

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 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 Free Conference Room for Tenant Use Common Area Renovations
Major Tenants	Cooper Aerobics Center, Empire Petroleum
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	7:30 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 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