



2100

ROSS AVENUE

Iconic, Class A
Office Tower

Coveted Ross
Avenue Address

Fully Repositioned
& Renovated

Dallas Arts District
Location

LOCKTON



THE OPPORTUNITY

CBRE, as exclusive advisor, is pleased to present to qualified investors a truly unique and extraordinary opportunity to acquire **2100 Ross Avenue** (“the Property,” “2100 Ross”), a premier office tower with a coveted Ross Avenue location in the prestigious Dallas Arts District.

Prominently positioned on the downtown Dallas skyline, 2100 Ross is a widely recognized, 33-story Class A office tower. It offers 843,728 square feet of first-class office accommodations and a full complement of on-site amenities including three restaurants and a parking garage with direct building access. The Property is adjacent to the Dallas Museum of Art, Nasher Sculpture Center, the Morton Meyerson Symphony Center and is two blocks south of Klyde Warren Park.

Currently 80% leased, 2100 Ross’ combination of best-in-class real estate, cash flow backed by investment-grade tenants and significant near-term upside make it one of the most compelling investment opportunities in the market today.

INVESTMENT HIGHLIGHTS •••••



Fully Renovated & Amenitized Class A Office Tower



Significant Near-Term Upside Opportunity



Cash Flow Backed by Investment-Grade Tenants



Coveted Ross Avenue Address



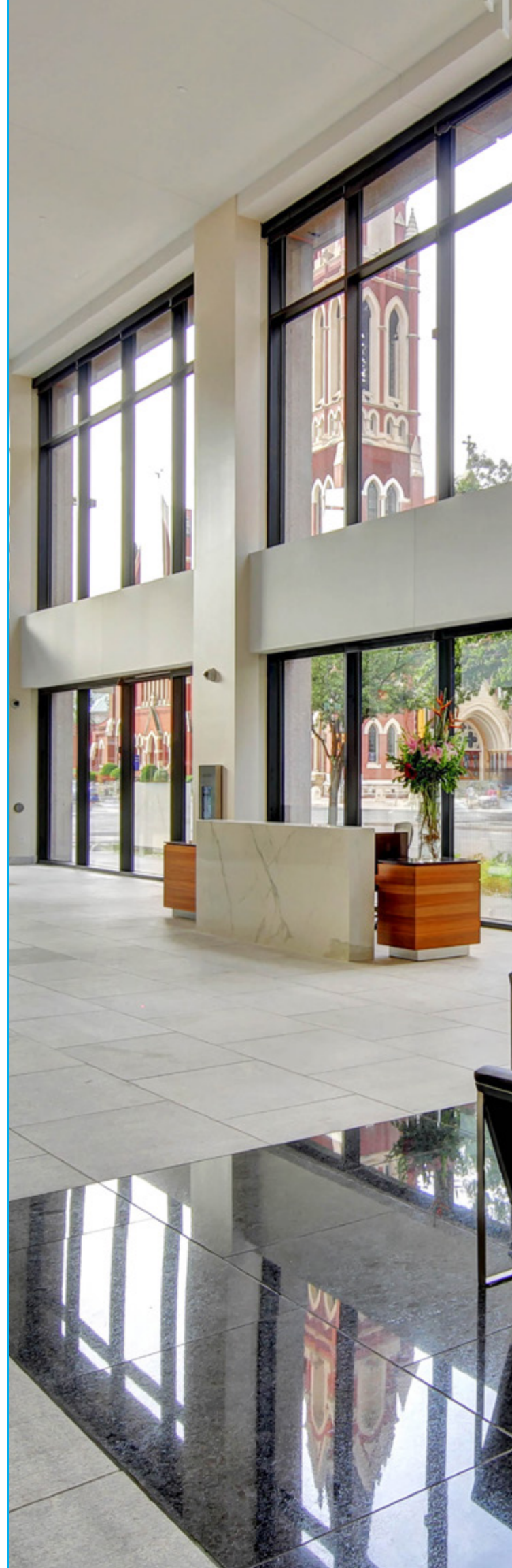
Prestigious Dallas Arts District Location



World-Class, Pedestrian-Friendly Amenities



Dallas/Fort Worth: Top Market for Investment





ASSET PROFILE

Submarket:

Ross Avenue/Arts District

Address:

2100 Ross Avenue
Dallas, Texas 75201

Net Rentable Area:

843,728 RSF

Leased:

80%

Number of Stories:

33

Year Built:

1982

Years Renovated:

2013-2015

Average Floor Sizes:

30,000 RSF (Typical Floor Plate)
11,000-20,000 RSF (Floors 27-33)

Site Size:

1.4 Acres

Parking/Ratio:

468 Total Garage Spaces
Four-Level Parking Garage

Sustainability:

ENERGY STAR® Rated

Capital improvements exceeding \$20 million since 2013 ensure 2100 Ross' status as a premier destination for tenants and its position among the top-performing office buildings in the exclusive Dallas Arts District.



2100 Ross offers a full complement of street-level and second-floor amenities further enhanced by activated common spaces — including exterior space — that together create a successful, engaging and vibrant environment.



Conference Center



Fitness Center



Terrace



Tortaco



la Madeleine

FULLY RENOVATED & AMENITIZED OFFICE TOWER



Landmark, Class A Office Asset

Prominent, Iconic Skyline Presence



Superior Materials & Construction Quality

Architecturally Distinct, Granite-Clad Exterior

Two-Story Granite & Polished Stone Lobby

35-Foot Vaulted Ceilings & Gallery-Like Art Displays



Contemporary Design

Modern, Collaborative Workspaces

Full-Height Glass | Abundant Natural Light



Fully Renovated Office & Amenity Space

Capital Improvements Exceed \$20 Million since 2013

Remodeled Lobby, Amenity Spaces, Corridors, & Restrooms

Elevator Modernization (In Progress)

Mechanical, Electrical & Plumbing Upgrades



Large, Efficient Floor Plates

Center-Core, Rectangular Floor Plates

Efficient Tenant Space with Minimal Column Intrusions



Abundant On-Site & Area Parking

Four-Level Garage with 468 Spaces

Another ±7,000 Spaces within a Three-Block Radius



Superior View Corridors

Permanently Unobstructed Views to the North

Arts District, Klyde Warren Park & Uptown



Direct Skybridge Access

Connection to Chase Tower, Marriott Hotel & Food Court at Plaza of the Americas



Mass Transit Access

Two Blocks from DART's Pearl/Arts District Light-Rail Station (Via Skybridge System)

One Block from the M-Line Trolley (Access to Uptown)



Best-in-Class Amenities & Activated Common Space

On-Site Restaurants: la Madeleine, Subway & Tortaco

The Commons: Modern Tenant Lounge

Fully Equipped Fitness Center

State-of-the-Art Conference Center, Terrace & Catering

Sundry Shop, Optometrist & Dentist

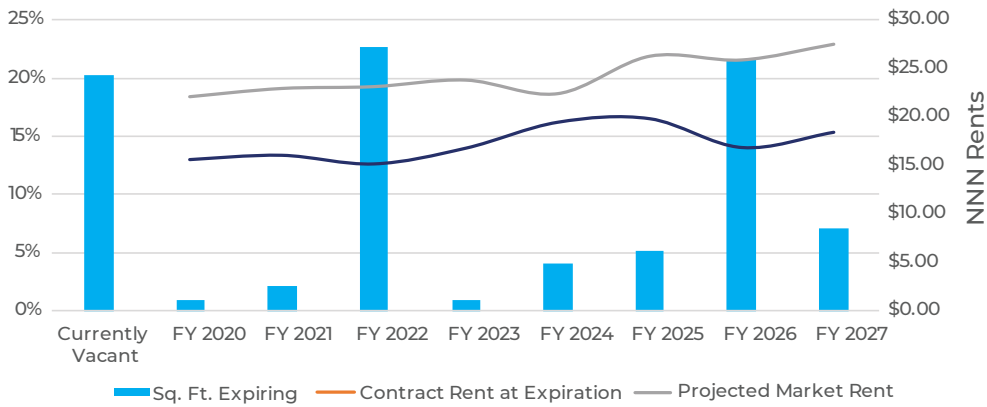
SIGNIFICANT, NEAR-TERM UPSIDE OPPORTUNITY



Mark-to-Market of In-Place Leases

30% Below Current Market Rents

26% Rollover During the First Three Years



Lease up of High-Quality Vacancy

170,000+ Total Square Feet

Includes Two Full Floors & Penthouse Space with Tremendous Views



Well Positioned for Value-Add Returns

Significant Discount-to-Replacement Cost (\$500 PSF)
Competitive Edge to Aggressively Pursue Tenants & Capture the Ongoing "Flight to Quality"



Premier, Cost-Effective Alternative

Uptown Class A Rents Exceed 2100 Ross Avenue Rents by 88%



Epicenter of Urban Core Investment

Ongoing Transformation Valued at over \$6 Billion
Includes \$800 Million along Ross Avenue Corridor







CASH FLOW BACKED BY INVESTMENT-GRADE TENANTS



High-Profile Roster of Nationally Recognized Businesses

Publicly Traded and S&P Investment-Grade Tenants :
270,000+ Square Feet (32% of the Property)



Predictable Cash Flow from In-Place Leases

Weighted Average Remaining Lease Term of 5.6 Years



Long-Term Tenant Commitments

Leases In-Place through February 2025 and Beyond:
362,500+ Square Feet (43% of the Property)



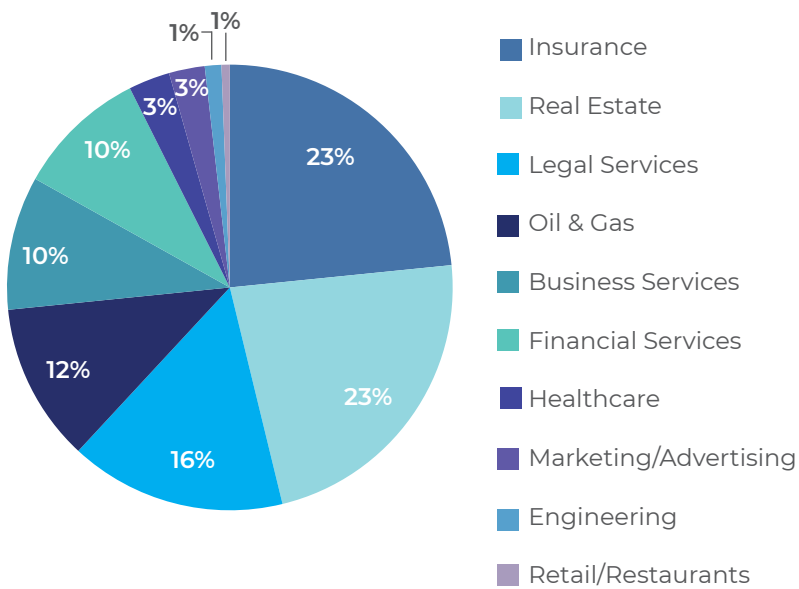
Highly Diversified Rent Roll

Concentration of Legal and F.I.R.E Sectors — Predominant in the Urban Core



The exceptional tenant finishes at 2100 Ross are among the best in the market and reflect the long-term commitment many tenants have made to the Property.

Strong Industry Diversification



Major Tenants at 2100 Ross



Dallas Arts District

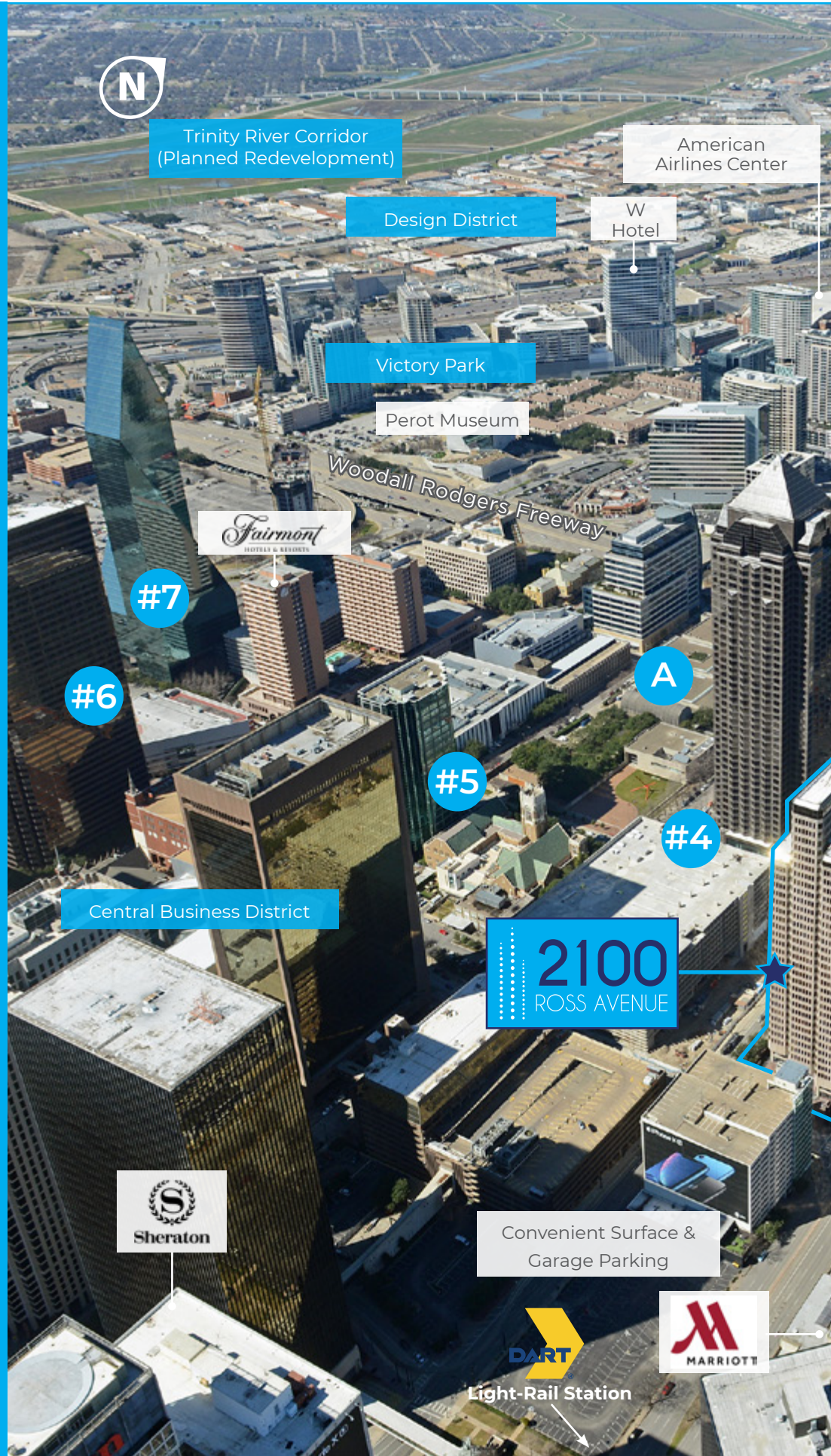
- A. Dallas Museum of Art
- B. Nasher Sculpture Center
- C. Morton Meyerson Symphony Center
- D. Winspear Opera House
- E. Wylly Theatre
- F. Moody Performance Center
- G. Booker T. Washington – High School for the Performing Arts

2100 Ross Avenue:
On-Site Restaurants

Popular Amenities for 2100 Ross
and Surrounding Buildings



Skywalk Access to
the Plaza of the
Americas Food Court:



2100 Ross Avenue has direct access to best-in-class restaurants, retail, residences, hotels, parks, and cultural amenities.



Reinventing Ross Avenue: Transformative Investment of \$800 Million

- #1 HALL Arts Hotel & Residences**
\$150 Million | Under Construction
Opening Late 2019 & Spring 2020
- #2 Chase Tower:
Plaza & Amenity Upgrades**
\$13 Million | Under Construction
- #3 Atelier Residential Tower**
\$150 Million | Opening 2020
- #4 Trammell Crow Center:
Street-Level Retail & New Garage**
\$140 Million | Under Construction
Future Hotel & Residences
- #5 Saint Paul Place:
New Amenity Space**
\$3 Million | Under Construction
- #6 Ross Tower:
Renovated Amenity Space**
\$20 Million | Under Construction
- #7 Fountain Place Renovations
AMLI Fountain Place**
\$70 Million | Under Construction
\$150 Million | Under Construction

Walkability
92

Transit Access
90

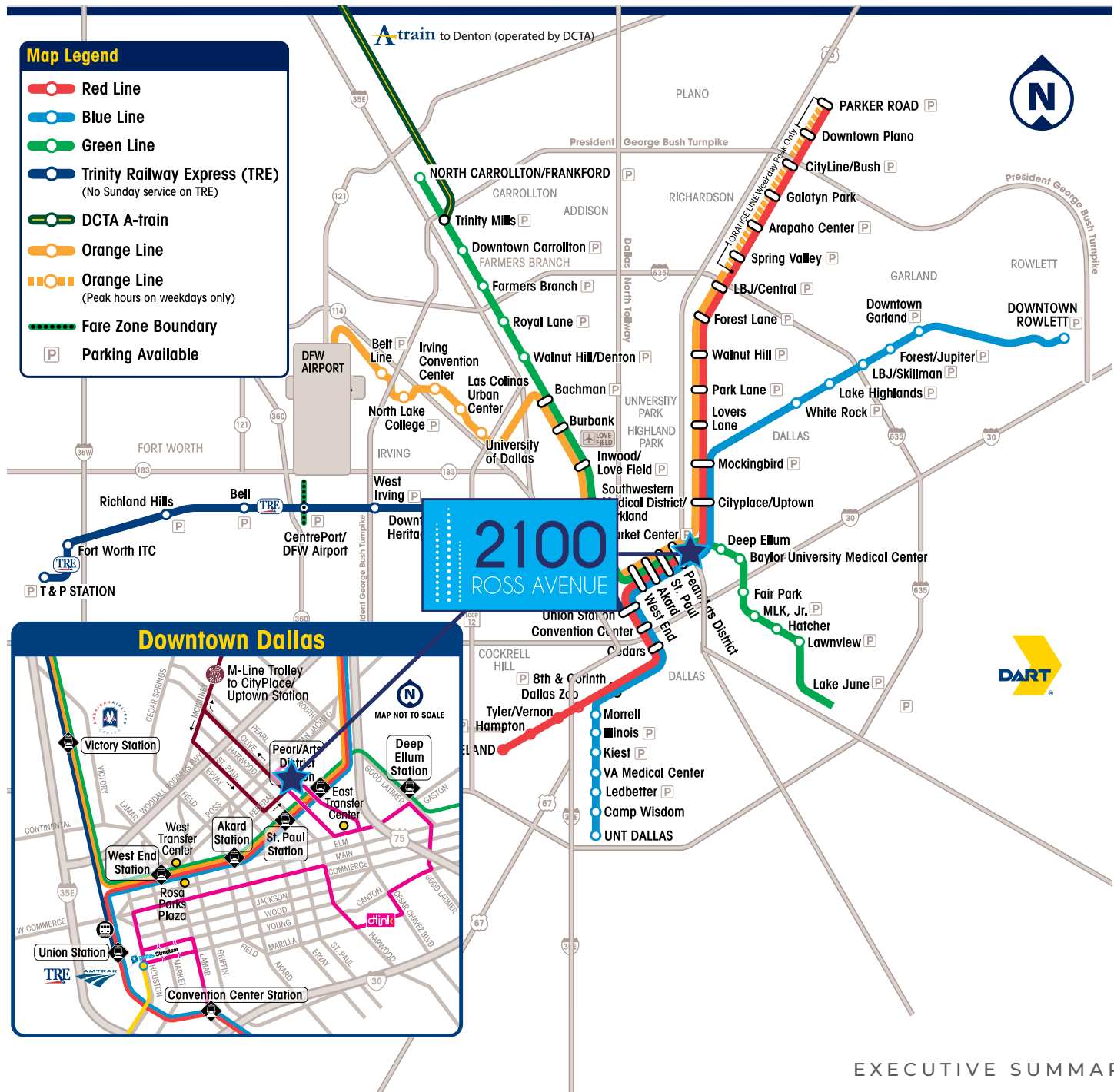


UNMATCHED ACCESSIBILITY

Transit-Oriented Office Asset

One of 10 Class A Office Towers within One Block of a DART Light-Rail Station

One Block from a M-Line Trolley Stop (Free Connection to Uptown)



PRESTIGIOUS ROSS AVENUE-ARTS DISTRICT



Established Institutional Ownership

Renovations Underway at All Major Buildings



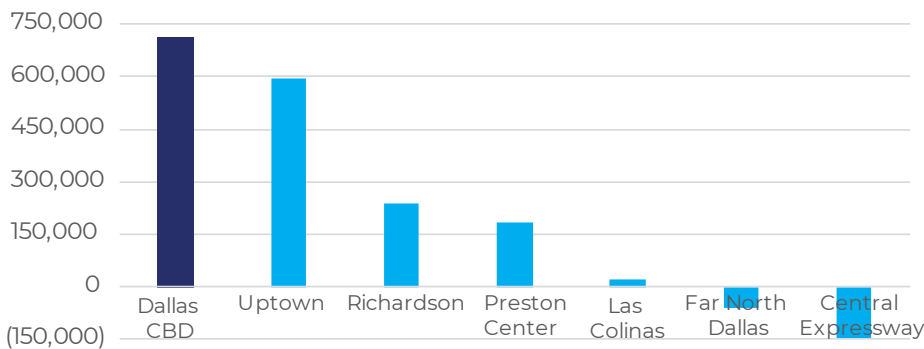
Optimized for Substantial Growth

Largest Business Center in North Texas
Sustained Urban Development and Revitalization
Steadily Increasing Price Per-Square-Foot Differential with Uptown



Leading 2018 Net Absorption

Dallas CBD: 46% of Dallas/Fort Worth's Total Net Gains for the Year

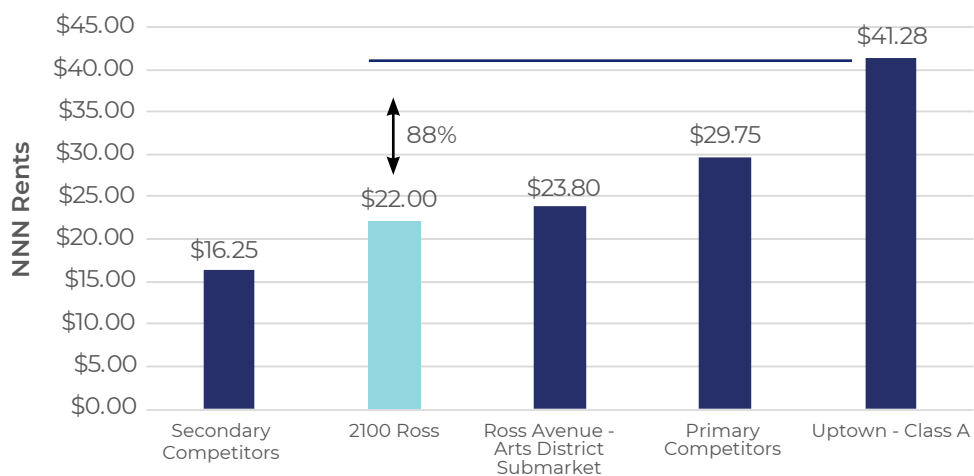


Source: CoStar

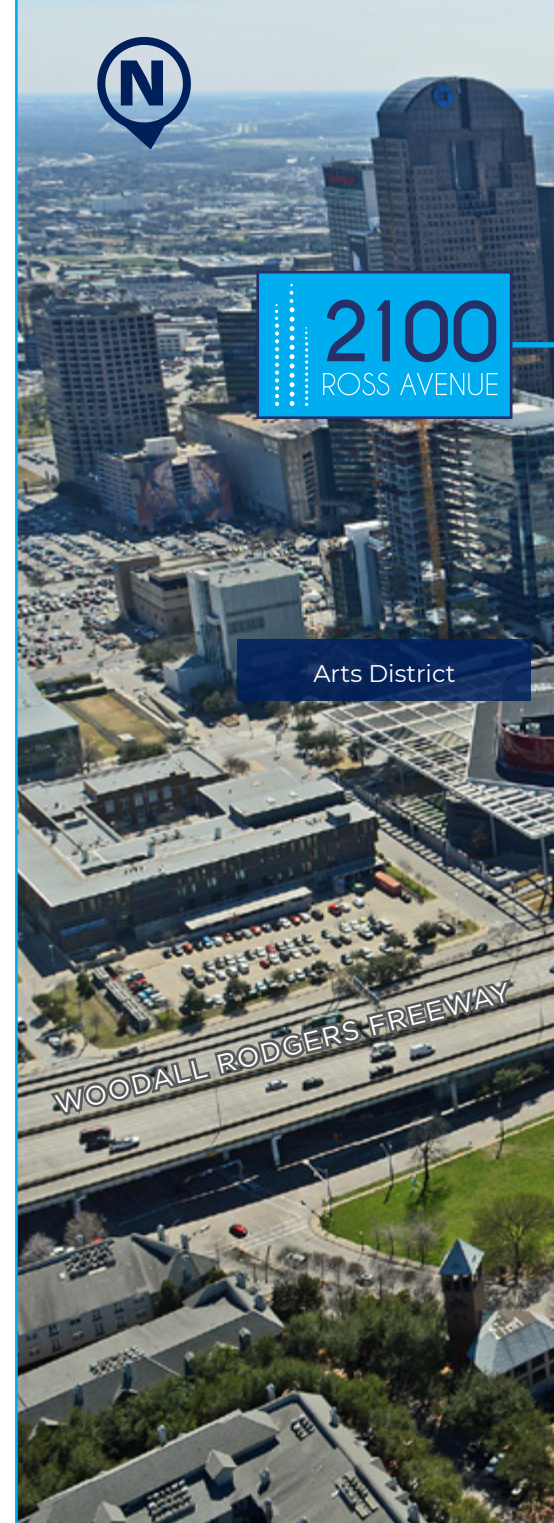


2100 Ross | Exceptional Market Positioning

Directly Competes with Dallas' Premier Class A Office Properties
Well-Positioned to Capture the Ongoing "Flight to Quality"
Tenants Seeking Upgraded Space in an Energized Urban Environment



Source: CoStar



2100
ROSS AVENUE

Arts District

WOODALL RODGERS FREEWAY



Central Business District

Historic West End



ROSS AVENUE

Klyde Warren Park

Uptown

2100 Ross Avenue and its competitive set accounted for 402,950 square feet, or 56% of the Dallas CBD's overall net gains in 2018.



2100 Ross | Highly Accessible Location

1 Mile from the Dallas North Tollway

6 Miles from Dallas Love Field

16 Miles to Dallas/Fort Worth International Airport

Direct Access to Primary Thoroughfares

Bound by:



- Woodall Rodgers Freeway to the North
- Interstate 45/US-75 to the East
- Interstate 30 to the South
- Interstate 35E to the West

DALLAS/FORT WORTH: TOP U.S. MARKETPLACE



Central U.S. Location

World's Third-Busiest Airport



One of the Most Diverse Economies

Office-Using Sectors Comprise 40%+



Pro-Business Environment

Low Costs of Living and Doing Business



Third Most Fortune 500 HQs

22 — Trails only New York City & Chicago



#1 Fastest Growing Metro

±400 New Residents Each Day



Top Annual Job Growth

117,900 Net New Jobs (Last 12 Months, Seasonally Adjusted)



Highest Projected Job Growth

#1 Employment Growth (2018-2023)



Very Low Unemployment

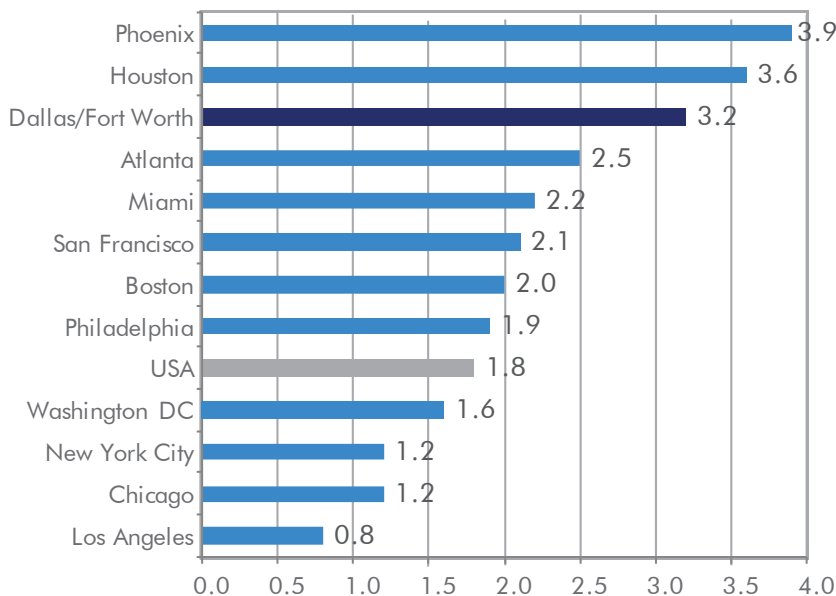
3.5% Compared to National Average of 3.9% (Seasonally Adjusted)



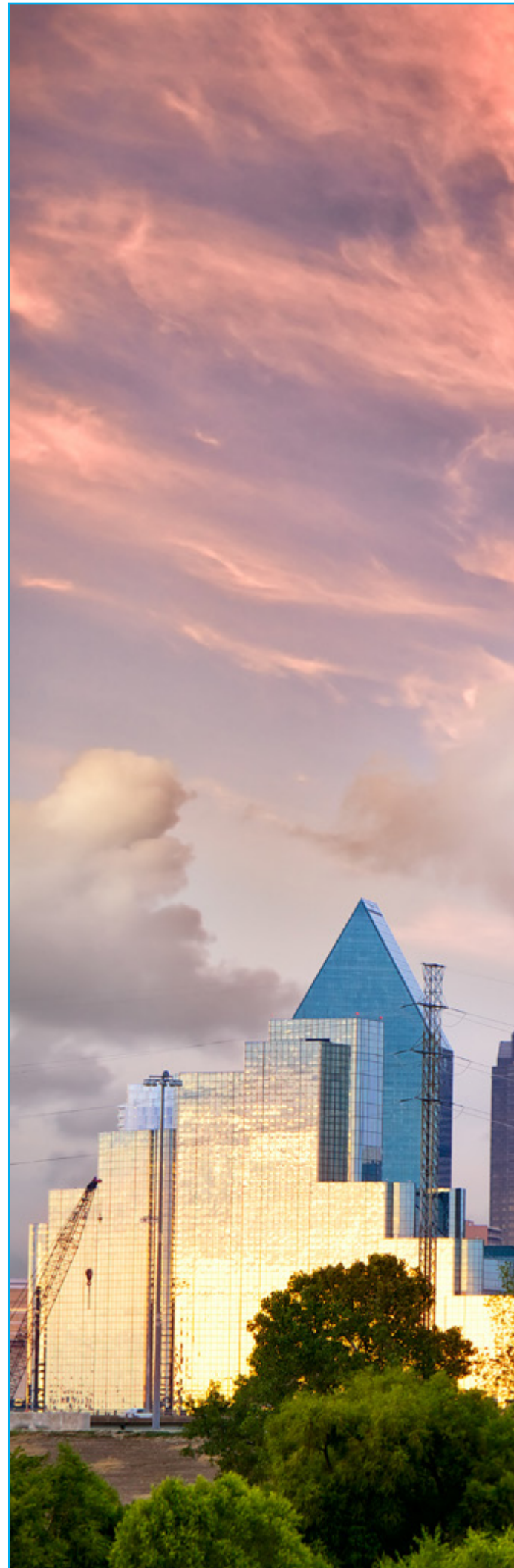
Nation-Leading Absorption


Nearly 14 Million SF since 2015

Top Employment Growth Rate | Largest Metros



Sources: Bureau of Labor Statistics, Moody's Analytics
 Note: Annual % change through December 2018, total non-farm employment (seasonally adjusted)



A photograph of a city skyline at sunset. The sky is filled with dramatic, colorful clouds in shades of orange, pink, and purple. In the foreground, there are lush green trees. The city skyline features several prominent buildings, including a tall, slender tower with a spherical top (the AT&T Tower) and several other modern skyscrapers. A dark blue rectangular box is overlaid on the right side of the image, containing white text.

Urban Land Institute and PwC rank DFW the #1 market for investment in their “Emerging Trends in Real Estate” for 2019.

2100 ROSS AVENUE

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CBRE | Capital Markets



For additional information regarding this opportunity, please visit the property website at www.cbre-2100rossavenue.com.

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