT&T
Ownership	LBJ Concourse Office Partners, L.P.
Date Acquired	January, 2006
Management Company	Trinity Interests, Inc.
Leasing	Signature Asset Management, Inc.
Leasing Contact	Ryan Phillips - (469) 522-4308 ryanphil@signatureasset.com







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