

Steve Burris

From: Xceligent [extra-extra@xceligent.com]
Sent: Tuesday, March 04, 2008 3:51 PM
To: Steve Burris
Subject: Extra! Extra! - Dallas-Fort Worth Commercial Real Estate

EXTRA! EXTRA!

Your Weekly Dallas-Fort Worth
Commercial Real Estate Newsletter
Provided Exclusively by Xceligent®

VOLUME 1, NUMBER 52

March 4, 2008

CDX[®] Listing Reports

Click the links below to see who's getting the deals in the market and what's been added to the CDX database in the last week. CDX members have full access to ALL new listings added to the database regardless of size!

[Office Report](#) [Industrial Report](#) [Retail Report](#)

Don't see your new listing? Contact your Customer Service Representative at 877-628-5300 ext 1836.

This Week's Featured Listing



**Midpoint I-20
Distribution Center I and II**
3701 and 3751 New York Ave
Arlington, TX 76014

Industrial space for lease

Located on New York Avenue, just north of I-20 in Arlington, Midpoint I-20 Distribution Center is a two-building complex designed for office/ showroom/ warehouse and business distribution tenants.

Both buildings feature: tilt panel construction, 24' clear height, ESFR sprinkler, and abundant parking. Immediate access to I-20 and State Highway 360.

CDX ID: 357483, 364714
[View Brochure](#)

Property Highlights

3701 New York Ave

- Suite 100 has 64,405 sf available
- 12 dock doors and 1 grade level door
- 3,800 sf office
- Suite 140 has 39,100 sf available
- 8 dock doors and 1 grade level door
- 2,400 sf office

3751 New York Ave

- Suite 130 has 31,422 sf available
- 4 dock doors
- 24' clear height
- 3 phase electric, 480v, 277a

WEINGARTEN REALTY

Matt Smith

(972) 643-3322

NAI Robert Lynn

Michael Stanzel

(214) 637-1770

Robert Reese

(214) 637-1770

**Would you like to see your "Featured Property" in next week's Extra Extra?
For more information call (877) 628-5300 or fax this [form](#) to 816-303-5301.**

Picks of the Week

Lakeside Centre I
2270 Lakeside Blvd
Richardson, TX 75082

For Sublease: \$16.50 Plus E

- Sublease term through: 06/01/2009



Stream Realty - Dallas
Tim Terrell (214) 267-0406

CDX ID: 355548

- Suites available from 19,550 to 199,250 sf
- 7 story office building
- Located in a prestigious campus setting
- Gorgeous panoramic views with dramatic atrium and modern lobby seating
- Adjacent 4-level parking garage & surface parking
- Adjacent to Galatyn Park DART light rail station
- Minutes from hotels, restaurants, retail, and Eisemann Center



Montfort Oaks
5555 Preston Oaks Rd
Dallas, TX 75254

For Sale: \$1,785,000.00

- 8,050 sf retail building situated on 0.687 acres
- Built in 1982 and renovated in 2007
- 100% occupied
- Tenants include: State Farm Insurance, Classic Cleaners, and Salon Shima
- NOI: \$124,982.00 Cap Rate: 7%
- Executive Summary is available upon request
- Located one mile from the new Prestonwood Town Center

The Kam Group of Marcus & Millichap
Gavin Kam (972) 980-4800
Bradley Kam (972) 980-4800

CDX ID: 334071



1320 Tennis Dr
Bedford, TX 76022

For Sale: \$2,640,000

- 44,000 sf building
- Full kitchen with cafeteria seating, swimming pool, showers, Jacuzzi, basketball and racquetball court
- Office interior features include: skylights, 2nd story balcony, hardwood floors and conference room
- Located just south of Airport Freeway in Bedford
- Easily accessible to DFW Airport, Ft Worth, and Dallas

CB Richard Ellis
Nanci Johnson-Plump (817) 335-6000
Jamie White (817) 335-6000

CDX ID: 589496

117 S Tennessee St
McKinney, TX 75069

For Lease: \$18.75 plus utilities

- 2,400 sf class B office building
- 1 year minimum term
- Historic downtown building located on the square



Carey Cox Company

Judy Harrison (972) 562-8003

CDX ID: 913588

- Tiled entry with hardwood floors
- Large offices, kitchen, and break room
- On site parking

DONE DEALS

○ Alliance Gateway 27, Fort Worth -

Todd Hubbard, NAI Robert Lynn (tenant rep); Steve Aldrich, Hillwood - Alliance (owner rep)

Premium Waters Inc signed a 291,684 sf lease 02/2008

○ 5101 Highland Place Blvd, Dallas -

Mitch Pruitt, ProLogis/Catellus Development Group (owner rep)

Yaquinto Printing Company signed a 279,840 sf lease 02/2008

○ 2580 Ester Rd, Irving -

Damian Rivera, Stream Realty (tenant rep); Steve Trese, CB Richard Ellis (owner rep)

Simmons Bedding Co signed a 213,392 sf lease 02/2008

○ 823 Heinz Way, Grand Prairie -

Brett Owens, Henry S Miller Commercial (tenant rep); Brock Wilson, First Industrial Realty Trust (owner rep)

Louisville Ladder signed a 65,522 sf lease 02/2008

○ 1351 E Bardin Rd, Arlington -

Renee Elimoff, SCM Real Estate Services (tenant rep); Jeff Schweitzer, Stream Realty (owner rep)

Regional Acceptance Corp signed a 25,060 sf lease 02/2008

○ 8435 N Stemmons Fwy, Dallas -

Ben Sumner, Stream Realty (tenant and owner rep)

Telx signed a 25,000 sf lease 02/2008

○ 3010 Gaylord Pkwy, Frisco -

Tom Sutherland, GVA Cawley Realty Services (tenant rep); Jean Farris, Hall Financial Group (owner rep)

Transplace Inc signed a 24,069 sf lease 02/2008

○ 4100 International Plz, Fort Worth -

Theron Bryant, SCM Real Estate Services (tenant rep); John Grace, GVA Cawley Realty Services (owner rep)

Southwest Bank signed a 22,471 sf lease 02/2008

○ 700 E Highway 121, Lewisville -

Christine Mickey, CB Richard Ellis (tenant rep); John Hctor, Holt Lunsford Commercial (owner rep)
BEA Systems Inc signed a 14,734 sf lease 02/2008

o **Northern Crossing Business Park, Fort Worth -**

Jerry Alexander, NAI Huff Partners (owner rep)

Texas AirSystems Inc signed a 10,125 sf lease 02/2008

o **Exchange Park Tower, Dallas -**

Eric Morgan, Capstone Commercial (tenant rep); Brandon Slay and Ben Hutt, Stream Realty (owner rep)

Efficient Attic Systems signed a 8,000 sf lease 02/2008

o **420 S Carroll Blvd, Denton -**

Chris Rosprim, Scott Brown Commercial (tenant and owner rep)

Check Guard signed a 1,600 sf lease 02/2008

Interested in featuring your listing or event in Extra! Extra!? Email us at extra-extra@xceligent.com



A trade association which exists to enhance the business opportunities of its members through access to pertinent real estate information (via NTCDX), education, recognition and networking.



[Learn more about North Texas Commercial Association of Realtors](#) 1-800-258-5525

Call Us Toll Free - (877) 628-5300 | Customer Support: (866) 303-2895 | 4231 S. Hocker Dr., Independence, MO 64055
www.xceligent.com

This information has been obtained from sources believed reliable. While we have made a valid effort to verify its accuracy, we make no guarantees, warranties or representation. It is your responsibility to independently confirm its accuracy. We hope you are pleased to receive special information on new and useful products from Xceligent, Inc. However, if you no longer wish to receive messages such as this, simply [click here to remove yourself](#) from the email subscription list. We understand the fact that you are a business professional with precious little time in a day. That is why this message is sent in compliance with email bill: SECTION 301. Per Section 301, Paragraph (a)(2)(C) of S. 1618 Further transmissions to you by the sender of this email may be stopped at no cost to you by sending a reply to this email address with the word "Unsubscribe" in the subject line.

Xceligent® is a registered trademark of Xceligent, Inc. in the United States and/or other countries.
© 2008 Xceligent, Inc. All Rights Reserved