

10210 North Central Expressway

Dallas, Texas



Property Description

10210 NORTH CENTRAL EXPRESSWAY is a 75,552 square foot, midrise office building located on the southeast corner of the North Central Expressway and Blair Street, north of Walnut Hill in the North Central Expressway office submarket of Dallas. The market contains 55 buildings with approximately 9,919,372 square feet of multi-tenant office buildings and numerous large single tenant office buildings.

The North Central Expressway submarket is a desirable suburban office location because of the proximity to NorthPark Regional Mall, Presbyterian Hospital and the affluent housing in North Dallas. The area supports several hotels and conference areas that provide convenient business accommodations. The excellent retail environment provided by NorthPark Regional Mall contributes to the office market's appeal as a business address. The North Central Expressway area has an abundant supply of retail developments. Two major shopping centers, situated within a four to six mile drive of the Property, provide ample shopping alternatives to the area residents. NorthPark Regional Mall and Preston Center are major shopping centers with at least two million square feet and major national anchor tenants.

Property Facts

Completed in 1982, 10210 North Central Expressway displays quality design and construction. The five story rectangular shaped building has a two-story indented entry on a raised drive and parking surface with a one story deck below that provides 242 parking spaces. The exterior wall system consists of reflective bronze glass curtainwall framed by specially finished precast concrete panels. The building elevator system includes two geared traction elevators manufactured by Dover Elevator.

Investment Performance

Purchase Price	\$3,450,000
Sales Price (Projected)	\$6,750,000
Investor IRR	TBD
Holding Period (Projected)	24 mos
Date Acquired	8/30/96
Date Sold	TBD



200 CLINTON AVENUE WEST, SUITE 1001, HUNTSVILLE, ALABAMA 35801
256•551•1000 WWW.TRIADPROPERTIES.COM