

625

WESTPORT PARKWAY

GRAPEVINE, TEXAS 76051



625

GameStop

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For Sublease
360,000 SF*

*Building footprint (90,150 SF Mezzanine space not included in total square footage)
Term Expires 7/31/2030

**CUSHMAN &
WAKEFIELD**



// PROPERTY FEATURES

SQUARE FOOTAGE: 360,000 SF*

Term Exp: 7/31/2030

OCCUPANCY: 100%

YEAR BUILT: 2000

CLEAR HEIGHT: 32'

90K SF MEZZANINE OFFICE

HVAC FINISH: 100%

43 DOCK DOORS

HVAC WITH BIG ASS FANS

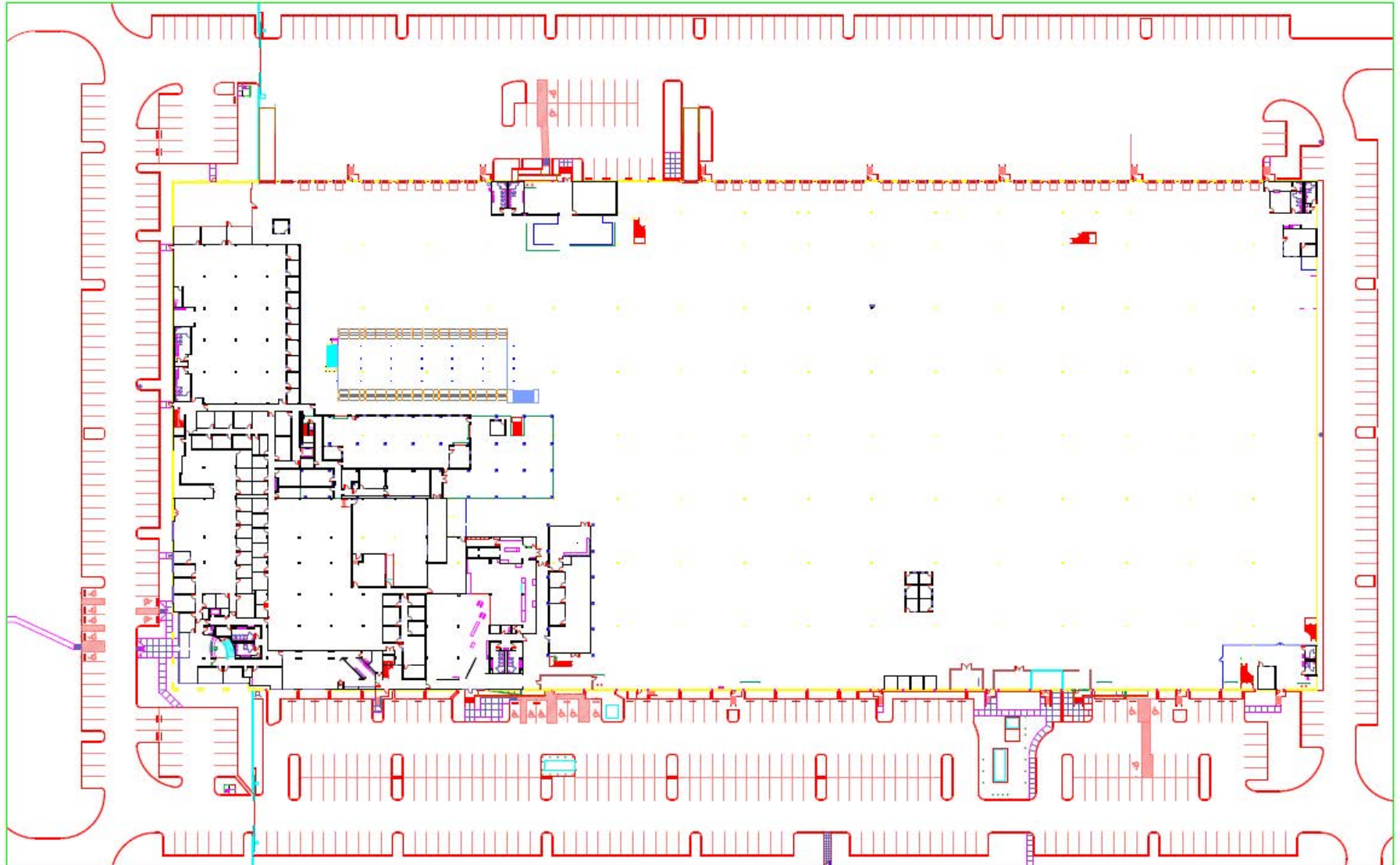
37 CHARGING STATIONS

*Building footprint (90,150 SF Mezzanine space not included in total square footage)

**Office footprint percentage (33% of total SF including mezz space)



// FLOOR PLAN



The DFW Airport submarket has continued to experience record high rental rates through the beginning of 2023 even though demand was negative in the first quarter. Vacancy is slightly higher year-over-year due to the recent delivery of a few bulk buildings (700,000+ sf). An increasing number of tenants are faced with the challenge of renewal rates that can be double their current rate as double digit rate proposals have become the standard in this market. Rent growth is expected to remain strong throughout the year as there continues to be demand from current tenants in the market as well as new-to-market projects that desire proximity to DFW International Airport and major thoroughfares. With more than 3.0 MSF of space under construction and about 3.0 MSF of additional space planned for development, developers remain confident in the sustained rent growth that the DFW Airport submarket has been experiencing.



MARKET AT A GLANCE



99.3 MSF

INVENTORY



6.1%

OVERALL VANCY



-153,069 SF

YTD NET ABSORPTION



2.2 MSF

YTD COMPLETION



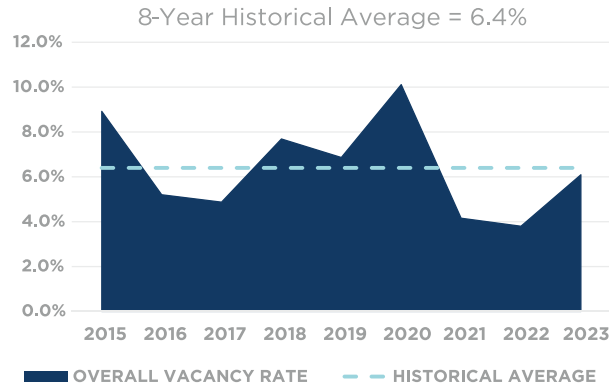
3.6 MSF

UNDER CONSTRUCTION

DFW AIRPORT SUBMARKET SNAPSHOT

DFW SUBMARKETS
INDUSTRIAL Q1 2023

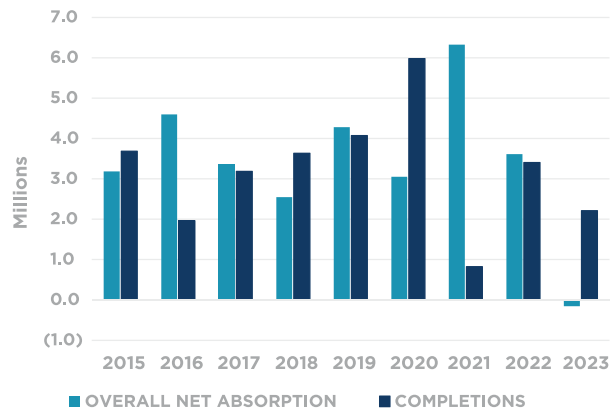
VACANCY RATE



MARKET SUMMARY

	2015	2016	2017	2018	2019	2020	2021	2022	2023
INVENTORY	74.0 MSF	76.0 MSF	79.2 MSF	82.8 MSF	86.9 MSF	92.8 MSF	93.7 MSF	97.1 MSF	99.3 MSF
OVERALL NET ABSORPTION	3.2 MSF	4.6 MSF	3.4 MSF	2.5 MSF	4.3 MSF	3.0 MSF	6.3 MSF	3.6 MSF	-153,069
OVERALL VACANCY	8.9%	5.2%	4.9%	7.7%	6.9%	10.1%	4.2%	3.8%	6.1%
COMPLETIONS	3.7 MSF	2.0 MSF	3.2 MSF	3.6 MSF	4.1 MSF	6.0 MSF	825,766	3.4 MSF	2.2 MSF
UNDER CONSTRUCTION	2.0 MSF	3.2 MSF	2.9 MSF	4.6 MSF	5.3 MSF	0.4 MSF	5.6 MSF	5.1 MSF	3.6 MSF

NET ABSORPTION & DELIVERIES



KEY LEASE TRANSACTIONS

SIGN DATE	PROPERTY	SF	TENANT	TRANSACTION TYPE
Q1 2023	DFW Logistics Hub - Bldg 3	499,876	Undisclosed	New Lease
Q1 2023	DFW International Commerce Park I	404,500	Kuehne + Nagel, Inc	Sublease
Q1 2023	Heritage Business Park - Bldg 5	134,640	Incab America	New Lease

MAJOR NEW DEVELOPMENTS

PROPERTY	SF	OWNER/DEVELOPER	ESTIMATED COMPLETION
DFW Logistics Hub - Bldg 1	739,716	Weber & Company	Jun-23
DFW Commerce Center - Bldg 5	510,140	CLX Ventures	Sep-23
DFW Logistics Hub - Bldg 3	499,876	Weber & Company	Jun-23

MARKETBEAT | DALLAS/FORT WORTH | Industrial Q2 2023 | Market Statistics

SUBMARKET	TOTAL BLDGS	INVENTORY	DIRECT VACANT	OVERALL VACANT	DIRECT VACANCY RATE	OVERALL VACANCY RATE	Q2 NET ABSORPTION	YTD NET ABSORPTION	UNDER CONSTRUCTION	YTD COMPLETION	OVERALL AVG. ASKING RENT*	DIRECT ASKING RENT*
DFW AIRPORT	626	99,863,674	5,200,935	6,656,187	5.2%	6.7%	-327,924	-210,467	3,507,330	2,841,854	\$11.33	\$11.37

*Rental rates reflect weighted net asking \$psf/year
*Statistics may not reflect the U.S. MarketBeat tables

// GALLERY



AERIAL VIEW



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The GameStop logo is displayed in white and red text on a black rectangular background.The Cushman & Wakefield logo features a red stylized building icon to the left of the company name "CUSHMAN & WAKEFIELD" in bold, grey, uppercase letters.

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