

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr
Available SF:	2,269 SF
Min/Max SF:	2269 / 2269 SF
Lease Type:	Gross
Expenses:	Utilities/Janitorial
Building Size:	7,300 SF
Lot Size:	0.8 Acres
Parking:	Acres
Zoning:	Highway Commercial

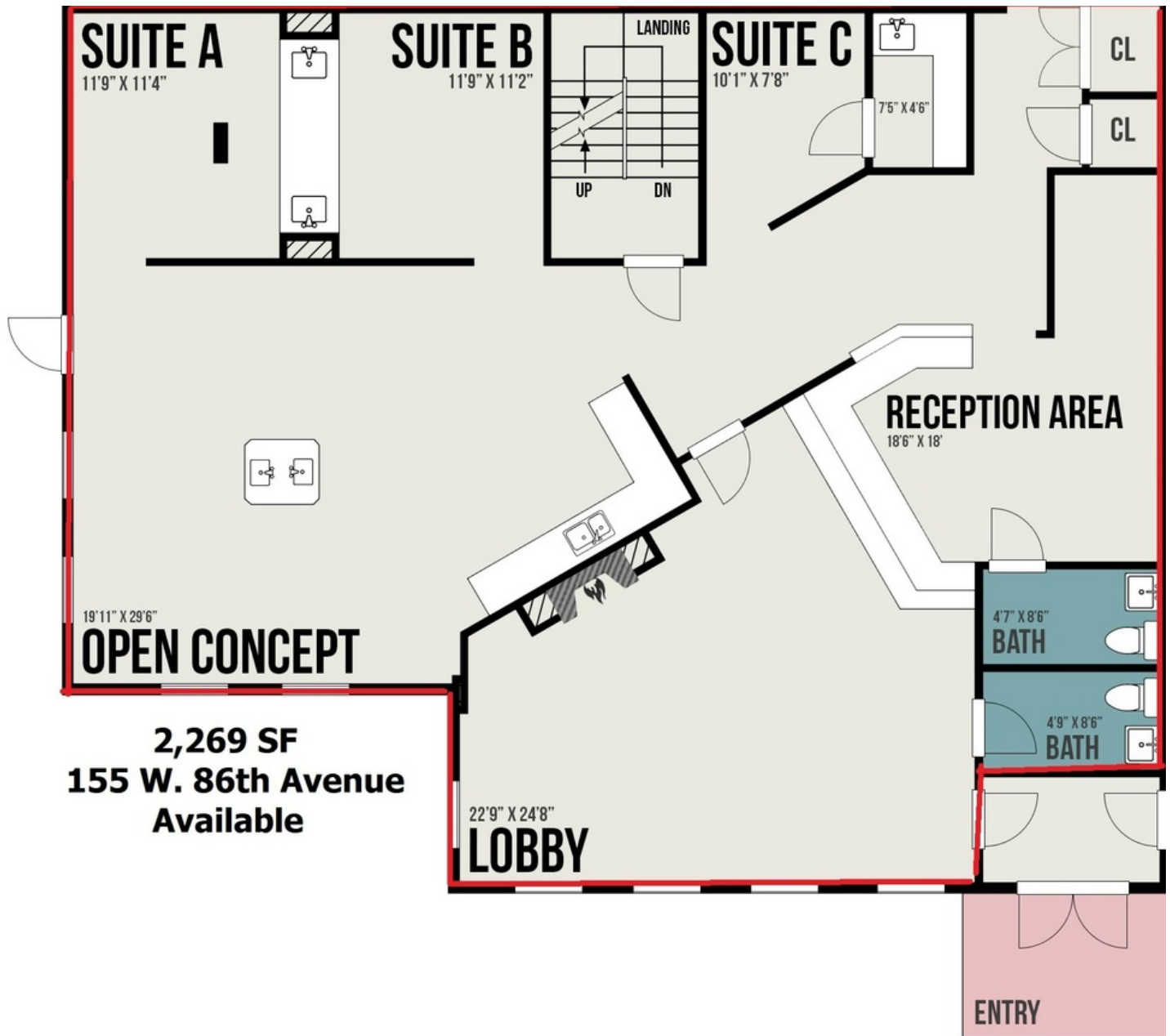
PROPERTY OVERVIEW

This is a five building complex which all five buildings are colonial architectural frame and brick office buildings. Williamsburg III is a 7,300 SF office building. There is one available unit which is a formal dental office suitable for orthodontics, dental or can be remodeled for any type of office use. Interior features are lobby/reception area, 3 areas which can be closed to make private offices, open concept area, kitchen area, two private bathrooms, 2 closets, HUGE lower level storage/locker rooms and mezzanine storage/furnace room. The building has a brick exterior and pitched asphalt roof. Each tenant has their own direct entry into their space with larger tenants also having a secondary rear exit door. Ample parking. Pylon sign on E. 86th.

LOCATION OVERVIEW

Located on the southwest corner of the 86th Avenue stoplight. 1/2 mile south of U.S. Highway 30, ½ mile southwest of the I-65 interchange and just west of the Methodist Hospital Southlake Campus. Close proximity to restaurants, banks, hotels and shopping including Staples, Portillo's, Jelly, Panera Bread, Applebee's, Gamba Ristorante, Pepe's and Gino's Steakhouse to name a few.

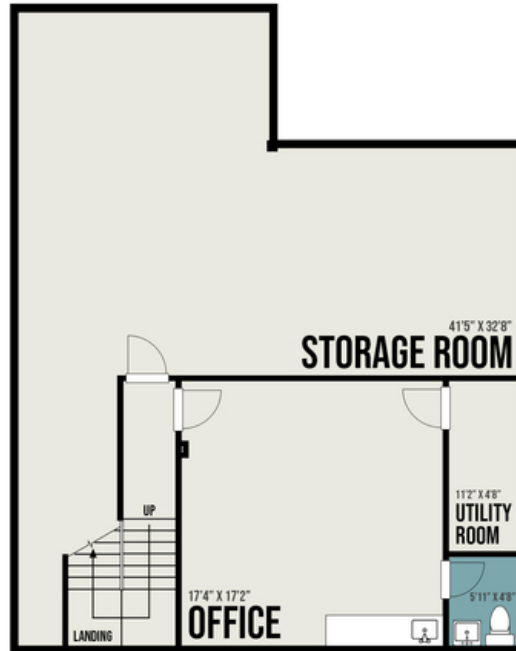
FLOOR PLAN



ADDITIONAL PHOTOS



LOWER LEVEL/FURNACE ROOM FLOOR PLANS



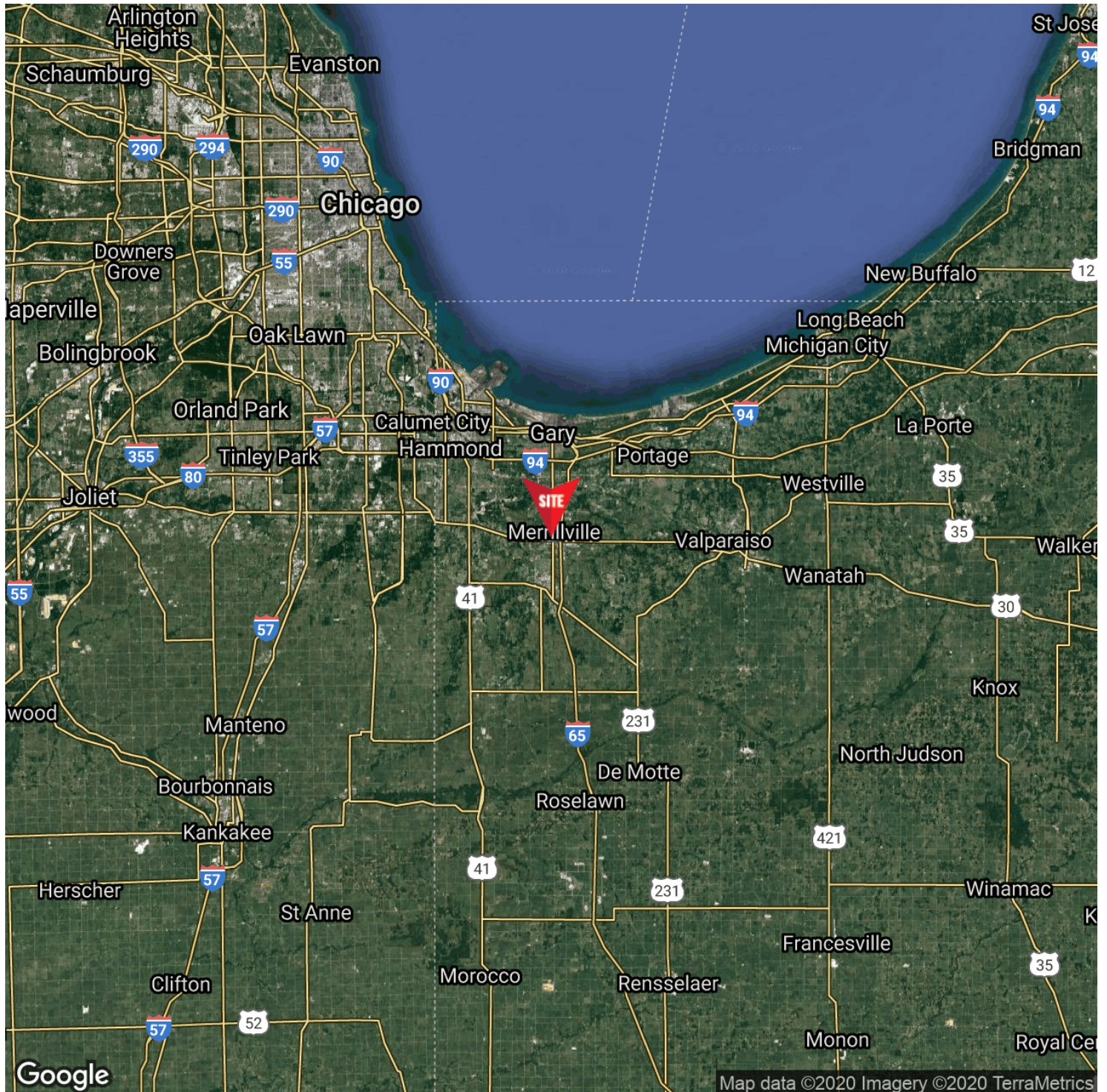
RETAILER MAP



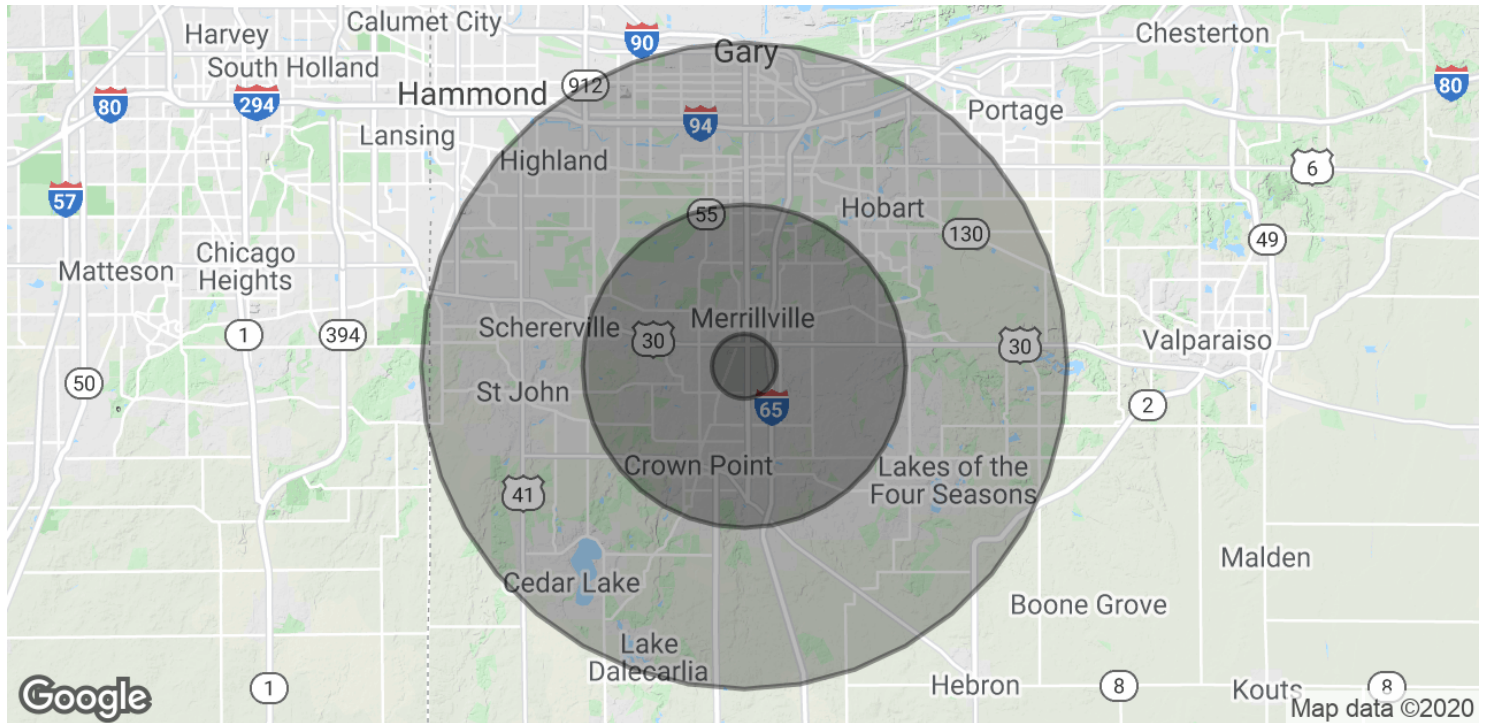
ADDITIONAL PHOTOS



LOCATION MAPS



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,232	95,037	349,593
Average age	37.8	36.9	37.7
Average age (Male)	32.2	34.7	35.7
Average age (Female)	45.2	39.7	39.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,343	35,709	129,732
# of persons per HH	2.4	2.7	2.7
Average HH income	\$58,182	\$65,490	\$61,373
Average house value	\$177,783	\$188,086	\$173,145

* Demographic data derived from 2010 US Census